



# ADOPTED

## Saturna Island Local Trust Committee Minutes of Regular Meeting

**Date:** February 18, 2016  
**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** Gary Richardson, Island Planner  
Sharon Lloyd-deRosario, Recorder

**Public Present** There were approximately 50 members of the community in attendance at the start of the meeting.

### 1. CALL TO ORDER

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

### 2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

### 3. TOWN HALL AND QUESTIONS

#### 3.1 Guidance of Public Input at Regular LTC Meetings

Chair Grams explained the process of holding a Local Trust Committee (LTC) meeting in accordance to the guidelines of the public input document; he then opened the town hall for comments.

**P. Ewbanks** – suggested that the committee may want to change the start time of the March 12<sup>th</sup> meeting since there is a celebration of life on the same day. She also thanked the LTC for the sign.

**D. Mclean, 102 East Pt. Road** – asked if there has been a response from the CRD regarding the water system capacity that was discussed at the January meeting.

Planner Richardson responded that they did receive a response and it will be raised later at item 10 of the agenda.

**J. Hutchinson** – spoke in favour of the tenting proposal.

**S. Surin** – stated that she is interested in the CRD Report; she asked if the email could be read aloud.

Planner Richardson referred to the Chair for direction; Chair Grams stated that reading the CRD report aloud right now would inform everyone in preparation for Item 10.

Planner Richardson read aloud the recently received email/referral response from the Capital Region Building Inspection & Water Integration, highlighting they had no objections subject to the following comments: water supply to the proposed campsite will require to be installed in accordance with the B.C. Building Code and requirements under the B.C. Plumbing Code, Water service and Hose Bibb backflow protection; and they will require a building permit and water use to be monitored for this proposal.

**Janet Land** – asked if there has been an update to the water protection.

Planner Richardson stated he had received a report from Dianne Allen and brought copies for the public.

Chair Grams asked if there were any further comments; hearing none the Town Hall was closed.

#### **4. COMMUNITY INFORMATION MEETING**

None.

#### **5. PUBLIC HEARING**

None.

#### **6. MINUTES**

##### **6.1 Local Trust Committee Minutes Dated January 21, 2016**

**By general consent** the Local Trust Committee meeting minutes of January 21, 2016, as presented were adopted.

##### **6.2 Section 26 Resolutions-without-meeting Report**

None.

##### **6.3 Advisory Planning Commission Minutes**

None.

#### **7. BUSINESS ARISING FROM THE MINUTES**

## 7.1 Follow-up Action List Dated February 2016

### 8. DELEGATIONS

None.

### 9. CORRESPONDENCE

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

Chair Grams stated that Pat Carney's letter will be posted to the web site.

### 10. APPLICATIONS AND REFERRALS

#### 10.1 SA-TUP-2015.2 (Fitzgerald)

Planner Richardson referring to his staff report informed that this application for a Temporary Use Permit (TUP) was for a 10 tent site campground; shower/laundry/washroom facility and 8 parking spaces; all to be screened by landscaping. He gave an overview of the background; pointed out changes made since the last meeting; stated that there was a lot of correspondence received in favour of the application; commented that the agency response was discussed earlier in town hall and addressed the recommendations suggesting a possible amendment regarding fire safety.

**B. Fitzgerald, applicant** – spoke to his application adding that the Fire Chief was present and may have some input; spoke to the proximity of the fuel tanks adding fires were not permitted at campsites; he was confused regarding water issue as there is already a water hook up on the property; he suggests that with the additions of the campsites he expects the water usage should be relatively low. Mr. Fitzgerald stated that he would be willing to do up a plan based on fire safety if one is required.

**Saturna Fire Chief** – stated that he sees no concerns and would work with Mr. Fitzgerald on a safety plan.

Planner Richardson read aloud Pat Carney's emailed letter; the trustees commented that they had read the letter earlier.

Trustee Brent stated that he found that some of her points were not accurate.

There were public comments made regarding the water supply for toilets; monitoring of water; the size of campsites and noise concerns; request for clarity around the 14 days on the permit 2(e), as to whether or not it was consecutive days.

**SA-2016-004**

**It was MOVED and SECONDED**

that the Saturna Island Local Trust Committee modify proposed Temporary Use Permit SA-TUP-2015.2, by adding the words “when available” to the end of the sentence of 2.d) and further adding the word “consecutive” after “14” of 2.e).

**CARRIED**

**SA-2016-005**

**It was MOVED and SECONDED**

that the Saturna Island Local Trust Committee Temporary Use Permit SA-TUP-2015.2 (Saturna Point holdings Inc.) as amended be approved and issued.

**CARRIED**

The meeting was recessed at 1:30 pm for a break.

The meeting reconvened at 1:40 pm.

**11. LOCAL TRUST COMMITTEE PROJECTS**

**11.1 Water Resource**

Planner Richardson gave a verbal update referring to Shannon Cowan of Salt Spring Watershed Protection Authority (SSIWPA) and Dianne Allen’s report titled “Risk of Saltwater Intrusion in Coastal Bedrock Aquifers: Gulf Islands, BC” adding that the maps provide more information. He advised that Clare Frater, staff member of the Islands Trust, is doing legislation work for the whole Trust area on this topic.

Chair Grams added that there is more information regarding green water harvesting on the SSIWPA website and suggested that the Planner continue further dialogue with Dianne Allen, Simon Fraser University and Shannon Cowan, SSIWPA regarding groundwater management.

Chair Grams took a few comments from the public regarding salt water, wells and monitoring.

**11.2 Survey**

Planner Richardson gave a quick overview of the results of the survey and advised that at the close of the survey he had received over 100 responses, adding he could bring more information back to the next meeting.

### **11.3 Density Review**

Planner Richardson referring to his staff report gave some background regarding this project, advising of the discussion paper for the LTC's review, recommending that a revised project charter be prepared with density transfer options for discussion.

The trustees liked the report and how it addressed the Community Amenity Density Reserve (CADR) policies. They would like to take a summarized report or options to the March 12<sup>th</sup> Round Table meeting, to bounce off the community to get their view and report back to the Planner with direction. The committee would like to keep this topic on their Top Priorities List.

## **12. REPORTS**

### **12.1 Work Program Reports**

#### **12.1.1 Top Priorities Report dated February 2016**

There were no changes made to this report.

#### **12.1.2 Projects List Report Dated February 2016**

There were no changes made to this report.

### **12.2 Applications Report Dated February 2016**

Presented for information.

### **12.3 Trustee and Local Expense Report**

None.

### **12.4 Adopted Policies and Standing Resolutions**

Presented for information.

### **12.5 Local Trust Committee Webpage**

Capital Regional District (CRD) Report regarding water supply to be posted to the website.

Chair Grams invited the trustees to make their reports prior to his, therefore the agenda item titles changed to reflect this.

## 12.6 Trustee Report

Trustee Middleton reported that:

- he met with the new CAO for Islands Trust and discussed the marine issues & the formation of a sub-committee of Trust Council , further discussion at March Trust Council.
- he spoke of an Adaptation Strategy regarding the incorporation of Salt Spring Island
- at the next Trust Council on Hornby Island, there will be discussion of Islands Trust taking over building code provisions.

Trustee Brent reported that:

- he had a conversation with the new CAO and felt that he was receptive to change.

## 12.7 Chair's Report

Chair Grams reported that:

- the Executive Committee (EC) wasn't in favour of the formation of another select committee for the marine issues
- the Islands Trust CAO proposed engaging a consultant for one year to examine the need to assimilate marine issues into the trust area; adding enforcement over water was muted
- improving First Nations engagement moving to marine issues has been approved by Trust Council (TC), it will be voted on at March TC
- he met with Dave Howe regarding the dock on Saturna Island and Mr. Howe has agreed to have it power washed
- he attended LGMA Leadership Academy
- next TC will be held on Hornby in March

## 12.8 Trust Fund Board Report

None.

## 13. NEW BUSINESS

None.

## 14. UPCOMING MEETINGS

### 14.1 Next Regular Meeting (Community Roundtable) Scheduled for March 12, 2016 at 11:00 am, at the Saturna Community Hall

It was decided by the committee to start the next meeting earlier in the day at 9:00 am rather than at 11:00 am as scheduled.

## 15. TOWN HALL

**P. Ewbanks** stated that she was surprised there is an Adaptation Strategy since Salt Spring Island (SSI) hasn't voted to separate from the Islands Trust yet and added that

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the CRD Director suggested on their web site that Saturna Island may want to join in with SSI; she felt this was quite out of line.

Trustee Brent advised that the Ministry had mandated the Islands Trust to have an Adaptation Strategy aligning with Regional Districts for discussion purposes – nothing is off the table at this point.

Trustee Middleton added he believes there is good intent with the introduction of an Adaptation Strategy.

Chair Grams added that Salt Spring Island would still be part of the Trust Area if they were to incorporate, just as Bowen Island is still part of the Trust Area as a municipality; CRD Director is receiving pressure from Pender and Mayne Islands; it was unanimous with all the trustees to have an Adaptation Strategy put in place.

A short discussion issued regarding the water monitoring and usage relevant to the issued TUP; gray water was raised as a possible water source.

Chair Grams asked if there were any other comments; hearing none the Town Hall was closed.

**16. CLOSED MEETING**

None.

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 3:00 pm.

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George Grams, Chair

Certified Correct:

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Sharon Lloyd-deRosario, Recorder