



ADOPTED

Saturna Island Local Trust Committee Minutes of Regular Meeting

Date: June 9, 2015
Location: Saturna Recreation and Cultural Centre
104 Harris Road, Saturna Island, BC

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

Staff Present: Robert Kojima, Regional Planning Manager
Gary Richardson, Island Planner
Beverly Lowsley, Recorder

Members of the Public and Media Present: There were twenty-four (24) members of the public present

1. CALL TO ORDER

Chair Grams called the meeting to order at 12:33 pm. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations then made introductions.

2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

Add to Town Hall: late agenda item from Eastpoint Ocean Cottages Ltd and Owners of Cottages at East Point Resort for discussion.

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Carol Voyt asked a three part question: if the LTC permits a single fee simple parcel of land to become a strata, at some point in the future could the strata council vote to subdivide the land into two or more parcels without a public process or engagement? Could you please provide the laws or legislation which clarifies this point and post it on the website? If this is allowed, is this something we as a community wish to support and endorse?

Planner Richardson responded that anyone applying to subdivide can choose either a strata subdivision or fee simple subdivision but in either case they would be required to meet the minimum lot size. There could be no further subdivision.

Regional Planning Manager (RPM) Kojima identified relevant regulations: local zoning regulations establish density and the relevant provincial regulations as the Land Title Act and the Strata Property Act.

Morgan Yates asked where letters submitted regarding present applications can be found on the Islands Trust website.

Several other community members expressed concern that letters relating to issues discussed at open meetings which relate to proposals not yet formally submitted are still important and should either be read out at the meeting or some mechanism identified for them to be accessible to local residents.

Planners and Chair clarified as follows:

- Correspondence received relating to specific applications are posted on the application section of the Islands Trust website;
- Only information relating to an active application is posted on the website;
- Items received in time are posted on the web or as part of the agenda package;
- General correspondence is not routinely posted on the website separately from the agenda package, see the Islands Trust correspondence policy;
- Suggestion to the public if they wish their letter to be posted that they request it be made part of the public record.

John Money asked if someone posts information about an application and it has been knocked down is there any legal action possible.

RPM Kojima responded it would be a civil matter. The application is on record and this would not invalidate the application.

Submission regarding East Point Resort (inserted due to time constraints of the presenter)

Gord Fretwell, representing the applicants spoke to the proposal for change to the zoning and use of lands at the East Point Resort through use of the Community Amenity Density Reserve (CADR). A memorandum identifying the key points was included as part of the agenda package.

Discussion related to:

- Review of previous history of issues ;
- Clarification of the numbers presented relating to current commercial accommodation versus proposed residential plan;
- Questions regarding water use, current water source, potential use of grey water;
- Zoning change and concern relating to reduction of already limited commercial/recreational accommodation on Saturna;
- Question re Temporary Use Permits to allow use as Short Term Vacation Rentals;
- Identified need to review and clarify the CADR, separate from specific applications.

4. COMMUNITY INFORMATION MEETING

4.1. SA-RZ-2012.1 (Peretz/Nepenthe)

Planner Richardson reviewed background of this application and identified two suggested options, specifically transfer of development potential or use of the Community Amenity Density Reserve (CADR).

Mr. Peretz responded that the density issue could have been flagged as pre-existing issues when the Official Community Plan (OCP) was being reviewed. CADR is problematic and they have decided it is easier to purchase density then use it as a density exchange. The hooked lot across the road would be retained as common property for the residents.

Joan Combs asked "is a density always a density" with example of differences in value of rural and waterfront properties. She also recommended consideration of Bill Sheffield's proposal in his letter which is on the website.

Planner Richardson commented that value is identified individually for example, environmentally sensitive area preservation value.

Bill Douglass suggested that the option chosen is not a simple fix. Part of the process involves identifying areas we want density moved to and areas we want it moved from. For that we need the maps and we don't have them. That's why the CADR doesn't work.

Al Sewell suggested this is not something that should involve the Islands Trust rather; it is a transaction between the buyer and the seller involved.

Chair Grams suggested that this item will be addressed further under item 10.2.

5. PUBLIC HEARING

none

6. MINUTES

6.1. Local Trust Committee Minutes

6.1.1. Local Trust Committee Adopted Minutes Dated April 23, 2015

For information

6.1.2. Local Trust Committee Minutes Dated May 9, 2015

SA-2015-018

It was MOVED and SECONDED

That the Saturna Island Local Trust Committee amend the minutes of May 9, 2015 as follows:

- Page 2, section 3 following Pat Carney's comment add "...these views are shared in correspondence by David and Jean McLean who have purchased the adjacent property".
- page 3, Janet Land, replace "park house" with "park host"
- Page 5, Richard Blagborne, insert "expressed concern about lack of parking in the area" and suggested...
- Page 8, note correct spelling of Carol Voyt's name.

CARRIED

By general consent, the minutes as amended were Adopted.

6.2. Section 26 Resolutions-without-meeting Report Dated June, 2015

For information

6.3. Advisory Planning Commission Minutes

none

7. BUSINESS ARISING FROM THE MINUTES

7.1. Follow-up Action List Dated June, 2015

Chair Grams noted that all items are done except item 4 relating to the strategic plan which is on the current agenda.

8. DELEGATIONS

8.1. Geord Holland re: East Pt. Resort - Zoning & Density Bank

This item was addressed at the end of item 3. Town Hall.

9. CORRESPONDENCE

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

none

10. APPLICATIONS AND REFERRALS

10.1. SA-TUP-2015.1 (Johnson)

Planner Richardson noted that the permit has been in effect for the past three years with no complaints to him or the bylaw enforcement officer and recommended renewal.

SA-2015-019

It was MOVED and SECONDED

That the Saturna Island Local Trust Committee Temporary Use Permit SA-TUP- 2015.1 be renewed for a period of three years.

CARRIED

Neighbour Pat Carney endorsed the exemplary actions of the applicant in conducting her business in a residential area. One issue was raised in regard to some damage to the roadside in the area from vehicles parking or turning, causing drainage problems to her driveway.

SA-2015-020

It was MOVED and SECONDED

That the Saturna Island Local Trust Committee request staff to communicate with the Ministry of Transportation and Infrastructure (MoTI) to monitor and, when necessary, maintain the road from the ferry landing to the crest of the hill.

CARRIED

10.2. SA-RZ-2012.1 (Peretz/Nepenthe)

SA-2015-021

It was MOVED and SECONDED

That Saturna Island Local Trust Committee request staff to work with the applicant for rezoning SA-RZ-2012.1 based on transfer of development potential and report back to the Local Trust Committee.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1. Community Profile – Discussion

Trustee Middleton provided background on development of a community profile. He added that it is time to move to an integrated community sustainability plan which aligns with the strategic goals as clarified by the Islands Trust.

Trustee Brent shared a point of information, students have been hired at the Fog Alarm Building (FAB) and they may also be looking at community profile information. We need a strategic plan and a vision for our island during this term.

SA-2015-022

It was MOVED and SECONDED

That top priority number two (2) be the creation of an integrated community sustainability plan and to request staff to explore funding options and guidelines related to such a plan.

CARRIED

Chair Grams recommended The Natural Step www.thenaturalstep.org as a useful guideline.

The following items were discussed:

- Collecting broad demographics and resources profile as basis for goal to develop an integrated community sustainability plan;
- Identifying components and elements of such a plan;
- Importance of community buy-in and input is essential and will be sought.

12. REPORTS

12.1. Work Program Reports (attached)

12.1.1. Top Priorities Report dated June, 2015

Addressed in item 11.1 Community Profile.

12.1.2. Projects List Report Dated June, 2015

Trustees identified issues with application of the Community Amenity Density Reserve (CADR) as it exists.

SA-2015-023

It was MOVED and SECONDED

That the Saturna Island Local Trust Committee direct staff to add to the top priority list a review of the density transfer mechanisms with a view to provide clarity and remove ambiguity and uncertainty.

CARRIED

12.2. Applications Report Dated June, 2015

SA-2015-024

It was MOVED and SECONDED

That the Saturna Island Local Trust Committee appoint Chair Grams signing authority for covenant amendments relating to SA-SUB-2014.1

CARRIED

12.3. Trustee and Local Expense Report Dated March 2015 (attached)

For information only

12.4. Adopted Policies and Standing Resolutions (attached)

In relation to carbon neutral installations, there was an issue regarding sighting of installations of solar panels identified.

SA-2015-025

It was MOVED and SECONDED

That the Saturna Island Local Trust Committee request bylaw enforcement staff to report back on options regarding an enforcement policy on carbon-free energy installations.

CARRIED

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 reported on the incorporation study on Salt Spring Island. A committee with broad representation from the community has been established and has had two meetings. They will receive their briefing from the ministry on June 15. Bids for the Request for Proposals (RFP) for the incorporation study are being managed by Capital Regional District. A goal is to have a consultant in place by the end of the month.

Salt Spring Island Water Protection Committee is close to completion of an integrated water management plan and intend to have a draft ready by June 19 for the next Trust Council meeting.

Islands Trust Chief Administrative Officer (CAO), Linda Adams is retiring in January 2016. A hiring committee has been established to steer the search for a new CAO of Islands Trust by October to allow for overlap prior to Linda's leaving.

12.7. Trustee Reports

Trustee Brent as Local Planning Committee Chair reported on additions to the Islands Trust Strategic Plan. Items identified as most important were shoreline protection, affordable housing and economic sustainability and resilience, and also pursuing Green Shores for homes and renewable energy technologies.

Trustee Middleton noted that two sizable pieces of land currently available for sale (the ridge above the winery) which would fit well as expansion of the Parks Canada system. Also property interior to the peninsula at East Point would make positive addition for aquifer protection. Not directly Islands Trust business but of note.

Chair Grams recommended that for future agendas the Trustee reports be presented prior to that of the Chair.

12.8. Trust Fund Board Report- May 2015

For information only

13. NEW BUSINESS

13.1. Input into Strategic Plan

It was noted that ample information is available for consideration.

13.2. Advisory Planning Commission (APC) Length of Term – Discussion

At present all members' terms end at the same time. In the past, terms have been staggered.

SA-2015-026

It was MOVED and SECONDED

That the Saturna Island Local Trust Committee designate the length of term for the recently appointed APC members be two years.

CARRIED

14. UPCOMING MEETINGS

14.1. Next Regular Meeting Scheduled for October 8, 2015, at the Community Hall

By general consent the Saturna Island Local Trust Committee agreed an additional Regular business meeting be scheduled prior to October.

There was some confusion of how the alternative meetings for conversation and discussion of local issues should be identified. The public consensus to call them Roundtable meeting was agreed upon.

15. TOWN HALL

John Hutchinson identified issues relating to mechanisms of how to get density into the Community Amenity Density Reserve (CADR), and the definition of the amenity issue.

Louise Paramaki suggested September for the next regular meeting.

Joan Combs observed that there are rules within the Official Community Plan (OCP) yet exemptions are becoming more common and applications seem to be approved. It seems like a two class system is evolving. She would like to know the rationale for why decisions are made relating to land use.

Trustee Brent responded that if rules are so firm that no decision is required there is no need for Trustees. As communities evolve so should OCPs. Each application stands on its own merits. Rationale for approval could be benefit to the community, fair and equitable considerations, or many different reasoned factors.

Trustee Middleton noted regarding decisions relating to land use issues, we are in the middle of a process which is still within the bounds of the OCP.

Chair Grams commented that there is a cultural difference between being obstructionist and being facilitational. A facilitational approach has helped immensely on Salt Spring Island.

Al Sewell noted that trustees have been elected to make decisions and we should stop worrying and castigate people for getting what others perceive as an advantage. Obviously they are not going to do something to their disadvantage. If it is done within the existing bylaws there should be no criticism.

John Money noted that moving the density around the island is not breaking the rules in the OCP. The trustees have not increased density on the island.

Pricilla Ewbank, in reference to carbon neutral energy installation setback issues, these could be mitigated through consultation with neighbours. She also expressed concern regarding a meeting of 10 Trustees from the Southern Gulf Islands (SGI) which she feels should have been Trust-wide, inclusive of all members, not just an SGI group. Concerns regarding the future of Islands Trust and wants to see it survive.

Trustee Brent described some of the issues discussed including visioning principles and moving trust offices closer to communities. It was fully minuted and the information was provided to all trustees.

Trustee Middleton expanded that at the last Trust Council meeting the budget was not unanimously endorsed. This was in recognition of some negative impressions of Islands Trust within some communities. This meeting was to vision how to change negative perceptions regarding costs of the Islands Trust business, taxation, and land use issues. We need to be pragmatic and address these sentiments in communities.

Chair Grams added that Trust Council only meets quarterly with full agendas addressing many significant issues. The organization has been operating in the same manner for 40 years and is at a transition point. The meeting under discussion was held in this way to maintain quorum rules.

There was broad discussion relating to the future of Islands Trust and possible impact of Salt Spring Island becoming incorporated.

Bill Sheffield, in reference to the CADR, identified part of the problem that densities need to be identified as donor areas and recipient areas. In regard to sustainable practices, he would prefer a resolution that if you can demonstrate you are reducing your carbon footprint, then some of the restrictions could be relaxed.

Bill Douglass agreed that density transfer and amenity zoning policies are available on the website but this comes up for discussion every time there is an application. In order to do that there must be maps as a resource for Trustees decision making. Trails maps are still not available.

Regional Planning Manager (RPM) Kojima said the policy density transfer was adopted 20 years ago. These are guidelines and do not bind local trust committees and mapping is not a requirement, although may be a best practice.

Trustee Brent said things change over time, they are not static. Maybe in a decade or two our needs will change.

John Money commented that we already have policies to reduce our footprint which need to be communicated to the building inspectors so these will be allowed.

RPM Kojima clarified it is Bylaw Enforcement not the building inspectors. Structure setbacks are in the LTC bylaws. Options are that LTC can change the bylaw, the person can apply for a variance, or the LTC can look at putting an enforcement policy in place.

Janet Land asked "how do we get the word out about Islands Trust issues" and suggested an item in the Scribbler noting dates of a proposed summer meeting, identifying current issues, and planning. Also suggested use of social media. It is a problem getting the message out to people.

Trustee Middleton acknowledged that this is important and he will commit to have something for the next issue of the Scribbler. The work program is now fleshed out and has something solid to share.

Morgan Yates asked to go on record with positive feedback for George, Paul and Lee for the 2015 process for business meetings with alternate roundtable meetings and remembering that inclusion of weekenders and summer people was an important issue. He also thanked the trustees for suggesting the next meeting in July will be on a Saturday for the solution of requesting if we want our letters be on the record.

Charles Reif suggested that criteria be identified for the present then can be changed as circumstances change.

Trustee Brent noted the positive of informing the 35 people who come to the additional meetings, but not doing as well with outreach to the rest of the island population who do not

come to meetings. The expectation is for Local Trustees to represent all the island. Suggestions were requested for cost effective ideas to reach the rest:

- Regular emails, items in the Scribbler, a twice yearly mail out;
- Use of social media;
- Information on how to access Islands Trust website and Trustees Corner;
- Need a reason to attend - share the vision, articulate the issues;
- Ask other groups on the island what would engage them.

Work commitments were mentioned as one barrier to attendance.

16. CLOSED MEETING (Distributed Under Separate Cover)

none

17. ADJOURNMENT

By general consent the meeting was adjourned at 3:50 pm.

George Grams, Chair

Certified Correct:

Beverly Lowsley, Recorder