



ADOPTED

Saturna Island Local Trust Committee Minutes of Special Meeting

Date: July 25, 2015
Location: Saturna Island Community Hall
105 East Point Road, Saturna Island, BC

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

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

Regrets: George Grams, Chair

Members of the Public and Media Present: There were 20 members of the public present and no members of the media present

1. CALL TO ORDER

In the absence of Chair Grams, the trustees opted to act as Co-Chairs.

Co-Chair Brent called the meeting to order at 11:10 am.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL

Priscilla Ewbank requested that terminology be clarified to identify this component as a Community Round Table Discussion as the term Town Hall has a different meaning.

Co-Chair Middleton introduced the general approach of this meeting as a way of moving from the Community Round Table discussion to a plan that will guide the organization for the next four years. This will include discussion of the Draft Strategic Plan 2014-2018 document and identifying what we see as priorities of 10 potential objectives; what is most important to us.

Co-Chair Brent added that this is an effort to seek more direction from the community and to guide the organization as a federation.

John Hutchinson wondered what the impact would be if Salt Spring Island is no longer part of the tax base supporting the Islands Trust.

Co-Chair Middleton responded that even as a municipality, Salt Spring Island would still remain part of the Islands Trust as Bowen Island has done. There is a differential between taxes collected to support the islands and the taxation level for the Islands Trust as a whole. The potential shortfall could be approximately \$800,000. There would be a 2-year transition period, allowing time to plan for the impact of the change.

Co-Chair Brent offered possible approaches to dealing with a budget shortfall such as either raising taxes, reducing services, or some combination of these options.

Al Razutis, referring to the issue of density transfer, asked what is the position of this group regarding increased density. For the past 14 years this island has declined in opportunities and economic sustainability. It is harder to make a living here as an independent entrepreneur. What is this groups philosophy regarding economic activity and zoning?

Co-Chair Brent identified a community fear related to outcomes of increasing density. This community is driven by volunteer service, we have an aging population, an external factor relating to ferry services and potentially diminishing property prices. Current density transfer does not work well. We may need to consider density transfer in a limited form as it would relate to economic benefit, affordable housing, and seniors housing.

Co-Chair Middleton commented that there is the Community Amenity Density Reserve (CADR) policy and now is the time to determine how workable it is and what else might be done when the next density transfer application comes up. The economic situation is why this document is so important to capture your priorities.

Al Sewell noted that we do have density transfer now, giving an example of development on his own property, as well as a density transfer to allow for construction of the fire hall at East Point. He recommended to get rid of the CADR and suggested a usable Cloud based system to capture the local data.

Morgan Yates expressed appreciation of the Strategic Plan available today as a thoughtful and useful document and suggested an approach to soliciting feedback.

Co-Chair Middleton distributed a draft document - Priority of Potential Objectives - which had been developed at the last Trust Council meeting. This was for consideration by those present.

Bill Sheffield noted that constituents of the Islands Trust are electing their trustee representatives rather than following the CRD model of appointed directors, identifying this as a significant governance issue.

Pat Carney asked if the Islands Trust objective "protecting the natural environment of the islands" includes the area within Parks Canada. With so much outside our ability to influence, she suggested more input through our Parks Liaison Committee to get the energy and ideas of this group to Parks Canada.

In regard to water, why can't we have an inventory of the water resources and a formal report from the CRD, based on their existing information, as a basis for considering issues of density transfer. In relation to water utilization we need to identify where density can be supported.

Co-Chair Brent also suggested exploring documentation of artesian areas as well as catchment capability on the island.

Co-Chair Middleton noted there are already water issues with the North Salt Spring Island Water District because they have reached their maximum water usage capacity resulting in no development permits being issued.

Dan Thachuk noted that utilization issues are important. The Boot Cove/Lyall Harbour Water Committee can invite and encourage but has no enforcement authority regarding excessive water usage. The CRD has that authority.

Janet Land stated there are various community water systems/wells outside the Boot Cove/Lyall Harbour system but there is no control over private use. There is no other body except Islands Trust to preserve and protect natural environment and water, expressing concern that water is #5 on the priority list. Every decision about development and density transfer needs to be evaluated on basis of this preserve and protect mandate. These should be top priorities.

Larry Peck, in his travels, has noted other areas turning to reverse osmosis which could be a solution for us. For excessive water use he suggested a two tier billing system.

Bill Sheffield described prior research showing more than one water source identified on Saturna. Four natural catchment areas were marked out on the Official Community Plan. Other systems are possible for potential development such as taking advantage of gravity feed. He suggests the Islands Trust should take leadership in this area.

Bill Douglass warned that drawing water from side-hill catchment areas affects the temperature of water and negatively impacts fish in the streams it feeds.

Bruce Hunter described a well-water assessment system on his property, constantly being monitored for a number of years. Changes to water (volume, iron content) were noted so he moved to water catchment, cistern, and multiple tanks to get the water without damaging anything else. He also commented that reverse osmosis has challenges of waste as well as costs.

Priscilla Ewbank said widespread areas are experiencing dropping water levels and increasing water temperatures. She offered a variety of examples. She said these are critical issues and decreasing options impact everyone so it is critically important to pay attention to density issues.

John Hutchinson had no issue with the 10 objectives identified but suggested to move the priorities of these items.

Beverley Vreeswijk cautioned that water caught from roofs is not going into the aquifer if we are catching it. We need to think about what we are catching as natural recharging is not happening.

Al Sewell noted there is lots of water but it is not free.

Janet Land said we are lucky that we have had scientists providing information about our water resources but we are not using it well. Mapping of potential salt water intrusion in the South Gulf Islands is to be completed this year. We have information and we need to incorporate all of it if we are to be successful in reducing our ecological footprint. She would like to see some specifics in the objectives and the overall gain would be to reduce our ecological footprint.

Dan Thachuk cautioned against expecting the Islands Trust to take on all of this as it also requires a great deal of interagency cooperation.

Co-Chair Brent responded that the Salt Spring Island Local Trust Committee role has been modified and is now to coordinate between the various bodies responsible for water.

Co-Chair Middleton acknowledged many good ideas as objectives. We need details of how we carry these out.

Morgan Yates cautioned not to get too caught up in semantics.

Priscilla Ewbank encouraged constant conversation, that what has been put forward will be an integrated conversation. An island is finite. We can all talk about the impact of our actions to move forward. Roundtables are a positive process for moving forward.

Note: **By general consent** the meeting broke for lunch at 12:15 p.m. and reconvened at 12:50 p.m.

Following the lunch break there was discussion relating to item 10 of the potential objectives, strengthening relations with First Nations. The following areas were addressed:

- Importance of direct contact and input, not through bureaucrats or token representatives;
- First Nations are taking informed, strong positions relating to current political issues, especially those impacting resource allocation and environmental impact;
- Caution not to stir up local internal issues relating to treaties;
- Not the mandate of the Islands Trust to resolve treaty issues;
- The Crown has a duty to cooperate and accommodate;
- Terminology: many prefer to identify as Canadians of First Nations heritage.

The Trustees reviewed the following list taken from the “Strategic Plan - Potential Objectives and Examples of Strategies and Activities for the 2014-2018 Term”:

1. Protect the natural environment of the islands.
2. Preserve and protect coastal shorelines and marine areas.
3. Reduce our ecological footprint.
4. Protect quality and quantity of water resources.
5. Enhance protect/restore community socio-economic sustainability.
6. Strengthen relations with First Nations.
7. Improve organizational cost effectiveness and resilience.
8. Improve cooperation and integration with other levels of government.

9. Improve community and agency understanding and support of the Islands Trust.
10. Improve community engagement and participation in Islands Trust work.
11. Have a vision for the Islands Trust Area.

The LTC then asked for roundtable feedback from the community members present.

Comments were received from many attendees. In general terms, the following comments were representative of the whole:

Charles Reif: In general, draft priorities 1 – 5 capture WHAT the priorities are, while draft priorities 6 – 10 describe HOW the first 1-5 are likely to be best achieved.

Pat Carney said that several of the priorities can be amalgamated and consolidated, to create a shorter list. In addition, some can be incorporated, instead, into a general and overarching preamble section, that would apply to all. Specifically, priorities 1, 2, and 4 could be combined in a common preamble section. Priority 5 (water) then stands as is (as a higher priority) and next might be Priority 3 (socio-economic). Priorities 6 & 8 could then be combined and priorities 9 and 10 could be combined. Result: one over-arching preamble and 4 remaining priorities. (Priority 7 goes without saying – i.e. it should simply be the way that Islands Trust business is conducted)

Bill Sheffield commented that the priorities can be amalgamated and condensed as follows: Priorities 1, 2, 4, and 5 can be amalgamated into a single and first priority that considers preservation and protection of our natural environment and resources. Priority 3 can remain as a stand-alone, second priority. Priorities 9 & 10 can be amalgamated into a third priority. Priorities 6, 7, and 8 can all be considered to be organizational operating requirements rather than strategic priorities and thus removed from the list of strategic priorities (they should be operating norms). Result – 3 strategic priorities and a small set of operating norms.

4. BUSINESS ITEMS

4.1 Local Trust Committee Input to Strategic Plan - Phase 2

Input needs to be submitted to the Islands Trust Chief Administrative Officer (CAO) by August 7, which would then be submitted for consideration at the next Islands Trust council meeting.

SA-2015-027

It was MOVED and SECONDED

That the Saturna Island Local Trust Committee request Planner Richardson to consolidate comments related to the strategic plan and provide to the Local Trust Committee, a document to be voted on by Resolution without Meeting.

CARRIED

4.2 LTC Expense Report - June 2015

For information

4.3 2015-16 LTC Budget Requests – Memo

SA-2015-028

It was MOVED and SECONDED

That the Saturna Island Local Trust Committee approve and forward the draft 2016-17 LTC Project Budget Request to the Financial Planning Committee as presented.

CARRIED

4.4 FUAL Report Dated July 2015

All items have been completed except number 2, SA-RZ-2012.1 (Nepenthe) and number 10, Bylaw Enforcement report, both of which are ongoing.

5. LTC PROJECTS

5.1 Density Transfer Review - Staff Report

SA-2015-029

It was MOVED and SECONDED

That the Saturna Island Local Trust Committee approve the project charter for reviewing density transfer mechanisms as drafted.

CARRIED

SA-2015-030

It was MOVED and SECONDED

That the Saturna Island Local Trust Committee add the review of amenity zoning provisions to its project list.

CARRIED

5.2 Integrated Community Sustainability Plan - Staff Report

SA-2015-031

It was MOVED and SECONDED

That the Saturna Island Local Trust Committee direct staff to prepare a list of questions to be included in a community profile database.

CARRIED

SA-2015-032

It was MOVED and SECONDED

That the Saturna Island Local Trust Committee replace the Integrated Community Sustainability Plan with Community Profile on the priority list.

CARRIED

6. CORRESPONDENCE

6.1 Pat Carney Email Dated June 3, 2015 re: Recorded Comments from Meeting

Pat Carney offered the following amendment for consideration to a previous email submitted June 3, 2015:

“At the Saturna meeting of June 7, I spoke strongly against the proposal to issue a temporary use permit for a campsite in a residential area, citing the presence of a pub which offers off-sales on the property. Others spoke about lack of parking; new neighbours submitted a letter opposing the plan. Why aren't these concerns recorded?”

SA-2015-033

It was MOVED and SECONDED

That the Saturna Island Local Trust Committee adopt the amendment provided by Pat Carney to her correspondence dated June 3, 2015 for the record.

CARRIED

6.2 D. MClean Email Dated May 11, 2015 re: Comments on Campsite Location

Received for information

7. NEXT MEETING

7.1 Thursday, October 8, 2015, 12:30 pm, at the Saturna Island Recreation Centre.

Co-Chair Middleton noted that there will not be a round table scheduled between now and the October 8, 2015 meeting.

8. TOWN HALL

Pat Carney stated that posting of the time for today's meeting was different in two different places, causing confusion for some who may have wanted to attend.

Planner Richardson apologized for any confusion.

9. ADJOURNMENT

By general consent the meeting was adjourned at 2:45 pm.

Paul Brent, Co-Chair

Lee Middleton, Co-Chair

Certified Correct:

Beverly Lowsley, Recorder