



# ADOPTED

## Saturna Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** June 14, 2018  
**Location:** Saturna Island Community Hall  
105 East Point Road, Saturna Island, BC

**Members Present:** George Grams, Chair  
Paul Brent, Local Trustee  
Lee Middleton, Local Trustee

**Staff Present:** Gary Richardson, Island Planner/Recorder

**Public Present:** There were 8 members of the public present.

#### 1. CALL TO ORDER

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

Priscilla Ewbank asked for a fulsome report regarding the First Nations Relationship Building Project.

Chair Grams responded that this project will be addressed under item 7.1.1.

Morgan Yates Morgan Yates expresses satisfaction and appreciation for the secondary suites bylaw and sensitivity to areas of high density.

#### 4. COMMUNITY INFORMATION MEETING

None

#### 5. PUBLIC HEARING

None

#### 6. MINUTES

##### 6.1 Local Trust Committee Minutes Dated April 27, 2018

The following amendments to the minutes were presented for consideration:

- Page 4, paragraph 2: Change “Draft 1” to “Draft 2”.

Trustee Middleton indicated that Chair Gram’s commendation of Trustee Brent’s work on the Financial Planning Committee was not included in item 12.7. Trustee Brent said it was ok that the minutes did not reflect this.

**By general consent** the minutes were adopted as amended.

**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 June 2018**

**7.1.1 First Nations Relationship-Building**

Planner Richardson was asked to get a legal opinion and is awaiting Managers sign-off which should be available for the next business meeting.

The resignation of Senior Intergovernmental Policy Advisor MacRaid was discussed and included following through with the body of work already in place.

*Items 9 and following were addressed next as the delegation had not yet arrived.*

**8. DELEGATIONS**

**8.1 Tom Mommsen & Risa Smith - Solar Energy & Salish Sea Renewable Energy Coop - Power Point Presentation**

At 1:40 p.m. the meeting moved to adjournment as the delegation was still absent. It was noted that this group would be presenting at Trust Council next week.

**9. CORRESPONDENCE**

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

None

## 10. APPLICATIONS AND REFERRALS

### 10.1 SA-RZ-2018.1 (Hall/Crooks) - Staff Report & Draft Bylaws No. 220 & 221

Planner Richardson reviewed the report and presented the draft bylaws for consideration and first reading.

#### **SA-2018-021**

##### **It was Moved and Seconded,**

That Saturna Island Local Trust Committee Draft Bylaw No. 120 cited as "Saturna Official Community Plan Bylaw No. 70, 2000, Amendment No.1, 2018" be read a First time.

**CARRIED**

#### **SA-2018-022**

##### **It was Moved and Seconded,**

That Saturna Island Local Trust Committee Draft Bylaw No. 121 cited as "Saturna Island Land Use Bylaw No. 78, 2002, Amendment No.1, 2018" be read a First time.

**CARRIED**

#### **SA-2018-023**

##### **It was Moved and Seconded,**

That the Saturna Island Local Trust Committee directs staff to schedule a public hearing for Bylaw No. 120 cited as "Saturna Official Community Plan Bylaw No. 70, 2000, Amendment No.1, 2018" and Bylaw No. 121 cited as "Saturna Island Land Use Bylaw No. 78, 2002, Amendment No.1, 2018".

**CARRIED**

#### **SA-2018-024**

##### **It was Moved and Seconded,**

That the Saturna Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 120 cited as "Saturna Official Community Plan Bylaw No.70, 2000, Amendment No.1, 2018" and Bylaw No. 121 cited as "Saturna Island Land Use Bylaw No. 78, 2002, Amendment No.1, 2018" are not contrary or at variance with the Islands Trust Policy Statement.

**CARRIED**

## 11. LOCAL TRUST COMMITTEE PROJECTS

### 11.1 Land Use Bylaw (LUB) Review - Staff Report & Draft Bylaw 119

Planner Richardson reviewed the amendments and LTC requested changes since the last meeting and introduced new issues that had developed since the last meeting:

- Mr. Money would like to include a portion of his marina into the same zoning as the upland marina;
- Allowing commercial use on the government dock;

- An application to increase the size the government dock is in the works therefore increase the zoning to accommodate this;
- Removed the National Park amendment which would have included an Official Community Plan (OCP) amendment thus creating more time in approving the LUB amendments which only have to go to the Executive Committee for approval and not the minister;
- Concerns over the tent sites.

Trustee Brent requested that trailers be included as a permitted residence. This is currently allowed on Mayne Island and also addresses affordable housing.

Trustee Middleton wanted to ensure the National Park amendments continue.

Discussion about structures in the foreshore to include boathouses in that zoning and defining boathouse story, height and setbacks ensued.

Screening solutions for campgrounds was discussed as there are no setbacks for tents other than the building setbacks for structures which is 10 feet.

**Priscilla Ewbank** asked about using the Advisory Planning Commission (APC) to consider and offer input to these proposed changes.

Discussion continued on the upland zoning and the Money marina.

**Morgan Yates** asked if the APC was given a strict turn-around time for reporting would the LTC consider forwarding the LUB to the APC for comment.

**SA-2018-025**

**It was Moved and Seconded,**

That the Saturna Island Local Trust Committee direct staff to amend the current Land Use Bylaw draft by incorporating the amendments itemized in the staff report prepared for the June 14, 2018 LTC meeting and that staff be requested to prepare an RWM for consideration of first reading and scheduling of a public hearing.

**CARRIED**

**SA-2018-026**

**It was Moved and Seconded,**

That the Saturna Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 119 cited as "Saturna Land Use Bylaw Bylaw No.119, 2018 is not contrary or at variance with the Islands Trust Policy Statement.

**CARRIED**

**11.2 Secondary Suites - Staff Report & Draft Bylaws No. 122 & 123**

Planner Richardson and the LTC discussed the staff report and bylaws which, if approved, would allow a secondary suite in every residence of the Saturna Island Local Trust Area.

**SA-2018-027**

**It was Moved and Seconded,**

That Saturna Island Local Trust Committee Draft Bylaw No. 122 cited as “Saturna Official Community Plan Bylaw No. 70, 2000, Amendment No.2, 2018” be read a First time.

**CARRIED**

**SA-2018-028**

**It was Moved and Seconded,**

That Saturna Island Local Trust Committee Draft Bylaw No. 123 cited as “Saturna Island Land Use Bylaw No. 78, 2002, Amendment No.2, 2018” be read a First time.

**CARRIED**

**SA-2018-029**

**It was Moved and Seconded,**

That the Saturna Island Local Trust Committee directs staff to schedule a public hearing for Bylaw No. 122 cited as “Saturna Official Community Plan Bylaw No. 70, 2000, Amendment No.2, 2018” and Bylaw No. 123 cited as “Saturna Island Land Use Bylaw No. 78, 2002, Amendment No.2, 2018.”

**CARRIED**

**SA-2018-030**

**It was Moved and Seconded,**

That the Saturna Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 122 cited as “Saturna Official Community Plan Bylaw No. 70, 2000, Amendment No.2, 2018” and Bylaw No. 123 cited as “Saturna Island Land Use Bylaw No. 78, 2002, Amendment No.2, 2018” are not contrary or at variance with the Islands Trust Policy Statement.

**CARRIED**

Planner Richardson asked the LTC if they wished to forward this item to the APC.

**By General Consent** the Saturna Island Local Trust Committee chose not to forward this item to the Advisory Planning Commission (APC).

**12. REPORTS**

**12.1 Work Program Reports**

**12.1.1 Top Priorities Report dated June 2018**

No changes.

**12.1.2 Projects List Report Dated June 2018**

Full house with priorities before even getting to the projects. Leave for next term.

**12.2 Applications Report Dated June 2018**

No questions.

**12.3 Trustee and Local Expense Report Dated March 2018**

No questions.

**12.4 Adopted Policies and Standing Resolutions**

For information.

**12.5 Local Trust Committee Webpage**

No discussion.

**12.6 Chair's Report**

Chair Grams reported that the Executive Committee is preparing for Trust Council which is being held on Saturna next week; his cross-border meetings regarding the coast guards and their spill response ability which included input from First Nations who are a wealth of information. Chair Grams also noted a joint letter with San Juan County for a shared rescue tug.

**12.7 Trustee Report**

Trustee Brent attended a Financial Planning Committee meeting and a Southern Gulf Islands Community Economic Sustainability Commission (CESC) meeting with a focus on affordable housing.

Trustee Middleton elaborated on the CESC meeting, that he and Trustee Brent were invited as advocates for the changes to the government dock, formerly a DFO dock and "owned" by the CRD Harbours Commission; the transfer has now taken place.

**12.8 Trust Fund Board Report Dated May 2018**

Chair Grams noted the long anticipated name change of the Trust Fund Board to Islands Trust Conservancy has now been finalized and a letter thanking the minister has been sent.

**13. NEW BUSINESS**

None

**14. UPCOMING MEETINGS**

**14.1 Next Regular Meeting Scheduled for October 4, 2018 at the Community Hall, Saturna Island**

A Special Local Trust Committee Meeting will be held on July 28, 2018 at 1:00 p.m., at the Saturna Recreation & Cultural Center with food to be arranged.

**15. TOWN HALL**

**Priscilla Ewbank** inquired about the future of the First Nations relationship building project on Saturna in light of the departure of SIPA MacRaild whom she found innovative, stimulating and hard working.

The LTC responded that the work is ongoing and will continue to be woven into the fabric of Islands Trust as a whole.

**Morgan Yates** thanked the LTC for their APC discussion earlier then asked how the secondary suites bylaws would affect strata arrangements like Blackbird Hill Estates.

The LTC responded that water districts and strata regulations currently prohibit secondary suites or exclude the use.

**16. CLOSED MEETING**

None

**17. ADJOURNMENT**

**By General Consent** the meeting was adjourned at 1:40 p.m.

---

George Grams, Chair

Certified Correct:

---

Lori Foster, Recorder (Transposed from audio recording)