

ADOPTED



Saturna Island Local Trust Committee Minutes of Regular Meeting

Date: April 23, 2015
Location: Saturna Island Community Hall
105 East Point Road, Saturna Island, BC

Members Present: George Grams, Chair
Paul Brent, Local Trustee
Lee Middleton, Local Trustee

Staff Present: Gary Richardson, Island Planner
Beverly Lowsley, Recorder

Public and Media Present: There were 15 members of the public present

1. CALL TO ORDER

Chair Grams called the meeting to order at 12:30pm. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations and explained his role as Chair.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

Al Sewell has no objections to the subdivision application at Boot Cove but expressed concerns regarding ad hoc subdivision prior to public discussion of what is wanted for our community. Perhaps the bylaws need to be changed first, based on that input before moving ahead with new applications.

Priscilla Ewbank noted this is the second time we have looked at the Peretz application and would like to proceed slowly with community discussion and input, including involvement of the Advisory Planning Commission (APC) before spending time in regular meetings. She expressed appreciation of Bob Fitzgerald bringing his plan and asking for options.

Janet Land finds the Town Hall at the beginning delaying with issues that have not had discussion yet. Would like to have Community Information Meeting on both issues presented today.

Chair Grams applauds the process and democratic principles of community input which is already occurring.

John Hutchinson noted that the Peretz property issue is an oddity from the old days, prior to development of the Official Community Plan and an exception may have to be made as he is not sure if the bylaws would ever be able to deal with this.

Morgan Yates welcomed Chair Grams and thanked him for his assurances in his introductory remarks. In relation to both applications being put forward today he sees value real value to the community and to the island.

Bill Douglass questioned whether the strata title proposal supersedes the OCP which would make this discussion moot. Does this not take it out of our jurisdiction?

Janet Land noted that this meeting was not noted on the Scribbler calendar.

Chair Grams commented that this will be rectified in future.

Priscilla Ewbank noted that she was in error regarding the area covenant from Breezy Bay relating to the Old Point Farm issue from the February 17, 2015 meeting. She would appreciate having the agenda package in advance so it could be studied in advance prior to discussion and decision of complex issues. She would also like to have a general review of the development permits process.

Trustee Brent responded that the work plan priorities have not yet been finalized so this could be considered.

Bettianne Hayward expressed concern that communication of information relating to these meetings needs to be in as many formats as are available so all members will be aware and may plan to attend.

Priscilla Ewbank asked if the agenda packages could be made available in advance of the meeting to allow more thorough study of issues.

Chair Grams suggested that those wishing to receive the agenda package in advance might call the trustees and request a copy to be made available.

Trustee Brent encouraged members to consult the Islands Trust website as all information relating to scheduled meetings is posted for advance access.

4. COMMUNITY INFORMATION MEETING

None

5. PUBLIC HEARING

None

6. MINUTES

6.1. Local Trust Committee Minutes Dated February 19, 2015

For Information

6.2. Local Trust Committee Special Meeting Minutes Dated March 21, 2015

For information

6.3. Section 26 Resolutions-without-meeting Report Dated April 2015

For information

6.4. Advisory Planning Commission Minutes

None

7. BUSINESS ARISING FROM THE MINUTES

7.1. Follow-up Action List Dated April 2015

All actions completed

8. DELEGATIONS

8.1. R Fitzgerald Re: Campsite Proposal on Saturna Island

Bob Fitzgerald presented background on his business, the proposal and the process based on identified need particularly in relation to needs of boaters who visit the island. Details of the plan: limited to upper lot; low impact; maximum of 10 camping sites; small building for laundry, shower and toilet. Planned restrictions: no trailers; no RV's; no tent trailers; no fires. Mr. Fitzgerald also gave examples of situations where individuals camp in non-designated areas, leaving garbage and in some instances creating potential fire hazards.

There was discussion regarding the following:

- Tent trailers would not permitted because of limited space;
- A possibility of planting shrubs to shield the view from the road and improve aesthetics;
- Layout adjusted to accommodate the impact on parking space and/or nursery area;
- Septic disposal issues being addressed with contractors for plans and estimates;
- Water use, there has been no official contact with the CRD yet;
- Proposed shower and laundry will be coin operated to limit water waste;
- Security issues in the area especially at night and considering options.

Several members commended Mr. Fitzgerald on the plan which follows nicely for discussions at the March local trust committee meeting.

Discussion and suggestions for further consideration: review of current camping bylaws including limits to number of campsites on property zoned as commercial; individual site size and demarcation; whether a contact person will be designated if issues arise at the campsite.

Planner Richardson indicated that since this is not yet a formal permit application he has not been involved at this point. Policies for Temporary Use Permits (TUP) do have recommended guidelines to give direction.

Discussion by the trustees addressed whether various policy applications relating to tent trailers and Short Term Vacation Rentals on private property might influence decisions in this situation.

Chair Grams pointed out that this is a preliminary introduction to an application which will have to be followed by a full application.

9. CORRESPONDENCE

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

10. APPLICATIONS AND REFERRALS

10.1. SA-RZ-2012.1 (Yardley/Peretz) Staff Report

Planner Richardson noted that a CRD building permit was issued for the three residences on April 21, 1971. He briefly reviewed the previous process of the 2012 application, and then reviewed three options, identifying potential obstacles of each.

Applicant Alan Peretz spoke to the application. The property is currently family owned as a corporation, now requesting approval to create three individual strata lots. He also noted that the proposed size of the strata sites are larger than any other lots on Boot Cove Road. No benefit is intended except to allow for the lots to be passed on to future generations.

There was discussion amongst the LTC and staff regarding the following:

- Possible inferred increase in value of the property if approved;
- Use of the OCP as a guideline, not a straight jacket;
- Minimum lot size and issues relating to residential density;
- Covenant on common property across Boot Cove Road so cannot be developed.

Comments from the floor:

- Suggestion of mechanism such as development permit for dealing with specific circumstance such as this;
- Other options may exist, request an information meeting for broader community input;
- Does uniqueness of this specific situation make it unlikely to arise elsewhere on Saturna?

SA-2015-010

It was Moved and Seconded that the Saturna Island Local Trust Committee request staff to advise the applicant of SA-RZ-2012.1 (Yardley/Peretz) to pursue the option of obtaining subdivision density and to schedule a Community Information Meeting (CIM) for discussion of options.

CARRIED

10.2. Mayne Island Local Trust Committee Bylaws No. 161 & 162 Referral

SA-2015-011

It was Moved and Seconded that the Saturna Island Local Trust Committee interests are unaffected by Mayne Island Local Trust Committee bylaw No. 161 & 162.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1. Census Information - Staff Report

Planner Richardson reviewed the staff report dated April 15, 2015 which listed census data available for Saturna.

Trustee Middleton described rationale for local research from previously identified sources using comprehensive data gathering processes.

Chair Grams recommended clarifying how the collection of that data will inform the OCP prior to collecting it.

Trustee Brent requested to put before the community what we do have now. He requested to see what other communities have collected for their community profiles. Planner Richardson will put examples on the website as well as bring them to the next meeting.

12. REPORTS

12.1. Work Program Reports - for information

12.1.1. Top Priorities Report dated April 2015

SA-2015-011

It was Moved and Seconded that the Saturna Island Local Trust Committee put as first priority, the Community Profile and as second priority, the Strategic Context for Saturna community.

CARRIED

12.1.2. Projects List Report Dated April 2015

SA-2015-012

It was Moved and Seconded that the Saturna Island Local Trust Committee take amendment bylaws 112, 113, 114 and 115 for information purposes only under consolidated draft bylaw Land Use Bylaw 178.

CARRIED

12.2. Applications Report Dated April 2015

For Information

12.3. Trustee and Local Expense Report Dated March 2015

For Information

12.4. Adopted Policies and Standing Resolutions

Presented for Information

12.5. Local Trust Committee Webpage

The Saturna Island Local Trust Committee webpage can be found at:
www.islandstrust.bc.ca/saturna

12.6. Chair's Report

Chair Grams as Chair of Salt Spring Island Watershed Protection Agency reported on issues affecting the quality of St Mary's Lake based on a ten month study of water quality. No further connections will be approved until a water quantity study is complete. Impact for OCP as at limit of current resources. Not a Local Trust Committee or Islands Trust issue.

Study on Salt Spring Island incorporation: committee meeting with provincial minister to discuss an incorporation study prior to considering a possible referendum.

Islands Trust Executive Committee meeting agreed to periodically hold their meetings in localities other than Victoria. Strategic plan process will be more involved and open than hitherto considered.

12.7. Trustee Report

Trustee Brent has not attended any Islands Trust committee meetings. Both Trustees attended a roundtable at the end of March (CRD, Ministry of Transport, Islands Trust, mayor and council representative from Sidney) to discuss challenges of governance and inter-island connections (broadband, transportation). A second meeting dealt with strategic plan, vision statement relating to how we want our communities to look in the future.

Trustee Middleton noted discussion of strategic planning to align with the budgeting process. It was an important exercise for all stakeholders in the Islands Trust.

Chair Grams commented on an individual initiative by a number of trustees. Les Tour des Isles program in June offering free boat travel to other islands, a pilot project to show that one can get to the other islands and become familiar with our neighbour islands. Re-awaken connections and sharing between islands. CRD is helping support this program.

Invasive species point of information: Islands Trust has taken a role as lead agency in regard to invasive species, particularly as it relates to Daphne. This is also a National Parks issue in this area. Trustee Middleton will be attending the Parks Advisory Commission meeting on Saturna on April 24 and will forward relevant information for posting on the website.

Solar power development and demonstration projects may become significant factors for consideration as climate change policy and utilities advocacy policy may be under consideration for incorporation into the OCP.

A cautionary note was raised on the importance of balance between renewable technologies and environmental impact, for example wind turbines versus birds.

Chair Grams pointed out that lowering our ecological foot print is currently not part of the Islands Trust mandate.

12.8. Trust Fund Board Report - April 2015

For information

12.9. Bylaw Enforcement

12.9.1. Trust Council Briefing and Statistics

For information

Chair Grams noted that these briefings inform the public of enforcement activities while not breaching privacy.

13. NEW BUSINESS

13.1. 2014-15 Annual Report - Saturna Island Local Trust Committee Section

SA-2015-013

It was Moved and Seconded that the Saturna Island Local Trust Committee approves the attached text for inclusion in the 2014-2015 Annual Report for approval by Trust Council and submission to the Minister of Community, Sport and Cultural Development.

CARRIED

13.2. Board of Variance (BOV) Expiring Memberships

Process in the works. Will be a report at next meeting.

13.3. Input to Strategic Plan

Chair Grams described the process which will be involved at Trust Council.

Trustee Brent expanded that local trustees pushed back about following the previous process. Each local trust committee will be seeking community input for presentation in mid-June.

SA-2015-014

It was Moved and Seconded by the Saturna Island Local Trust Committee that the Islands Trust Strategic Plan includes, as a priority, lowering our ecological footprint.

CARRIED

SA-2015-015

It was Moved and Seconded by the Saturna Island Local Trust Committee that the Islands Trust Strategic Plan includes:

- Acknowledgement of the potential of Salt Spring Island's incorporation and need to plan for adaptation in advance, and that;
- Provides for independent benchmarking and review of the Trust's organization structure to review the effectiveness of the Trust's organization in delivering its services, and that;
- Recognizes the mutual benefit of connecting Islands Trust staff with the communities that support them (through taxation) and the benefit to island communities of repatriating those tax dollars back to support community sustainability, and that;
- Views the expiration of Trust office leases in 2016 as a unique opportunity to examine relocation of some Trust services to the Trust area.

CARRIED UNANIMOUSLY

14. UPCOMING MEETINGS

14.1. Discussion to Change June Meeting Date

SA-2015-016

It was Moved and Seconded to change the next scheduled meeting from June 4, 2015 to June 9, 2015, all other factors being equal.

CARRIED

14.2. Next Regular Meeting Rescheduled to Tuesday June 9, 2015 at 12:30 pm, at the Recreation & Cultural Centre

15. TOWN HALL

Al Sewell reiterated concern regarding the complicated subdivision application process, questioning why it has to be done in this way.

Janet Land asked for a proposed date for the next community meeting.

By general consent it was agreed the next special meeting will be on Saturday, May 9, 2015 at 9:00 am at the Community Hall.

16. CLOSED MEETING

16.1. Motion to Close the Meeting

SA-2015-017

It was Moved and Seconded that the Saturna Island Local Trust Committee business meeting be closed to the public in accordance with the *Community Charter*, Part 4, Division 3, s. 90(1) (a) & (d) for the purpose of considering:

- Adoption of In-Camera Meeting Minutes Dated April 27, 2014;
- Appointment of APC Members;
- And that the recorder and staff attend the meeting.

CARRIED

Note: The meeting was closed at 3:20 pm and the public asked to leave the room.

16.2. Recall to Order

Note: The meeting was reopened to the public at 3:30 pm

16.3 Rise and Report

Chair Grams reported that the minutes of the April 27, 2014 in-camera meeting were adopted and, the appointments of Ryan Dentry, Charles Reif, and Hubertus Surm to the Saturna Island Advisory Planning Commission.

17. ADJOURNMENT

By general consent the meeting was adjourned at 3:31 pm.

George Grams, Chair

Certified Correct:

Beverly Lowsley, Recorder