



ADOPTED

Saturna Island Local Trust Committee Minutes of Regular Meeting

- Date:** October 19, 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 arrived at 12:35
- Staff Present:** Gary Richardson, Island Planner
Fiona MacRaid, Senior Intergovernmental Policy Advisor
Kate Emmings, Environmental Protection Specialist – Trust Fund
Lori Foster, Planning Team Assistant - Recorder
- Public Present:** There were approximately 17 people in attendance.

1. CALL TO ORDER

Chair Grams called the Saturna Island Local Trust Committee (LTC) regular business meeting to order at 12:32 p.m. 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, as presented, was Approved.

3. TOWN HALL AND QUESTIONS

Chair Grams opened the floor to public questions and comments asking that, as much as possible, they remain pertinent to today's agenda.

Priscilla Ewbank asked about the Special LTC Meeting being held in Victoria this Monday, October 23 regarding the Land Use Bylaw (LUB) review - would it be referred to the Advisory Planning Commission and would it be coming back to the island for community comment? She stated the agenda seemed full.

Trustee Brent said the LUB review meeting in Victoria gives the LTC an opportunity to meet with subject matter experts who will be in attendance and, of course, the review process will come back to the community.

Morgan Yates thanked the LTC acknowledging its foundational sponsorship for the 13 Moons Project noting a November 8th community event.

Priscilla Ewbank wanted to know if there would be regular reporting about First Nations developments with the LTC.

Fiona MacRaid, Senior Intergovernmental Policy Advisor (SIPA) commented that she is working with a new clerk on website design geared to viewers including First Nations.

Morgan Yates on the LUB review spoke about the code of courteous conduct not in the redline review and he would like to see this.

Trustee Middleton acknowledged the Lasqueti protocol making bylaw inspection less intrusive and something he agreed with as well.

4. COMMUNITY INFORMATION MEETING

Chair Grams opened the Community Information Meeting (CIM) at 12:44 p.m. stating the purpose of the meeting was to inform and gather comments from the public and those with interests affected by the proposed bylaws.

4.1 Saturna Island Local Trust Committee Bylaws No. 117 & 118

Planner Richardson reviewed the staff report and bylaws commenting on the transfer of subdivision density. He noted two pieces of correspondence were received from the public, one in support and one not in support of the bylaws.

Chair Grams acknowledged the Applicant was present.

John Hutchinson, a neighbour to the Applicant, supports the bylaws.

Priscilla Ewbank commented on density trading with a large lot, that this application was a “one off” and would the community have input on where the density might end up for future applications.

Chair Grams replied this was not a policy discussion.

Trustee Middleton said the Official Community Plan (OCP) lacks direction on receiver and donor lots.

Trustee Brent added that these types of applications are reviewed on a case by case basis.

Morgan Yates commended staff for making the bylaws precise.

Ian Rowe, a long time neighbour to the Applicant, was concerned with the remaining piece of land across Boot Cove, what constrains that piece and would there be a possibly of density transfer with it?

Planner Richardson said the remainder would be tied to the lot if subdivided.

The Applicant said there was no thought to do anything with that remaining piece or apply for additional density and leave it as is.

Bill Sheffield generally supported the application. His issue is with the donor parcel and the frontage in which he shares an interest in the access. He asked if this was investigated.

Planner Richardson said this transfer does not affect the donor lots access to Payne Rd.

John Money commented the panhandle is capable of road access with nothing to affect the easements.

Chair Grams called for further comments and hearing none closed the community information meeting at 1:00 p.m.

5. PUBLIC HEARING

5.1 Recess for Public Hearing

Chair Grams recessed the regular business meeting at 1:04 p.m.

5.1.1 Saturna Island Local Trust Committee Bylaws No. 117 & 118

See separate Record of a Public Hearing dated October 19, 2017.

5.2 Recall to Order

The regular meeting was recalled to order at 1:10 p.m.

6. MINUTES

6.1 Local Trust Committee Minutes Dated June 15, 2017

For Information.

6.2 Section 26 Resolutions-without-meeting (RWM) Report Dated October 2017

Trustee Middleton noted the RWM for the First Nations 13 Moons Project and that he was pleased and proud of this work by the LTC.

Trustee Brent thanked the community for its involvement on the project.

David Osborne thanked the LTC for supporting this reconciliation initiative.

6.3 Advisory Planning Commission Minutes

none

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated October 2017

Chair Grams noted that he skipped over this item during the meeting returning to it stating all items were completed.

8. DELEGATIONS

none

9. CORRESPONDENCE

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

none

10. APPLICATIONS AND REFERRALS

Kate Emmings, Ecosystem Protection Specialist (EPS) with the Islands Trust Fund spoke to both items 10.1 and 10.2 at the same time.

10.1 Islands Trust Fund 5-Year Plan - Referral

EPS Emmings offered a history and background of the Trust Fund Board's work, vision and future. She spoke to the 5 year plan highlighting information pertinent to Saturna Island.

There was discussion on the following points:

- the matrix of analysis, what is prioritized and what is critical for conservation and protection;
- overlap with National Parks, not duplicating their work, sharing of mapping information;
- creating a community group to liaise with the Trust Fund Board;
- Gulf Islands National Parks Reserve (GINPR) and possible First Nations land claims.

SA-2017-17

It was MOVED and SECONDED

That the Saturna Island Local Trust Committee receive the draft Islands Trust Fund Five Year Plan for information.

CARRIED

10.2 Islands Trust Fund Regional Conservation Plan (2018-2027) - Referral

EPS Emmings introduced the Regional Conservation Plan as a 10 year approach. She spoke to Saturna's island profile from the plan which indicates areas for protection, for example, the entire Saturna coastline is a critical habitat for orca.

Trustee Brent pointed out that Madrone Environmental Services, cited on the list of contributors to the report, are paid contractors and questioned why they were credited.

EPS Emmings said the company does a lot of mapping work for the Trust Fund.

SA-2017-18

It was MOVED and SECONDED

That the Saturna Island Local Trust Committee receive the Islands Trust Fund Regional Conservation Plan (2018-2027) for information.

CARRIED

10.3 North Pender Island Local Trust Committee Bylaws No. 211 & 212 Referral

SA-2017-19

It was MOVED and SECONDED

That the Saturna Island Local Trust Committee respond to the North Pender Island Bylaw No. 211 & 212 referral with interests unaffected.

CARRIED

10.4 North Pender Island Local Trust Committee Bylaws No. 214 & 215 Referral

SA-2017-20

It was MOVED and SECONDED

That the Saturna Island Local Trust Committee respond to the North Pender Island Bylaw No. 214 & 215 referral with interests unaffected.

CARRIED

10.5 Capital Regional District (CRD) - Gulf Islands Regional Trails Plan

The trustees discussed the CRD Trails Plan referral individually. The following points were highlighted:

- the route is impressive with its interconnectivity but may not be realistic;
- the plan is not fiscally responsible with its hard pack trails requiring upkeep;
- no benefit for Saturna residents if off-islanders do the work;
- need for a trail to get foot traffic off the highway from the ferry.

By general consent the Saturna Island Local Trust Committee tabled further discussion and resolution of the Gulf Islands Regional Trails Plan referral to the October 23, 2107 Special Meeting.

10.6 SA-RZ-2012.1 (Nepenthe Holdings) - Staff Report

Bylaws No. 117 & 118

Planner Richardson reviewed the CIM and Public Hearing processes held earlier within this meeting and next steps for LTC consideration.

SA-2017-21

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee proposed Bylaw No. 117, cited as "Saturna Island Official Community Plan Bylaw No.70, 2000, Amendment No.1, 2017." be read a Second time.

CARRIED

SA-2017-22

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee proposed Bylaw No. 117, cited as "Saturna Island Official Community Plan Bylaw No.70, 2000, Amendment No.1, 2017." be read a Third time.

CARRIED

SA-2017-23

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee proposed Bylaw No. 117, cited as "Saturna Island Official Community Plan Bylaw No.70, 2000, Amendment No.1, 2017." be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

CARRIED

SA-2017-24

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee proposed Bylaw No. 117, cited as "Saturna Island Official Community Plan Bylaw No.70, 2000, Amendment No.1, 2017." be forwarded to the Minister of Municipal Affairs and Housing for Approval.

CARRIED

SA-2017-25

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee proposed Bylaw No. 118, cited as "Saturna Island, Land Use Bylaw No. 78, 2002, Amendment No.1, 2017." be read a Second time.

CARRIED

SA-2017-26

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee proposed Bylaw No. 118, cited as "Saturna Island, Land Use Bylaw No. 78, 2002, Amendment No.1, 2017." be read a Third time.

CARRIED

SA-2017-27

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee proposed Bylaw No. 118, cited as "Saturna Island, Land Use Bylaw No. 78, 2002, Amendment No.1, 2017." be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

CARRIED

10.7 SA-DVP-2016.1 (Henry) - Staff Report

Planner Richardson reviewed the application for a variance for a retaining wall in a setback. It was noted the Applicant was present

SA-2017-28

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee draft permit SA-DVP-2016.1 (Henry) as presented, be Approved.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

none

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report dated October 2017
For Information

12.1.2 Projects List Report Dated October 2017
For Information

12.2 Applications Report Dated October 201

For information

12.3 Trustee and Local Expense Report Dated August 2017

For Information

12.4 Adopted Policies and Standing Resolutions

For Information

12.5 Local Trust Committee Webpage

To be updated as required.

12.6 Chair's Report

Chair Grams commented on the Salt Spring Island referendum. While islanders have clearly spoken with their "no" vote, the will of the community to improve government within the current structure may be looked at, in the future, by opening up the *Islands Trust Act* for review.

12.7 Trustee Report

Trustee Middleton spoke about moving forward with reconciliation efforts with the traditional inhabitants of Saturna. He noted the proposed rewrite of the Official Community Plan preamble and the challenges with wording while wanting to deliver something to be proud of. The community will be further engaged at the dedication ceremony of the 13 Moons Project on November 8th. He said while contentious issues have surfaced, the work has been challenging but sees it as very important. Trustee Middleton also commented on the cell tower antenna siting protocol issue on Galiano and the trust-wide need to develop our own protocol which is currently in the works.

Trustee Brent also noted the importance of the antenna siting policy. He attended a Financial Planning Committee meeting yesterday and is working with the preliminary 2018 budget of 7.9 million dollars. He commented that constituent requests for specialty issues to be addressed puts pressure on the budget which could ultimately lead to a tax increase. He concluded by mentioning the Canada 150 celebration of an ice breaker ship which will be visiting Saturna next week.

12.8 Electoral Area Director's Report

none

12.9 Trust Fund Board Report Dated October 2017

Reviewed by EPS Emmings.

13. NEW BUSINESS

13.1 Federal Surplus Residential Property - Homeless Partnering Strategy

Planner Richardson reported that a home at 159 East Point Rd has been offered to assist with homelessness and transitional housing. There is interest from the Tsawout First Nation and a community group on Saturna Island.

SIPA MacRaidl noted the Tsawout would like to move forward with their interest on their own.

14. UPCOMING MEETINGS

14.1 Special Meeting - LUB Technical Review - Scheduled for 9:00 AM on October 23, 2017, Victoria Office Boardroom

14.2 Next Regular Meeting Scheduled for November 17, 2017 at the Community Hall, Saturna Island

15. TOWN HALL

Priscilla Ewbank commented that the Financial Planning Committee budget is not static, that it will grow and commended the Islands Trust as engaged and flexible as is the Trust Fund Board. Commenting on the CRD Trails Plan, she feels that something is needed.

Morgan Yates asked if, going forward, would future density transfer applications be referred to the Advisory Planning Commission for comment.

Chair Grams said applications are considered on a case by case basis.

John Money questioned the pricing of the CRD Trails Plan believing there was little local input.

Trustee Brent does not support the current CRD Trails Plan and has been involved, through the Southern Gulf Islands Economic Development Commission, with the Mayne Island plan which is more expensive.

Bill Sheffield also commented on the trails plan citing a need for something from the ferry to the store saying collaboration between jurisdictions may be beneficial, or get highways to build a sidewalk.

John Hutchinson feels everyone supports the idea of a trail and that the CRD is trying to mitigate liability by using off-island contractors for the work.

16. CLOSED MEETING
none

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:23 p.m.

George Grams, Chair

Certified Correct:

Lori Foster, Recorder