

# **ADOPTED**

**MINUTES OF THE SATURNA ISLAND  
LOCAL TRUST COMMITTEE BUSINESS MEETING  
HELD ON THURSDAY, JUNE 6, 2013, AT 12:30 P.M.  
AT THE SATURNA COMMUNITY CLUB  
105 EAST POINT ROAD, SATURNA ISLAND, B.C.**

<b>PRESENT:</b>	<b>Ken Hancock</b>	<b>Chair</b>
	<b>Paul Brent</b>	<b>Local Trustee</b>
	<b>Pam Janszen</b>	<b>Local Trustee</b>
	<b>Gary Richardson</b>	<b>Island Planner</b>
	<b>Beverley Neff</b>	<b>Minute Taker</b>

There were seven (7) members of the public in attendance when the meeting began.

## **1. CALL TO ORDER**

Chair Ken Hancock called the meeting to order at 12:33 p.m. and acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. Trustees and staff were introduced.

## **2. APPROVAL OF AGENDA**

### **2.1 Additions/Deletions**

There was one addition to the agenda:

- 12.2 Permission to bill for attendance at a meeting.

The agenda and addendum were approved by general consent.

### **2.2 Questions from Public on Agenda Items**

None

## **3. COMMUNITY INFORMATION MEETING**

None

## **4. PUBLIC HEARING**

None

**5. PREVIOUS MEETINGS**

**5.1 Local Trust Committee Minutes**

5.1.1 Adopted Minutes of April 18, 2013 Local Trust Committee Business Meeting

For information only

**5.2 Public Hearing Records and Community Information Meeting Notes**

None

**5.3 Section 26 Resolutions-without-meeting**

For information only

**5.4 Advisory Planning Commission**

None

**6. BUSINESS ARISING FROM THE MINUTES**

**6.1 Follow-up Action Report**

Planner Richardson reported that all items were completed.

**7. DELEGATIONS**

None

**8. CORRESPONDENCE**

None

**9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS**

**9.1 SA-DVP-2013.2 (Abegg) – Staff Report**

Planner Richardson explained that the proposed permit would increase the maximum height for a dwelling unit from 9.0 metres (29.5 feet) to 9.17 metres (30.1 feet) and would decrease the setback from the interior side lot line from 3.0 metres (9.8 feet) to 2.1 metres (6.9 feet) for two accessory buildings. Notices had been sent out and he had received no comments.

Resolution SA-LTC-27-2013

It was Moved and Seconded that the Saturna Island Local Trust Committee development variance permit SA-DVP-2013.2 (Abegg) be approved.

**CARRIED**

**9.2 Mayne Island Local Trust Committee Proposed Bylaw No. 158 - Referral**

Resolution SA-LTC-28-2013

It was Moved and Seconded that Saturna Island Local Trust Committee's interests are not affected by Mayne Island Local Trust Committee proposed Bylaw No. 158.

**CARRIED**

**10. LOCAL TRUST COMMITTEE PROJECTS**

**10.1 Accommodation Review – Staff Report**

Planner Richardson explained that the topics on the Local Trust Committee (LTC) priority list are quite broad so staff has prepared a process and a timeline that allow for community consultation. The timeline suggested allows for fact sheets, an on-line survey, a mailed-out questionnaire and an on-island Community Information Meeting in order to gauge community sentiment regarding which topics they want the LTC to address in the time remaining in their term.

Chair Hancock opened the discussion to the public. The discussion included these questions and concerns, among others:

- A simple barbeque might work well
- Preference for a date in August that is earlier rather than later
- Education about the larger context would assist people in making informed suggestions.
- Need to know what is being done on other islands.
- Fact sheets should have links to further information.
- Saturna has so much parkland now, perhaps density should be looked at again.
- As secondary suites are mentioned on their own, does that mean the trustees see them as something other than just affordable housing?

Resolution SA-LTC-29-2013

It was Moved and Seconded that the Saturna Island Local Trust Committee Work Program Priorities, of June 4, 2013, regarding the timeline and stated actions contained in the staff report, be implemented as drafted.

## **11. REPORTS**

### **11.1 Work Program Reports**

11.1.1 Saturna Island Local Trust Committee Work Program Report dated May 2013

No changes made.

### **11.2 Applications Report**

11.2.1 Saturna Island Applications Report dated May 2013

Planner Richardson explained that there was little change in the status of most of the applications, other than the Abegg Development Variance Permit (DVP), which was approved at this meeting.

### **11.3 Expense/Budget Reports**

11.3.1 Trustee and Local Expenses

The trustees were concerned to see that the LTC total expenses were \$836.20 over budget, now that invoices from the Salt Spring Island Driftwood newspaper had been paid.

Chair Hancock explained that there was a statutory requirement to advertise certain meetings in a weekly newspaper for the area and The Driftwood is the only one in the area.

### **11.4 Bylaw Enforcement**

None

### **11.5 Policies and Standing Resolutions Report**

Resolution SA-LTC-30-2013

It was Moved and Seconded that the Saturna Island Local Trust Committee Policies and Standing Resolutions list, item 5, SA-LTC-32-11, be rescinded.

## **11.6 Saturna Island LTC Web Page**

The public was encouraged to take a look at the new Islands Trust website.

### Resolution SA-LTC-31-2013

It was Moved and Seconded that the Saturna Island Local Trust Committee direct staff to always put the Scribbler article on the webpage.

**CARRIED**

## **11.7 Chair's Report**

Chair Hancock reported that the Islands Trust has new website; the Executive is busy prepping for Trust Council on Mayne Island next week. Kinder Morgan has been invited to do a presentation about their proposed oil tanker increases and world class spill prevention. He also spoke about the Community Carbon Marketplace, which is an alternative to Pacific Carbon Trust and based in the Cowichan Valley. They help community organizations qualify so that they can get carbon dollars and that creates possibilities for the Islands Trust.

## **11.8 Trustee Reports**

Trustee Janzsen stated that she had attended the May 6, Saturna Island Canada Parks Liaison meeting and the May 9. Trust Council Local Planning Committee meeting, which had a Green Shores for Homes presentation on the presentation. She explained that the program has evolved from helping big developments keep the shoreline ecologically sound to helping owners of oceanfront residential homes protect their properties from erosion without hurting the environment. She also attended a CRD sponsored May 15, "Experience the Islands" meeting in Sidney about the creation of a Gulf Islands Trail in conjunction with the Trans Canada Trail. She is looking forward to the Trust Council meeting on Mayne Island next month.

Trustee Brent reported that he attended the Trust Council Financial Planning Committee meeting, which reported that the Islands Trust has a larger surplus than planned. They also reviewed the possible transfer of powers for Salt Spring Island. The Trust Council Programs Committee, which he chairs, reviewed the Community Stewardship Award nominees; Saturna's Richard Blagborne has been nominated for his work with the Fog Alarm Building.

## **12. OTHER BUSINESS**

### **12.1. Next Business Meeting – September 26, 2013, Saturna Island Rec Centre, Lounge**

## 12.2 Permission to Submit Expenses

### Resolution SA-LTC-32-2013

It was Moved and Seconded that the Saturna Island Local Trust Committee approve, without creating a precedent, Trustee Janszen's reimbursement of \$33.50 for ferry expenses to attend the Experience the Gulf Islands meeting on Mayne Island.

**CARRIED**

## 13. TOWN HALL MEETING

Chair Hancock opened the Town Hall meeting for comments and questions.

**John Hutchinson** offered to share his knowledge of advertising costs with the trustees after the meeting. He asked for clarification of the possible transfer of powers to the Salt Spring Island LTC.

Trustee Brent explained that Trust Council would be looking at a bylaw that would state that if there were costs associated with that transfer of power from the Islands Trust Council, it would be born by the Salt Spring Island LTC.

Trustee Janszen explained that the Salt Spring Island LTC wanted to be able coordinate the clean up of the water quality in Cusheon and St. Mary's Lakes through various agencies and needed permission to do that. The lakes are a big part of the island's water supply.

**John Money** spoke of having just received his land taxes and said that although most land base values are down 10-20% taxes are up 10-20%. He wanted the Islands Trust to reduce its costs and the burden on tax payers.

**Priscilla Ewbank** stated that the downloading of costs to tax payers results in them fighting over nickels and dimes and she was sorry to see it. She wanted to have necessary services adequately provided by the senior governments.

**John Money** spoke about the necessity to consider that the local fire department needs access for their fire-fighting vehicles to any walk-in campgrounds. The Saturna Fire Protection Society is billing Parks Canada for the costs of responding to a recent fire.

**Charles Reif** said he was looking forward to seeing what questions will be asked on the questionnaire as his experience shows that the answers received will depend on the questions asked. He thought there might be some benefit from local input into the wording of the questionnaire.

The trustees decided to send it to the Advisory Planning Commission for comment.

Resolution SA-LTC-33-2013

It was Moved and Seconded that the Saturna Island Local Trust Committee refer the proposed survey to the Advisory Planning Commission before distributing it.

**CARRIED**

**John Money** explained that his subdivision application was due to a boundary change and would not result in any new density.

Planner Richardson clarified that subdivision applications only come to the LTC if there is a variance or a covenant associated with them.

**14. ADJOURNMENT**

Resolution SA-LTC-34-2013

It was Moved and Seconded that the Saturna Island Local Trust Committee meeting be adjourned at 2:04 p.m.

**CARRIED**

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**RECORDER**

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**CHAIR**