



ADOPTED

Saturna Island Local Trust Committee Minutes of Regular Meeting

Date: April 20, 2017
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
Sandy Nelson, Recorder

Others Present: Approximately 14 members of the public.

1. CALL TO ORDER

Chair Grams called the meeting to order at 12:30 pm. He acknowledged that the meeting was being held in the 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

None

4. COMMUNITY INFORMATION MEETING

None

5. PUBLIC HEARING

None

6. MINUTES

6.1 Local Trust Committee Minutes Dated February 17, 2017.
Adopted by general consent.

6.2 Section 26 Resolutions-Without-Meeting Report

None

6.3 Advisory Planning Commission Minutes Dated

None

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated April 2017

SA-DVP-2016.1 (Henry) Variance for driveway retaining wall setback
LTC delayed its consideration until screening is provided.

8. DELEGATIONS

None

9. CORRESPONDENCE

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

None

10. APPLICATIONS AND REFERRALS

10.1 North Pender Island Local Trust Committee Bylaws No. 209 & 210 Referral

SA-2017-05

It was MOVED and SECONDED,

that Saturna Island interests regarding North Pender Island Local Trust
Committee Bylaws No. 209 & 210 are unaffected.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Land Use Bylaw Technical Review – Staff Report

Planner Richardson asked the trustees if they wished to review each proposed amendment. Trustee Brent agreed to a review of the first ten amendments outlined in the staff report. Trustee Middleton mentioned that the APC would also likely be involved when considering these amendments. Planner Richardson prefaced that some of the proposed amendments apply to specific properties.

As this involves the entire community, Planner Richardson suggested that an open house should be held as part of the consultation process. Trustee Middleton suggested that if the landowner is adamantly opposed to a zoning change, then the process would and should stop. Trustee Brent agreed that, alternatively, if the landowner is interested, the zoning change could proceed.

SA-2017-06

It was MOVED and SECONDED,

that with respect to any amendment being identified that is complex and pertains to a specific property owner who is not in favour, the LTC would set aside for future consideration.

CARRIED

Planner Richardson advised that there is currently nothing in the bylaws pertaining to derelict automobiles. All present agreed that they could become an environmental hazard and they can be unsightly. Trustees Brent and Middleton agreed it was not unreasonable to amend the bylaw's wording to include a limit to the number of derelict automobiles allowed on a lot. Planner Richardson will proceed with the re-wording change to the bylaw.

Amending the zoning on the National Park Reserve was discussed. Trustee Brent recommended that staff consultation with Marcia Morash, Superintendent of the National Park Reserve.

Density Transfer provisions were discussed. Planner Richardson established the need for clarification. Trustee Brent agreed and suggested that the LTC review it again after staff provides clarification.

Setbacks from the Sea – Planner Richardson recommended that with certain structures there should be parameters as to what types of structures would be allowed in the setback from the sea. Trustee Brent agreed the wording is unclear. Trustee Middleton asked for more clarification as to risks, and parameters. Planner Richardson will provide further comment on this issue.

A member of the public commented that the planners and trustees are doing a great job informing the public. Chair Grams reminded all that the trustees have been elected and awarded the trust of the community.

Trustee Brent brought up the issue of non-conforming properties, and concerns that zoning amendments could severely diminish property values and enjoyment of the property. Chair Grams commented that when this issue arose on Salt Spring Island, the community became involved. Trustee Middleton suggested that with regards to zoning changes near the ferry landing and where shoreline setbacks are in question, it might be appropriate to have micro-planning teams.

Inspection and Enforcement – Trustee Middleton suggested the wording should be cautious so it would not be misunderstood. Planner Richardson agreed, but maintained that the wording must be consistent with other islands. Chair Grams suggested the LTC initiate a Code of Conduct for bylaw enforcement. Trustee Middleton agreed that the new code should be reflective of the Saturna community and Trustee Brent thanked Chair Grams for the suggestion.

12. REPORTS

12.1 Work Program Reports (attached)

12.1.1 Top Priorities Report dated April 2017

12.1.2 Projects List Report Dated April 2017

12.2 Applications Report Dated April 2017

12.3 Trustee and Local Expense Report Dated February 2017

12.4 Adopted Policies and Standing Resolutions

12.5 Local Trust Committee Webpage - Planner Richardson explained that with Regina's departure there might be a slight delay updating the webpage.

12.6 Chair's Report

- **Islands Trust Budget** – The Islands Trust Budget has passed, holding property taxes stable for another year. This is not to say that other agencies – for example, the CRD – will not have an effect on property taxes.
- **Fresh Water Specialist** – The Islands Trust has approved a fresh water specialist and the creation of a database for online fresh water data. Trustee Brent commented that both he and Trustee Middleton strongly approve of this initiative.
- **Salt Spring Incorporation** – Chair Grams commented that Islands Trust takes no part in incorporation of the islands; however, he announced a referendum would be held on Salt Spring Island, to be held on September 9, 2017.

12.7 Trustee Report

Trustee Middleton reported that he has engaged with the Parks Advisory Board, and its mandate to represent the history of our islanders. However, until there is clear First Nation representation, there is no set meeting date and not a lot to report on this issue.

Trustee Brent reported that the budget was passed at the trust council meeting held on Gabriola Island. He also suggested further interaction with other Southern Gulf Islands to help re-establish cultural connections.

12.8 Trust Fund Board Report Dated February 2017 and April 2017

Trustee Middleton brought up the Nature Conservancy's future funding to develop St. John's Point, and noted that the amount has almost been reached.

13. NEW BUSINESS

13.1 CRD Gulf Islands Regional Trail Plan Open House - Letter of Invitation

Chair Grams noted that the dates have passed for community involvement, but Trustee Brent mentioned that there would be more opportunities for public input. Trustee Middleton agreed and said a survey has been sent out to residents. Trustee Brent is of the opinion that the CRD's currently suggested two-metre wide, hard-packed trail could be very costly.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for 12:30 am - 3:30 pm June 15, 2017, at the Community Hall, Saturna Island

15. TOWN HALL

J. Hutchinson commented that the trustees might discover, when checking Lasqueti Island's methods for bylaw enforcement, that private property is accessed often.

M. Yates asked if there is anything online about the Salt Spring incorporation, to which Chair Grams mentioned the following website: <http://www.ssiincorporationstudy.com>.

D. Wood asked about First Nation 'place names'. Chair Grams commented that there has been some confusion choosing names, as there are often two names for one place and this needs to be resolved within the First Nations community.

16. CLOSED MEETING

None

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:25 pm.

George Grams, Chair

Certified Correct:

Sandy Nelson, Recorder