

ADOPTED



Saturna Island Local Trust Committee Minutes of a Regular Meeting

Date of Meeting: Thursday, July 10, 2014
Location: Saturna Recreation and Cultural Centre
104 Harris Road
Saturna Island, BC

Members Present: Ken Hancock, Chair
Paul Brent, Local Trustee
Pam Janszen, Local Trustee

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

Media and Others Present: 12 members of the public

1. CALL TO ORDER

The meeting was called to order at 12:35 p.m. Chair Hancock 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

The following additions to the agenda were presented for consideration:

- 8.1 Correspondence relating to Short Term Vacation Rentals
- 9.2 North Pender Island Land Use Bylaw No. 196 referral
- 10.4 Proposed bylaw 115 documents missed from the package

By general consent the agenda was approved, as amended.

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

None

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes

5.1.1 Saturna Island Local Trust Committee Meeting Minutes of June 5, 2014

SA-2014-033

It was MOVED and SECONDED that,
the Saturna Island Local Trust Committee Meeting Minutes of June 5, 2014, be adopted.

CARRIED

5.2 Public Hearing Records and Community Information Meeting Notes

None

5.3 Section 26 Resolutions-without-meeting

None

5.4 Advisory Planning Commission Minutes

None

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Richardson reported that all items on the list have been done.

7. DELEGATIONS

None

8. CORRESPONDENCE

8.1 Correspondence from J. Combs received.

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 SA-CL-2014.1 Crown Land Referral Response Letter - RE: Tidal Energy Exploration in Boundary Pass

Planner Richardson conveyed that this does not comply with the current Land Use Bylaw.

Trustee Brent commented that there are already hydrophones in place to study whales to learn about and protect these mammals. He proposed that staff redraft the bylaws to allow instrumentation for research purposes anywhere on our island.

Trustee Janszen concurred on both points.

It was agreed to carry this item forward to be addressed under the Work Program for possible Land Use Bylaw amendments and a potential standing policy regarding enforcement.

9.2 Bylaw Referral

SA-2014-034

It was MOVED and SECONDED that,

Saturna Island Local Trust Committee interests are not affected by North Pender Island Proposed Bylaw 196.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Community Amenity Density Reserve - Staff Report- Draft Bylaw No. 112/Project Charter

Planner Richardson reported that the requested amendments have been made to draft bylaw No. 112 and presented his recommendations.

SA-2014-035

It was MOVED and SECONDED that,

the Saturna Island Local Trust Committee give draft bylaw 112 cited as, "Saturna Island Official Community Plan Bylaw No.70, 2000, Amendment No.1, 2013", First Reading.

CARRIED

SA-2014-036

It was MOVED and SECONDED that,

the Saturna Island Local Trust Committee instruct staff to schedule a public hearing for Proposed Bylaw No. 112 on August 6, 2014.

CARRIED

SA-2014-037

It was MOVED and SECONDED that,

the Saturna Island Local Trust Committee review the Islands Trust Policy Statement Directives Only Checklist and determine that Proposed Bylaw No. 112 is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

Discussion focussed on

- issues of timing of proposed changes to the OCP - pros and cons were presented
- need for further community input prior to making major density changes
- if proposed amendments are approved potential for arbitrary application

Trustee Brent commented that this is "fine tuning" based on public feedback. Community feedback is used in consideration of what amenities are of value to the community. He also noted there has not been any review or revision of the Official Community Plan since 2000 and other islands are also doing refinements to their OCP's.

10.2 Secondary Suites - Staff Report - Draft Bylaws No. 113 & 114/Project Charter

Planner Richardson reviewed requested amendments which have been made to draft bylaws 113 and 114.

Discussion focussed on

- lack of opportunity for input from the Lyall Harbour Boot Cove Water Committee still in testing phase of the new system
- potential financial strain on individuals wanting to have secondary suite
- specific concerns of increased pressure on East Point ground water.

Chair Hancock noted that if the proposed bylaw is given first reading, there will still be an opportunity for the Water Board to submit their input.

John Hutchinson pointed out that the Water Board AGM is August 19.

Trustee Janszen recognized the concerns considering water usage which is dependent of number of users in the secondary suite.

SA-2014-038

It was MOVED and SECONDED that,

the Saturna Local Trust Committee direct staff to bring back draft land use bylaw 113 requiring that secondary suites in East Point would be required to not be supplied with groundwater.

CARRIED

SA-2014-039

It was MOVED and SECONDED that,

the Saturna Island Local Trust Committee give draft bylaw 113 cited as, "Saturna Island Official Community Plan Bylaw No.70, 2000, Amendment No. 2, 2013", First Reading.

CARRIED

SA-2014-040

It was MOVED and SECONDED that,

the Saturna Local Trust Committee give draft bylaw 114 cited as "Saturna Island Land Use Bylaw 78, 2002, Amendment No. 1, 2013", First Reading.

CARRIED

SA-2014-041

It was MOVED and SECONDED that,

the Saturna Island Local Trust Committee instruct staff to schedule a public hearing for Proposed Bylaw 113 and 114 on August 6, 2014.

CARRIED

SA-2014-042

It was MOVED and SECONDED that,

the Saturna Island Local Trust Committee review the Islands Trust Policy Statement Directives Only Checklist and determine that Bylaws No. 113 and 114 are not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SA-2014-043

It was MOVED and SECONDED that,

amendment after first reading of Bylaw 113 to request staff to clarify the wording of the OCP Rural Residential for rural family homes and private recreation uses to add "including secondary suites".

CARRIED

SA-2014-044

It was MOVED and SECONDED that,

Saturna Local Trust Committee Request that staff forward the wording of draft bylaws of the secondary suite and Short Term Vacation Rentals for review by Pat Lapcevic of Forest Lands & Natural Resources Operations.

CARRIED

Chair Hancock suggested that once the proposed amendments and reports are completed, they be posted on the website for public information. Also, that the minutes of today's meeting be considered for Resolution-without-meeting.

Note - There was a 10 minute break prior to continuing the meeting.

10.3 Short Term Vacation Rentals (STVR) Policy Statement Checklist Memo

SA-2014-045

It was MOVED and SECONDED that,

the Saturna Island Local Trust Committee review the Islands Trust Policy Statement Directives Only Checklist and determine that Bylaw No. 115 is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

11. REPORTS

11.1 Work Program Reports

SA-2014-046

It was MOVED and SECONDED that,

the Saturna Local Trust Committee adopt the standing policy that the use of instrumentation for research purposes not be subject to enforcement and that the policy be referred to Islands Trust Bylaw Enforcement Manager Miles Drew for comment.

CARRIED

SA-2014-047

It was MOVED and SECONDED that,

the Saturna Island Local Trust Committee move bylaw amendments to allow instrumentation for research purposes on Saturna Island to number 1 of the Projects list.

CARRIED

11.2 Applications Report

Planner Richardson commented on all active applications.

11.3 Expense/Budget Reports

11.3.1 Trustee and Local Expenses

Trustee Janszen reported on the Local Trustee project expenses, which are still within budget.

Chair Hancock apologized that a current report was not included in the information package.

11.4 Bylaw Enforcement

None

11.5 Policies and Standing Resolutions Report

For information

11.6 Saturna Island LTC Web Page

Saturna Island Local Trust Committee Web page can be found at:
www.islandstrust.bc.ca/islands/local-trust-areas/saturna

Chair Hancock requested that in view of the short time lines for the Special Meeting, as soon as the proposed bylaw amendments are done they be posted on the Islands Trust web page.

11.7 Chair's Report

Chair Hancock reported that the Islands Trust Council meetings were a great success and offered thanks to the local hosts. He briefly summarized the highlights of the various presentations. The meetings were well attended by delegations.

11.8 Trustee Report

Trustee Brent stated there have been no committee meetings. He concurred that responses from attendees of the Islands Trust Council were enthusiastic.

Trustee Janszen noted that she did submit a report to the local Scribbler. Also of note is that hosting the Trust Committee meeting brought \$ 11,000 to the island for accommodation, catering and discretionary spending by Trust Council members.

Community members who attended shared very positive comments.

12. OTHER BUSINESS

12.1 Next Business Meeting

A Special Meeting of the Saturna Island Local Trust Committee will be held August 6, 2014, at 12:30p.m., at the Saturna Island Community Hall. This will include a Public Information Meeting.

The next regular meeting of the Saturna Island Local Trust Committee will be held September 18, 2014, at 12:30 p.m., at the Saturna Island Community Hall.

13. TOWN HALL MEETING

John Hutchinson offered kudos to the Saturna Committee for the quality of the Trust Council event. Also for information, he reported that the Department of Fisheries and Oceans were in Boot Cove recently doing a study on eel grass.

Morgan Yates questioned whether his correspondence to a previous meeting had been received and addressed. He had requested clarification of perceived benefits of STVRs.

Trustee Brent responded that the communication had been received and will be forwarded for inclusion in the information file.

Janet Land pointed out that there are a number of groups on the island who have their own internal bylaws restricting STVRs, secondary suites and B&B's. The proposed bylaws will not affect those areas, most of which do not have the water issues of East Point area.

Al Sewell confirmed that he was involved in drafting bylaws for one of those strata groups and they specifically included those restrictions as well as identifying water management as a community resource.

Priscilla Ewbank expressed concern regarding the amendments to bylaw 112 Schedule 1, item 2 d), specifically related to potential cash in lieu for increased density. She wondered how this will evolve if not actually linked to real land. She also suggested a review of the total Official Community Plan rather than making piecemeal changes, stressing transparency is imperative.

Chair Hancock explained the usual process is not "selling" of densities. There was further discussion of interpretation of the proposed "amenities" amendments.

Al Sewell and **John Hutchinson** both recommended cautioned regarding opening up the whole community plan.

Beverley Neff reiterated previous comments that the time line for the next meeting is too short for people to be fully informed and on a better date so more residents will be able to attend.

Trustee Janszen pointed out that most of the Local Trust meetings are only attended by 10 - 15 people and this, along with feedback based on returned questionnaires, indicates the majority support the proposed changes.

Trustee Brent commented that over 100 people gave feedback. At earlier meetings on these issues there has been higher attendance. Also, the end of their term as Trustees is coming in Nov/Dec. and he doesn't see a big flood of people applying for secondary suites or STVRs. Also the CADR has had little application in the past 15 years and will probably not have a significant uptake either.

Morgan Yates wondered if more time would lead to a more solid consensus.

Chair Hancock thanked those present for their thoughtful input.

14. ADJOURNMENT

There being no further business, Chair Hancock adjourned the meeting at 3:30 pm.

Ken Hancock, Chair

CERTIFIED CORRECT:

Beverly Lowsley, Recorder