



ADOPTED

Saturna Island Local Trust Committee Minutes of Regular Meeting

Date: March 8, 2018
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, Legislative Clerk/Recorder

Others Present: There were approximately 20 members of the public present.

1. CALL TO ORDER

Chair Grams called the meeting to order at 12:33 p.m. He acknowledged that the meeting was being held in the territory of the Coast Salish First Nations and introduced the panel.

A member of the public commented that on Facebook the meeting was advertised for 1:00 p.m.; Chair Grams acknowledged this comment and asked the committee if they would like to adjust the agenda with regard to the Town Hall time, to accommodate late arrivals.

2. APPROVAL OF AGENDA

The committee agreed to amend the agenda by moving Item 3-Town Hall to after Item 9.

By general consent the agenda was approved as amended.

4. COMMUNITY INFORMATION MEETING

None

5. PUBLIC HEARING

None

6. MINUTES

6.1 Local Trust Committee Minutes Dated October 23, and December 10, 2017

By general consent the Local Trust Committee meeting minutes of October 23 and December 10, 2017 were adopted as presented.

6.2 Section 26 Resolutions-without-Meeting Report Dated March 2018

Received for information.

6.3 Advisory Planning Commission Minutes

None

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated March 2018

Received for information.

8. DELEGATIONS

None

9. CORRESPONDENCE

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

None

3. TOWN HALL AND QUESTIONS

In general the community members made comments regarding their concerns with the Speculation Tax and the issues around rental shortages and how island density, affordable housing, short-term vacation rentals, rental of cottages and recycled houses may be options to increase this shortage. The protection of the Coastal Douglas Fir through advocacy was also raised.

The Committee and the Island Planner addressed some questions from the community members.

10. APPLICATIONS AND REFERRALS

10.1 SA-RZ-2012.1 (Nepenthe Holdings) - Staff Memo - Bylaws No. 117 & 118

It was acknowledged that both interested parties were in attendance at the meeting: John Money, present; and applicant Alan Peretz, via telephone.

Planner Richardson, referring to his staff report, gave a quick summary that included some background information and rationale for the recommendations.

SA-2018-001

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 adopted.

CARRIED

SA-2018-002

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 adopted.

CARRIED

The applicant thanked the Planner and the Local Trust Committee for their hard work on this project.

10.2 Mayne Island Local Trust Committee Bylaw No 172 Referral

SA-2018-003

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee resolved their interests were unaffected by Mayne Island Local Trust Committee Bylaw No. 172.

CARRIED

10.3 Mayne Island Local Trust Committee Bylaw No 171 Referral

SA-2018-004

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee resolved their interests were unaffected by Mayne Island Local Trust Committee Bylaw No. 171.

CARRIED

10.4 North Pender Island Local Trust Committee Bylaws No. 116 & 117 Referral

SA-2018-005

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee resolved their interests were unaffected by North Pender Island Local Trust Committee Bylaws No. 216 & 217.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Land Use Bylaw (LUB) Technical Review - Staff Report

Planner Richardson gave a brief summary of his staff report. There was a discussion on suggested changes. He answered a couple of questions from the trustees and the public

regarding derelict vehicles, basically stating that there can be further amendments/strikeouts made to the bylaw if regulating derelict vehicles is not required.

The following changes were suggested:

- Section 2.19 – strike out
- Section 1.4.1 – add in “24 hours notification”

SA-2018-006

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee direct staff to prepare a Draft Land Use Bylaw incorporating the amendments contained in the draft Land Use Bylaw document with highlighted amendments dated March 1, 2018.

CARRIED

SA-2018-007

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee direct staff to prepare a draft Official Community Plan Bylaw amendment in order to identify the National Park Reserve Lands within the Saturna Island Local Trust area.

CARRIED

11.2 Secondary Suite Review - Staff Report

Planner Richardson gave a review of his staff report advising that this topic will be on the next Local Trust Committee business meeting agenda.

SA-2018-008

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee endorse the attached project charter regarding the implementation of Secondary Suites within the Saturna Island Local Trust Area.

CARRIED

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report dated March 2018

Planner Richardson reviewed the report advising that Fiona MacRaid had created a staff report for Item 1; however, the planning department had no time to review it before the meeting. He added that all the items 1 to 3 will be on the next meeting agenda.

12.1.2 Projects List Report Dated March 2018

Planner Richardson stated that all projects remain on the list.

12.2 **Applications Report Dated March 2018**

Planner Richardson advised that the first application being SA-RZ-2012.1 was dealt with today and will come off the report, and advised that all other applications are ongoing.

12.3 **Trustee and Local Expense Report Dated December 2017**

Received for information.

12.4 **Adopted Policies and Standing Resolutions**

Received for information.

12.5 **Local Trust Committee Webpage**

None

12.6 **Chair's Report**

Chair Grams invited the trustees to report out first.

12.7 **Trustee Report**

Trustee Brent reported that, as a member of the Financial Committee, there is an 8-million dollar budget and is moving towards approval, advising that this budget may include the addition of a Fresh Water Specialist; the continuing position of First Nations Specialist; new computers for newly-elected officials this year; and that he would be attending Trust Council next week.

Trustee Middleton stated he would like to introduce a motion at the "New Business" section of the agenda regarding the Speculation Tax, to take to Trust Council to modify the application of the tax.

Trustee Middleton reported that Park's Interim Management Plan failed with improper approach with first nations, and will be striking an interim plan that embraces solutions; that the Port of Metro Vancouver have put a slow-down speed zone in shipping lanes to protect the orca residents; that Trust Fund Board have identified species at risk at East Point; and are doing some fundraising to purchase the area to make a park.

Chair Grams reported that the Minister is agreeable to some *Islands Trust Act* changes, such as renaming of the Trust Fund Board to Islands Trust Conservancy; however, it took

little traction as the Minister is too busy to make legislative changes at this time. He spoke to the issue of tankers in the area and that there is some movement.

12.8 Trust Fund Board Report Dated November 2017

Received for information.

13. NEW BUSINESS

13.1 Housing Agreement Administration - Briefing

Received for information.

13.2 Japanese Canadian Historic Places Project - Briefing

Received for information.

13.3 Executive Committee re: Farm Industry Review Board and Aquaculture - Staff Memo and Attachment

Received for information.

13.4 New Item: Speculation Tax and March Trust Council

SA-2018-009

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee request that Executive Council place a debate about the Province's Speculation Tax on the agenda at the March Trust Council meeting, in order to arrive at a Federation-wide advocacy position to modify the application of the Speculation Tax on the Trust Area.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for April 12, 2018, at the Community Hall, Saturna Island

The committee advised that the next meeting has been rescheduled to April 27, 2018, at the Community Hall.

15. TOWN HALL

Community members spoke in favour of a Water Specialist for the Trust Area; there was a discussion around rainwater catchment and the limiting of potable water no longer being a requirement.

Trustee Middleton asked staff to put the Ministry of Transportation and Infrastructure's Fresh Water requirements for subdivisions on the next Local Trust Committee meeting agenda.

Principle housing and long-term rentals were acceptable to the community to assist in the affordable housing issues; the Speculation Tax was discussed again, along with an exemption clause for the OCP addressing affordable housing.

Generally, the members of the public expressed appreciation for the committee taking the affordable housing issue so seriously.

Trustee Brent thanked the community for attending and taking the time to give the committee their input.

SA-2018-010

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee request that staff investigate an exclusion clause addressing affordable housing in the Official Community Plan.

CARRIED

16. CLOSED MEETING

16.1 Motion to Close the Meeting

SA-2018-011

It was MOVED and SECONDED,

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3 s. 90(1) [a & d] for the purpose of considering:

- Adoption of In-Camera Meeting Minutes Dated June 15, 2017
- APC Memberships Term

AND that the recorder and staff attend the meeting.

CARRIED

16.2 Recall to Order

Chair Grams recalled the regular meeting to order at 2:42 p.m.

16.3 Rise and Report

There was no reporting out from the In-Camera session.

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:43 p.m.

George Grams, Chair

Certified Correct:

Sharon Lloyd-deRosario, Recorder