

ADOPTED



Saturna Island Local Trust Committee

Minutes of Regular Meeting

Date: October 20, 2022
Location: Saturna Recreation and Cultural Centre
104 Harris Road, Saturna Island, BC

Members Present: Paul Brent, Local Trustee
Lee Middleton, Local Trustee

Staff Present: Brad Smith, Island Planner
Sarah Shugar, Recorder (electronic)

Regrets: Laura Patrick, Chair

There were approximately five members of the public in attendance.

1. CALL TO ORDER

Acting Chair Middleton called the meeting to order at 11:35 a.m. and acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. Acting Chair Middleton expressed congratulations to Trustee Brent as he is the newly elected Capital Regional District Electoral Area Director for the Southern Gulf Islands and introduced Local Trustee elect Mairead Boland.

2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

15.1 Official Community Plan and Land Use Bylaw Minor Amendments Project - Proposed Bylaws 133 and 134

By general consent the agenda was adopted as amended.

3. TRUSTEE REPORTS

Trustee Brent noted the local elections were respectful and a great representation of the Islands Trust communities.

Acting Chair Middleton reported he has been working with the Parks Canada Liaison Committee regarding siting of two benches and two signs to be located at the East Point Park Reserve look out point. A Tsawout elder has recorded a welcome message for the park.

4. CHAIR'S REPORT – none

5. TOWN HALL AND QUESTIONS

A member of the public expressed concerns regarding the lack of affordable housing and suggested zoning changes to allow recreational vehicles/mobile homes to be used as full time housing. The member of the public spoke to a mobile home park in Victoria as an example of mobile homes used for full time housing.

Trustee Brent reported the CRD does not allow residential use of structures that do not meet the BC Building Code and recreational vehicles/ trailers do not meet BC Building Code. The CRD does not enforce unless there are health, safety issues or a complaint. The Saturna Island LTC standing resolution states that they will not enforce unless there are health, safety issues of a complaint from an immediate neighbour.

A member of the public expressed support for the LTC to encourage property owners to have the ability to have a recreational vehicle/mobile home on their property to increase the affordable housing supply.

6. COMMUNITY INFORMATION MEETING

None

7. PUBLIC HEARING

None

8. MINUTES

8.1 Local Trust Committee Minutes Dated July 21, 2022 (for Adoption)

The following amendments to the minutes were presented for consideration:

- Item 3 Trustee Report - Replace "Trustee Middleton – Lee reported that he is working as a member of the Parks Liason Committee and also reported the formation of the first standing committee of the Islands Trust Council which meets on July 29, 2022." with "Trustee Middleton – Lee reported that he is working as a member of the Parks Liaison Committee and also reported the formation of the first standing Governance committee of the Islands Trust Council which meets on July 29, 2022."
- Item 14.5 Local Trust Committee Webpage - Replace "Trustee Middleton is working on the Local Trust Committee Webpage." with "For Information".

By general consent the Local Trust Committee meeting minutes of July 21, 2022 were adopted as amended.

8.2 Local Trust Committee Public Hearing Record Dated July 21, 2022 (for Receipt)

It was noted the public record should be amended to replace “Steve Wright” with “Trustee Middleton” in the attendance section.

The Public Record was received.

8.3 Section 26 Resolutions-without-meeting Report - None

9. BUSINESS ARISING FROM THE MINUTES

9.1 Follow-up Action List Dated October 2022

- The LTC agreed to leave whale watching resolutions in the Follow-up Action List.
- Trustee Brent advised the Groundwater Solutions report includes several technical issues and should not be used as a basis for land use decisions.
- The Trustee Swearing in Ceremony will be held on November 17, 2022. It was noted staff could book a Community Information Meeting regarding the fees bylaw after that date depending on direction from the new LTC

10. DELEGATIONS

None

11. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted to the LTC webpage

None

12. APPLICATIONS AND REFERRALS

12.1 SA-RZ-2022.1 (Bertolami and Crooks) - Staff Report

Planner Smith presented a staff report dated October 12, 2022 regarding an application to re designate and rezone a portion of the subject parcel located at 104 Narvaez Bay Road currently designated Forest Land (F) and zoned Forest General (FG) to a designation of Rural (R) and a zoning of Rural General (RG). In addition, 10 subdivision densities would be removed from the subject parcel located at 119 Payne Road and transferred to the subject parcel located at 104 Narvaez Bay Road via a Land Use Bylaw amendment that would increase the subdivision density on the newly created Rural General zoned portion of 104 Narvaez Bay Road to a maximum of 12 new lots.

SA-2022-035

It was MOVED and SECONDED,

that the Saturna Island Local Trust Committee direct staff to proceed with application GL-RZ-2022.1 (Bertolami & Crooks) and to prepare draft bylaws consistent with Option 3 as described in the October 20, 2022 staff report.

CARRIED

Applicant Ilio Bertolami was in attendance and spoke to the application. There was discussion regarding the next steps in the rezoning process. Trustees expressed support to schedule a Public Hearing prior to December 15, 2022. There was a question regarding whether the Saturna Island LTC could hold densities in a Community Amenity Density Reserve. Planner Smith advised staff would review the density holding mechanisms as part of the application process.

SA-2022-036

It was MOVED and SECONDED,

that the Saturna Island Local Trust Committee endorse application GL-RZ-2022.1 (Bertolami & Crooks) and its benefits to nature in terms of environmental protection and expansion of continuous forests as well as improvements in density in the community.

CARRIED

13. LOCAL TRUST COMMITTEE PROJECTS

None

14. REPORTS

14.1 Work Program Reports

14.1.1 Top Priorities Report Dated October 2022

For information

14.1.2 Projects List Report Dated October 2022

For information

14.2 Applications Report Dated October 2022

For information

14.3 Trustee and Local Expense Report Dated August 2022

For information

14.4 Adopted Policies and Standing Resolutions

For information

14.5 Local Trust Committee Webpage

14.6 Islands Trust Conservancy Report Dated July 2022

14.6.1 Islands Trust Conservancy Plan - Referral for Comment

For Information

15. NEW BUSINESS

15.1 Official Community Plan and Land Use Bylaw Minor Amendments Project - Proposed Bylaws 133 and 134

Planner Smith reported the Bylaws have received Minister approval.

SA-2022-037

It was MOVED and SECONDED,

that the Saturna Island Local Trust Committee adopt Bylaw No. 133, cited as “Saturna Island Official Community Plan Bylaw No. 70, 2000, Amendment No. 1, 2021”.

CARRIED

SA-2022-038

It was MOVED and SECONDED,

that the Saturna Island Local Trust Committee adopt Bylaw No. 134, cited as “Saturna Island Land Use Bylaw No. 119, 2018, Amendment No. 1, 2021”.

CARRIED

16. UPCOMING MEETINGS

16.1 Next Regular Meeting

Planner Smith reported the Saturna Island Local Trust Committee regular meetings are held quarterly on the third Thursday of the month. The next regular meeting is scheduled on February 16, 2023.

SA-2022-039

It was MOVED and SECONDED,

that the Saturna Island Local Trust Committee adopt the 2023 LTC regular meeting schedule as proposed by staff.

CARRIED

SA-2022-040

It was MOVED and SECONDED,

that the Saturna Island Local Trust Committee direct staff to schedule a Special Meeting on November 3, 2022 and schedule a Public Hearing on December 14, 2022 for application GL-RZ-2022.1 (Bertolami & Crooks).

CARRIED

17. TOWN HALL

A member of the public expressed support for the LTC to discuss the possibility for a recreational vehicle camping site when considering application SA-SUB-2022.1.

18. CLOSED MEETING

None

19. ADJOURNMENT

By general consent the meeting was adjourned at 1:15 pm.

Lee Middleton, Acting Chair

Certified Correct:

Sarah Shugar, Recorder