

ADOPTED



Saturna Island Local Trust Committee

Minutes of Regular Meeting

Date: May 19, 2022
Location: Saturna Recreation and Cultural Centre
104 Harris Road, Saturna Island, BC

Members Present: Laura Patrick, Chair
Paul Brent, Local Trustee
Lee Middleton, Local Trustee

Staff Present: Brad Smith, Island Planner
Robin Ellchuk, Recorder

Others Present: Approximately 20 members of the public were present.

1. CALL TO ORDER

Chair Patrick called the meeting to order at 11:33 am. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TRUSTEE REPORT

Trustee Brent:

- Attended the Trust Programs Committee meeting this past week at which the Community Stewardship Awards were discussed; and
- In response to the Draft Policy Statement several people have expressed concerns and are not in favour of the Draft Policy Statement.

Trustee Middleton:

- Discussed the Governance & Management Review Report;
- There has been discussion on the best way to proceed with the 15 recommendations in the Report;
- The Report is available for the public to review on the Islands Trust website;
- There will be discussion of the Report at the June Trust Council meeting; and
- The first step in addressing the recommendations of the Report is for the Trust Council to establish a Governance Committee.

4. CHAIR'S REPORT

Chair Patrick:

- The next Trust Council Meeting held on June 21-23, 2022 will be a virtual meeting; and
- The Trust Council Meeting's Town Hall will be held on June 21 and the delegation submissions deadline for the Trust Council Town Hall portion of the meeting is June 2, 2022.

5. TOWN HALL AND QUESTIONS

Mairead Boland:

- The water use information in the third Groundwater Solutions report is flawed and should be reviewed technically before any regulations are decided on;
- The reports have only been in the public domain since January 2022 when they were catalogued. Specific questions regarding the report have not yet been addressed. If there is no further response, Ms. Boland proposes that the water use details for Saturna, and some of her other questions, are critically reviewed in a Saturna Local Trust Committee meeting. Ideally there should be base maps at the meeting and have plenty of time for questions to be asked and answered.

Trustee Middleton expressed that not including the Groundwater Solutions Report in today's meeting agenda was an oversight. Trustee Middleton indicated that the Report is in the early stage regarding new regulations for water management and potable water.

Chair Patrick informed Mairead Boland that the Senior Freshwater Specialist is preparing a response to address her concerns.

THIS IS STATED BELOW

Planner Smith noted that the Local Trust Committee may wish to add Groundwater as a late item to the meeting to address Mairead Boland's concerns, or include in next meeting.

Town Hall Continued with the following discussion:

- A member of the community talked about concerns with regards to water licences;
- A member of the community shared that the map of well locations for Saturna Island at the Nanaimo office for water licenses was not accurate; and
- Also the criteria for water measurement should include more than measuring wells, it should include catchment and water runoff.

Trustee Brent read a standing resolution that was passed a few months ago regarding measuring of water which included rain water catchment systems as proof of adequate potable water for subdivision.

Trustee Middleton spoke to the issue that the Ministry would abide by a standard of water measurement if there was an established standard of water measurement in place by the local authority. To establish a standard is part of the reason for the ground water study to include rain water and lower flow systems.

SA-2022-012

It was Moved and Seconded,

that Saturna Island Local Trust Committee request Staff address the questions provided by resident Mairead Boland.

CARRIED

SA-2022-013

It was Moved and Seconded,

that Saturna Island Local Trust Committee request staff to present a report at the next Saturna Island Local Trust Committee Regular Meeting and to have the Senior Fresh Water Specialist give a presentation on the groundwater study being completed.

This motion was not voted on.

- There are concerns regarding farm status and the farm land assessment process. The assessment is completed online now instead of with a visit from a government official in-person;
- A member of the community talked about concerns about discussions not happening enough regarding water and governance structure. That the residents are the ones who are knowledgeable about the facts regarding decisions about density issues and water use;
- There are also issues and concern about the Trustees not addressing the comments made by the residents on the southern Islands with regards to the criticism of the Islands Trust; and
- The question was asked, "Where do the residents bring their opinions and how to engage in discussion?" As the residents are informed and educated and want to have discussion with the government and Islands Trust regarding their issues.

Discussion occurred regarding the "preserve and protect" mandate of the Islands Trust and the importance of engagement with the community.

6. COMMUNITY INFORMATION MEETING

6.1 SA-LCB-2022.1 Feral Goat Winery Liquor License Expansion Application

Planner Smith summarized the staff report for the application.

Applicant: Doug & Ann Haywood talked about their intentions and plans for the winery. They addressed concerns regarding water, noise, the road maintenance, and the Liquor license needed as well as their desire to remain local and their commitment to community values. They thanked the community for their support. Trustee Brent stated there were 85 letters of support submitted by the community and 1 letter with concerns.

7. PUBLIC HEARING

None

8. MINUTES

8.1 Local Trust Committee Minutes Dated February 17, 2022

By general consent the Local Trust Committee meeting minutes of February 17, 2022 were adopted.

8.2 Section 26 Resolutions-without-meeting Report Dated May 2022

There were no questions raised.

9. BUSINESS ARISING FROM THE MINUTES

9.1 Follow-up Action List Dated May 2022

Outstanding letters regarding Southern Resident Killer Whales will be followed up by Trustee Middleton.

10. DELEGATIONS

None

11. CORRESPONDENCE

11.1 BC Electoral Boundaries Commission - March 3, 2022

There were no questions raised.

12. APPLICATIONS AND REFERRALS

12.1 SA-LCB-2022.1 (Feral Goat Winery) - Staff Report

SA-2022-014

It was Moved and Seconded,

that Saturna Island Local Trust Committee direct staff to send a response to the Liquor and Cannabis Regulation Branch regarding the Feral Goat Winery application for a New Lounge and Outdoor Patio at 32 Trueworthy Road that states:

- a. The proposed location of the lounge and outdoor patio is considered to be suitable;
- b. The proposed person capacity of one hundred and seventy-five (175) for the lounge and outdoor patio is considered to be suitable;
- c. The potential impacts due to noise if the application is approved would be very minimal;
- d. The potential general impacts on the community if the application is approved would be beneficial because of the cultural and economic benefits to the Island as a whole.
- e. The Local Trust Committee has solicited public input to gather residents' views and 86 residents provided written comments of which 85 were in favor;
- f. A notice of the application was mail dropped to all residences on Saturna Island, sent to the Saturna Beach Strata Corp for distribution to strata members, posted on local bulletin boards, posted on the Saturna Island Local Trust Committee webpage, and sent

electronically to Saturna Island email subscribers. Residents were invited to provide written submissions or attend a community information meeting,

- g. A community information meeting was held on May 19, 2022, to gather residents' views about the application of which 17 attended and all were in favour.
- h. The residents' views were fully supportive about the application.
- i. The Local Trust Committee agrees with the residents' views that the application should be supported; and
- j. The Local Trust Committee recommends the application be approved.

CARRIED

SA-2022-015

It was Moved and Seconded,

that Saturna Island Local Trust Committee direct staff to include a record of the community information meeting with the response to the Liquor and Cannabis Regulation Branch regarding the Feral Goat Winery application for a New Lounge and Outdoor Patio.

CARRIED

13. LOCAL TRUST COMMITTEE PROJECTS

13.1 New Fees Bylaw - Request for Decision

SA-2022-016

It was Moved and Seconded,

that Saturna Local Trust Committee defer a decision on the new fee bylaw until we have had public consultation in the form of a Community Information Meeting.

CARRIED

Discussion occurred that there should be a Community Information Meeting (CIM) to discuss further the new fees bylaw at the October 20, 2022 Saturna LTC Regular Business Meeting.

13.2 OCP and LUB Minor Review Project – Staff Report

SA-2022-017

It was Moved and Seconded,

that Saturna Island Local Trust Committee proposed Bylaw No. 133, cited as “Saturna Island Official Community Plan Bylaw No. 70, 2000, Amendment No. 01, 2021”, be read a second time.

CARRIED

SA-2022-018

It was Moved and Seconded,

that Saturna Island Local Trust Committee Bylaw proposed No. 134, cited as “Saturna Island Land Use Bylaw No. 119, 2018, Amendment No. 1, 2021”, be amended by replacing the reference to “2.16” with “2.15” in Section 15.1, Subsection 15.1.38.

CARRIED

SA-2022-019

It was Moved and Seconded,

that Saturna Island Local Trust Committee Bylaw proposed No. 134, cited as “Saturna Island Land Use Bylaw No. 119, 2018, Amendment No. 1, 2021”, be read a second time as amended.

CARRIED

SA-2022-020

It was Moved and Seconded,

that Saturna Island Local Trust Committee direct staff to schedule a Public Hearing for proposed Bylaws No. 133 and No. 134 to be held on July 21, 2022.

CARRIED

SA-2022-021

It was Moved and Seconded,

that Saturna Island Local Trust Committee direct staff to schedule a community information meeting in conjunction with the public hearing for proposed Bylaws No. 133 and No. 134.

CARRIED

14. REPORTS

14.1 Work Program Reports

14.1.1 Top Priorities Report dated May 2022

Reviewed for information.

14.1.2 Projects List Report Dated May 2022

Reviewed for information.

14.2 Applications Report Dated May 2022

No discussion. Presented for information.

14.3 Trustee and Local Expense Report Dated March 2022

SA-2022-022

It was Moved and Seconded,

that Saturna Island Local Trust Committee request Staff explore the possibility of reallocating Saturna Island Local Trust Committee expense funds of \$2500 to be designated for heritage grants to Cliffside Publishing.

CARRIED

14.4 Adopted Policies and Standing Resolutions

No discussion occurred.

14.5 Local Trust Committee Webpage

No discussion occurred.

14.6 Islands Trust Conservancy Report Dated March 2022

No discussion occurred.

15. NEW BUSINESS

15.1 Draft Annual Report Wording - for approval

SA-2022-023

It was Moved and Seconded,

that Saturna Island Local Trust Committee approve the contents as amended for the 2021/22 Annual Report.

CARRIED

SA-2022-024

It was Moved and Seconded,

that Saturna Island Local Trust Committee move that the rewrite of the Trust's Policy Statement be put on hold and not proceed to First Reading this term, and that all the public consultation materials in their entirety be provided to Trust Council early in the next term for their deliberation.

CARRIED

16. UPCOMING MEETINGS

16.1 The next Regular Meeting is scheduled for July 21, 2022, at the Saturna Recreation and Cultural Centre, Saturna Island, BC

17. TOWN HALL

- Residents expressed concerns that the election wouldn't be a good time to discuss issues regarding governance and what next steps need to be taken. Possibly to have a meeting before the elections to give benefit of the current Trustees experience to have discussion regarding the issues and concerns of the residents.

Chair Patrick added that regarding consultation with First Nations that the reconciliation process is a process that is evolving.

18. CLOSED MEETING

18.1 Motion to Close the Meeting

SA-2022-025

It was Moved and Seconded,

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3 s. 90(1) (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; and (d) the security of the property of the municipality; for the purpose of considering:

- Adoption of In-Camera Meeting Minutes Dated October 24, 2019
- Appointment of Board of Variance Members

And that the recorder and staff attend the meeting.

CARRIED

Committee closed the meeting at 1:40p.m.

19. ADJOURNMENT

By general consent the meeting was adjourned at 1:40 p.m.

Laura Patrick, Chair

Certified Correct:

Robin Ellchuk, Recorder