



ADOPTED

Saturna Island Local Trust Committee Minutes of Special Meeting

Date: October 23, 2017
Location: Islands Trust Victoria Office Boardroom
200-1627 Fort Street, Victoria, 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
Fiona XETXÁTTEN MacRaid, Senior Intergovernmental Policy
Advisor
Miles Drew, Bylaw Enforcement Manager
Lori Foster, Recorder

Public Present: There was 1 member of the public in attendance.

1. CALL TO ORDER

Chair Grams called the meeting to order at 9:15 AM. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions/changes to the agenda were presented for consideration:

Add to item 3.1 Staff Report Re: Community Information Meeting to discuss OCP
Amendment Text

Add 4. MINUTES

4.1 Local Trust Committee Minutes Dated October 19, 2017 (for
Adoption)

4.2 Record of Public Hearing Dated October 19, 2017 (for Receipt)

Add 5. REFERRALS

5.1 Capital Regional District (CRD) – Gulf Islands Regional Trails Plan
(request for comments)

Add 6. NEW BUSINESS

ADJOURNMENT renumbered as item 7.

By general consent the agenda as amended was Approved.

3. BUSINESS ITEMS

3.1 First Nations OCP Amendments – Discussion

Fiona XETXÁTTEN MacRaid, Senior Intergovernmental Policy Advisor (SIPA) reviewed the report “Community Information Meeting to discuss OCP Amendment Text”.

Discussion followed regarding holding a Community Information meeting to obtain feedback on amending the Official Community Plan to better reflect First Nations history in the Saturna Island Local Trust Area.

SIPA MacRaid noted the meeting/workshop would be geared to the existing community for now because of competitive First Nations interests.

SA-2017-29

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee ask Staff to schedule a Community Information Meeting involving a presentation on First Nations history and possible acknowledgement of that history in the Official Community Plan for December 10, 2017 at the Community Hall.

CARRIED

At 9:35 A.M. Miles Drew, Bylaw Enforcement Manger, joined the meeting.

SIPA MacRaid thanked the Saturna Island Local Trust Committee for moving forward with this project.

3.2 Land Use Bylaw (LUB) Review - Staff Report

By general consent, the following amendments to the Saturna Island Land Use Bylaw No. 78, 2002 taken from Attachment 1 (recommendations) of the Staff Report for this meeting were Approved:

1. Food Bus Temporary Use – do not proceed;
2. Campground Temporary Use – proceed;
3. Industrial Zoned Property – proceed;
4. Lighthouse Pub building – proceed;
5. House on Lot by the Pub – proceed;
6. Derelict automobiles – Staff to modify wording;
7. Saturna Ecological Education Centre – do not proceed;
8. National Park Reserve – proceed;
9. Density Clustering – clarify
10. Setbacks from the Sea – wording for specific requirements, proceed.

By general consent the redline review of the Saturna Island Land Use Bylaw No. 78, 2002 attached to the Staff Report with the following amendments were Approved.

- 1.1 Compliance – proceed;
- 1.2 Violation – review and proceed;
- 1.3 Penalty – proceed;
- 1.4 Inspection and Enforcement – Bylaw Staff provide wording, proceed;
- 2.1 Uses Permitted in any Zone – proceed;
- 2.2 Prohibited Uses – proceed;
- 2.3 General Height Regulations – proceed;
- 2.4 Accessory Buildings – proceed;
- 2.5 Setbacks from Watercourses and Natural Boundaries – middle ground use natural watercourse, proceed;
- 2.7 Covenants Against Buildings and Subdivision – proceed;
- 2.8 Enforcement of Siting Regulations – Other Permits – proceed;
- 2.9 Non-conforming use – proceed;
- 2.12 Determination of Residential Density – proceed;
- 2.14 Use of Crown Foreshore – remove, proceed;
- 2.16 Home Occupation Regulations - proceed
- 2.16.2 Home Occupation Regulations – add to the end of the sentence, detectable at the lot line – proceed;
- 2.16.5(2) allow retail sale of liquor; proceed;
- 2.16.6 Proceed;
- 2.16.6(6) strike the words “staying more than two consecutive nights”;
- 2.17 Home Based Industry Regulations –proceed:
- 2.17.3 Change for consistency throughout bylaw:
- 2.17.8 Remove
- 3.2.1 Zone Boundaries – clarify for consistency, proceed;
4. Rural Zoning Regulations – proceed;
- 4.4.3 Not consistent with 9.3.6. Remove 9.3.6, proceed;
- 4.5.1(1) Remove the word “Citizen” consider affordable seniors or special needs housing, proceed;
- 4.5.4 Legally non-conforming. Make consistent with 2.15, proceed;
5. Commercial Zoning Regulations – proceed;
6. Industrial Zoning Regulations – proceed;
- 6.1.1(14) change (14) to (13)
- 7.1.1 Sleeping accommodations –Staff to provide wording;
- 7.1.3 Strike entirely;
- 7.1.6 Same as Rural General;
8. Watershed Zoning Regulations – proceed;
9. Forestland Zoning Regulations – proceed;
- 10 Wilderness Reserve Regulations – proceed;
- 11.1.1(2) - discussed below the natural boundary. – hardening of shores, leave note;
- 11.2 Water Harvest Zone – no active leases, zone not needed;
- 11.2.3 Remove;

- 11.3.1.7 Boat ramps – revisit;
- 12.2 Strike in entirety;
- 12.5 Remove;
- 12.6 Remove;
- 12.7 Ensure there is current split lot provision in the bylaw;
- 12.9.4 Ensure wording is consistent with *LGA* provision
- 12.13 Do not change intent;
- 12.14 As above;
- 15.1.2 Take number out and move to zone
- 15.1.3 Update definition of “aquaculture”;
- 15.1.5 Remove “or finished grade”
- 15.1.7 Remove definition of “breezeway”;
- 15.1.8 Update definition of “building”;
- 15.1.10 Remove;
- 15.1.13 to 15.1.53 Proceed as indicated.

4. MINUTES

4.1 Local Trust Committee Minutes Dated October 19, 2017

SA-2017-30

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee minutes dated October 19, 2017 as presented, be Adopted.

CARRIED

4.2 Record of a Public Hearing Record Dated October 19, 2017

By general consent, the Saturna Island Local Trust Committee Public Hearing Record dated October 19, 2017 was received.

5. REFERRALS

5.1 Capital Regional District (CRD) – Gulf Islands Regional Trails Plan

SA-2017-31

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee endorse the building of the Capital Regional District Gulf Islands Trail Plan referral as presented but contract locally for construction.

CARRIED

6. NEW BUSINESS

SA-2017-32

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee cancel its November 17th regular business meeting.

CARRIED

Chair Grams opened the floor for an impromptu Town Hall as one member of the public was in attendance.

John Money had no questions for the LTC but would speak with Planner Richardson after the meeting.

4. ADJOURNMENT

By general consent the meeting was adjourned at 1:10 p.m.

George Grams, Chair

Certified Correct:

Lori Foster, Recorder