



Islands Trust

**SATURNA ISLAND LOCAL TRUST COMMITTEE
BUSINESS MEETING AGENDA
12:30 PM, WEDNESDAY, OCTOBER 27, 2010
AT THE SATURNA ISLAND RECREATION AND CULTURAL CENTRE
104 HARRIS ROAD, SATURNA ISLAND, B.C.**

***Approximate** time is provided for the convenience of the public only and is subject to change without notice.

	Page #	*Approx. Time*
1. CALL TO ORDER		12:30 pm
2. APPROVAL OF AGENDA		
2.1 Additions/Deletions		
2.2 Questions from public on Agenda Items		
3. COMMUNITY INFORMATION MEETING - none		
4. PUBLIC HEARING - none		
5. PREVIOUS MEETINGS		
5.1 Adopted Local Trust Committee Minutes - for information only		12:45 pm
5.1.1 Adopted Minutes of August 25, 2010 Local Trust Committee Business Meeting (attached)	1	
5.2 Public Hearing Records and Community Information Meeting Notes – for information only		
5.2.1 Record of August 25, 2010 Public Hearing (attached)	8	
5.3 Section 26 Resolutions-without-meeting (attached)	11	
5.4 Advisory Planning Commission - none		

- 6. BUSINESS ARISING FROM THE MINUTES** 12:50 pm
- 6.1 Follow-up Action Report** (attached) **12**
- 7. DELEGATIONS** -none
- 8. CORRESPONDENCE** (attached) 1:00 pm
[correspondence received concerning applications and/or projects is considered with the application]
- 8.1 C. Reif, Saturna Community Housing Society** **14**
letter dated September 4, 2010 re: Saturna Island Housing Needs Assessment and OCP Study
 - Staff recommends that the LTC discuss requests being made in the letter and direct staff accordingly.
- 8.2 Letter from Joan Combes dated October 26, 2010, regarding Draft Bylaw 102** – late item
- 8.3 a Email from Deborah Gibson dated October 24, 2010, regarding Draft Bylaw 102**– late item
- 8.3 b Email from Deborah Gibson dated October 25, 2010, regarding Draft Bylaw 102**– late item
- 8.4 Email from Susan Jamieson - McLarnon dated October 25, 2010, regarding Draft Bylaw 102**– late item
- 8.5 Email from Dr. Izabela Z. Schultz dated October 26, 2010, regarding Draft Bylaw 102**– late item
- 8.6 Email from Stephen Morris dated October 26, 2010, regarding Draft Bylaw 102**– late item
- 8.7 Email from Susan Jamieson - McLarnon dated October 25, 2010, regarding Draft Bylaw 102**– late item
- 8.8 Email from Bruce Hunter dated October 26, 2010, regarding Draft Bylaw 102**– late item
- 8.9 Email from Dave Paton dated October 26, 2010 regarding Draft Bylaw 102**– late item
- 8.10 Letter from Michael Goodhelpson, MoTI, dated October 7, 2010 regarding Quarry Trail**– late item
- 8.11 Letter from Michael Payne dated October 20, 2010 regarding Draft Bylaw 102**– late item
- 9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS** - none 1:10 pm

9.1	Trust Fund Board Regional Conservation Plan 2011-2015 – referral for comment (attached under separate cover)	
10.	LOCAL TRUST COMMITTEE PROJECTS	1:30 pm
10.1	East Point Development Permit Area (pending)	
11.	REPORTS	
11.1	Work Program Reports – for information	2:15 pm
11.1.1	Saturna Island Local Trust Committee Work Program - Report dated October, 2010 (attached)	16
11.1.2	Excerpt from the 2008-2011 Trust Council Strategic Plan (attached)	18
11.2	Applications Report – for information	
11.2.1	Saturna Island Applications Report dated October, 2010 (attached)	26
11.3	Bylaw Enforcement Report - none	
11.4	Expense/Budget Reports	
11.4.1	Trustee and Local Expenses (attached) – for information	28
11.4.2	Draft 2011 – 2012 Budget Requests (attached)	29
11.5	Policies and Standing Resolutions Report (attached) – for information	38
11.6	Saturna Island LTC Web Page (attached) – for information	40
11.7	Chair’s Report	
11.8	Trustee Report	
12.	NEW BUSINESS	2:45 pm
12.1.	Next Business Meeting scheduled for 12:30 pm, December 1, 2010, Saturna Island Community Hall	
12.2	Draft LTC Meeting Schedule for 2011 (attached)	42
12.3	BC Hydro 2010/2011 Woodpole Test and Treat Program (attached under separate cover)	43
12.4	Saturna APC Appoints Expiring January 1, 2010 (attached)	44
13.	TOWN HALL MEETING	3:15 pm
14.	ADJOURNMENT	3:45 pm

ADOPTED

**MINUTES OF THE SATURNA ISLAND
LOCAL TRUST COMMITTEE MEETING
HELD ON WEDNESDAY, AUGUST 25, 2010 AT 10:00 AM
AT THE COMMUNITY HALL, SATURNA ISLAND, B.C.**

PRESENT:	Peter Luckham Beverley Neff John Money Gary Richardson	Chair Local Trustee Local Trustee Island Planner/Minute Taker
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There were twelve (12) members of the public in attendance at the start of the meeting

1. CALL TO ORDER

Chair Luckham called the meeting to order at 10:25 a.m.

2. APPROVAL OF AGENDA

2.1 Additions/Deletions

The following items were added to the agenda.

8.2 - Email from Michel Bourassa dated August 13, 2010 regarding shelter at Thomson Park

The agenda as amended was approved by consensus.

2.2 Questions from public on Agenda Items

None

3. COMMUNITY INFORMATION MEETING

None

The Local Trust Committee Business Meeting was closed at 10:30 PM

4. PUBLIC HEARING

- 4.1 Proposed Bylaw No. 99 (Water Cisterns at East Point)
- 4.2 Proposed Bylaw No. 100 (Storage and Utility Buildings)
- 4.3 Proposed Bylaw No. 101 (Greenhouse Gas Emissions Reduction)

See Public Hearing Record of the same date.

The Local Trust Committee Business Meeting re-opened at 12:35 PM

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes for Information only.

5.1.1 Minutes of June 23, 2010 Local Trust Committee Meeting

5.2 Public Hearing Records and Community Information Meeting Notes.

5.2.1 Notes of June 19, 2010 Community Information Meeting

5.2 Section 26 Resolutions-without-meeting

Planner Richardson explained the RWMs passed since the last LTC meeting.

5.3 Advisory Planning Commission - none

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Richardson gave a verbal report.

7. DELEGATIONS

None

8. CORRESPONDENCE

8.1 Letter dated June 21, 2010 from Noel Schacter and Elizabeth Simpson

Staff instructed to respond to letter.

8.2 Email from Michel Bourassa regarding shelter at Thomson Park

The options regarding the construction of a picnic shelter in Thomson Park were discussed.

Resolution SA-LTC-39-2010

It was Moved and Seconded that the Saturna Island Local Trust Committee sponsor funds for a Temporary Use Permit application for a picnic shelter in Thomson Park.

CARRIED

Staff was instructed to advise Michel Bourassa of the LTC's decision.

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

None

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Proposed Bylaw No. 99 cited as “Saturna Island Land Use Bylaw 78, 2002, Amendment No. 1, 2009”

The following amendments to proposed bylaw 99 were suggested by planner Richardson:

Removing the words “the building is” and replacing them with “a building on the lot is”;

Removing the words “4800 imperial gallons” and replacing them with “21820 litres (4800 gallons)”;

Removing the following: “2.18(1) Cisterns may be sited within 3 metres (10 feet) of a public highway, subject to obtaining approval from the Ministry of Transportation and Infrastructure”; and

Removing section 2 in its entirety and replacing it with the following: “2. “By amending subsection 15.1.45 by deleting it in its entirety and replacing it with: “ 15.1.45 “structure” means any construction fixed to, supported by, or sunk into land or water, but excludes concrete and asphalt paving and similar surfacing, septic tanks, sewage disposal fields, and buried water tanks.”.

Resolution SA-LTC-40-2010

It was moved and Seconded that Proposed Bylaw No. 99 cited as, “Saturna Island Land Use Bylaw 78, 2002, Amendment No. 1, 2009” be amended as per planner Richardson’s suggested amendments.

CARRIED

Resolution SA-LTC-41-2010

It was moved and Seconded that Proposed Bylaw No. 99 cited as, “Saturna Island Land Use Bylaw 78, 2002, Amendment No. 1, 2009” be given Third Reading as amended.

CARRIED

Resolution SA-LTC-42-2010

It was Moved and Seconded that Proposed Bylaw No. 99 cited as, “Saturna Island Land Use Bylaw 78, 2002, Amendment No. 1, 2009” be forwarded to the Executive Committee of the Islands Trust for approval.

CARRIED

10.2 Proposed Bylaw No. 100 cited as “Saturna Island Land Use Bylaw 78, 2002, Amendment No. 1, 2010”

Trustee Neff suggested an amendment to proposed bylaw 100 that would require water catchment and storage for all new storage buildings.

Trustee Neff’s request was discussed.

Resolution SA-LTC-43-2010

It was Moved and Seconded that Proposed Bylaw No. 100 cited as “Saturna Island Land Use Bylaw 78, 2002, Amendment No. 1, 2010” be given Second Reading.

CARRIED

Resolution SA-LTC-44-2010

It was Moved and Seconded that Proposed Bylaw No. 100 cited as, “Saturna Island Land Use Bylaw 78, 2002, Amendment No. 1, 2010” be given Third Reading.

CARRIED

Resolution SA-LTC-45-2010

It was Moved and Seconded that Proposed Bylaw No. 100 cited as, “Saturna Island Land Use Bylaw 78, 2002, Amendment No. 1, 2010” be forwarded to the executive committee of the islands trust for approval.

CARRIED

10.3 Saturna Island Local Trust Committee Proposed Bylaw No. 101 cited as “Saturna Island Official Community Plan Bylaw No. 70, 2000, Amendment No. 1, 2010”

Resolution SA-LTC-46-2010

It was Moved and Seconded that Proposed Bylaw No. 101 cited as, “Saturna Island Official Community Plan Bylaw No. 70, 2000, Amendment No. 1, 2010” be given Third Reading.

CARRIED

Resolution SA-LTC-47-2010

It was moved and seconded that Proposed Bylaw No. 101 cited as, “Saturna Island Official Community Plan Bylaw No. 70, 2000, Amendment No. 1, 2010” be forwarded to the Executive Committee of the Islands Trust for approval.

CARRIED

Resolution SA-LTC-48-2010

It was moved and seconded that Proposed Bylaw No. 101 cited as, "Saturna Island Official Community Plan Bylaw No. 70, 2000, Amendment No. 1, 2010" be forwarded to the Minister of Community and Rural Development for approval.

CARRIED

11. REPORTS

11.1 Work Program Reports

11.1.1 Saturna Island Local Trust Committee Work Program

Staff was directed to amend the top priorities as follows:

Priority No. 1 was amended by removing the existing items listed under present activity and replacing it with "Prepare a draft bylaw that would place the centre portion of the East Point peninsula in a development permit area for the purpose of water conservation. Prepare a list of recommended advocacy statements to support water conservation with the Saturna Island Local Trust Committee area."

Priority No. 2 was removed in its entirety and replaced with "Park Zoning" as the description and "amend zoning and OCP designations on park lands" as the activity.

Priority No. 3 was removed in its entirety and replaced with "Development approval information bylaw" as the description and "review recently developed DAI bylaws and adapt for Saturna DPA" as the activity.

Staff was directed to amend the project list by:

Removing projects 1 and 2 as they have been moved to the top priority list;

Adding water catchment and storage for storage and accessory buildings as project no.10; and

Renumbering the list accordingly.

Resolution SA-LTC-49-2010

It was Moved and Seconded that the work program be amended as referenced above.

CARRIED

Staff was requested to determine if there are any funds available to carry out an affordable housing needs assessment

11.1.2 Excerpt from the 2008-2011 Trust Council Strategic Plan – ongoing

Chair Luckham stated that there will be a new strategic plan presented at September Trust Council.

11.2 Application Report

11.2.1 Saturna Island Application Report

Staff reviewed the application report

11.3 Bylaw Enforcement Report

None

11.4 Expense/Budget Reports

11.4.1 Trustee and Local Expenses

For information

11.5 Policies and Standing Resolutions Report

For information

11.6 Saturna Island LTC Web Page

Staff was requested to put current versions of Proposed Bylaw Nos. 99, 100 and 101 on the website.

11.7 Chair's Report

Chair Luckham reported that the Executive Committee will be meeting with the Agricultural Land Commission. He added that Trustee remuneration is being reviewed and that he will be attending UBCM in September.

11.8 Trustee Report

Trustee Neff stated that it has been quiet except for the preparations for this meeting. She added that she will be attending Trust Council (TC) in September.

Trustee Money had nothing to report other than he will be unable to attend TC in September.

12. NEW BUSINESS

12.1 Next Business Meeting scheduled for 12:30 PM October 27, 2010, Saturna Island Recreation and Cultural Centre.

12.2 Community Stewardship awards

Staff was instructed to make appropriate preparations for award presentation including inviting the runner up.

13. TOWN HALL MEETING

No comments were made.

14. ADJOURMENT

The Chair adjourned the meeting at 2:03 PM.

RECORDER

CHAIR

**RECORD OF THE SATURNA ISLAND
LOCAL TRUST COMMITTEE PUBLIC HEARING
REGARDING PROPOSED BYLAW NO. 99
(EAST POINT WATER CAPTURE AND STORAGE),
PROPOSED BYLAW NO. 100 (STORAGE AND UTILITY BUILDINGS) AND
PROPOSED BYLAW NO. 101 (GREENHOUSE GAS EMISSIONS REDUCTION)
HELD ON WEDNESDAY, AUGUST 25, 2010 AT 10:25 P.M.
AT THE COMMUNITY HALL, SATURNA ISLAND BC**

PRESENT:	Peter Luckham	Chair
	Beverley Neff	Local Trustee
	John Money	Local Trustee
	Gary Richardson	Island Planner/Minute Taker

There were twelve (12) members of the public in attendance.

Chair Luckham stated that after the public hearing the Trustees could not receive any new information. He then read the opening statement for the Public Hearing to consider: Proposed Bylaw 99, cited as "Saturna Island Land Use Bylaw 78, 2002, Amendment No.1, 2009" – East Point Water Capture and Storage and Proposed Bylaw No. 100 cited as, "Saturna Island Land Use Bylaw No.78, 2002, Amendment No.1, 2010" – Storage and Utility Buildings and Proposed Bylaw No. 101, cited as "Saturna Island Official Community Plan Bylaw No. 70, 2000, Amendment No. 1, 2010 – GHG Emissions Reductions.

Planner Richardson referred to the Notice of Public Hearing. He reminded the audience that after this public hearing the Local Trust Committee (LTC) cannot receive any further comments or enter into discussion on this proposed bylaws. If new information is received by the LTC, then a new public hearing would be required.

4.1 Proposed Bylaw No. 99 (East Point Water Capture and Storage)

Planner Richardson explained the purpose of Proposed Bylaw No. 99 and read out the agency referrals and public submissions.

Chair Luckham started a speakers list for people wanting to comment on Proposed Bylaw No. 99.

Loren Smith asked if this bylaw would apply to the construction of a small house.

Chair Luckham stated that there is a trigger for size with respect to additions and that applying for a variance is always an option.

Glen Welton suggested that the way the bylaw is written it would only allow the cistern to be hooked to water catchment on the house. He also pointed out that the bylaw does not state that the water needs to be potable. He suggested that the bylaw is not clear and may be open to interpretation.

Brian Dixon-Warren stated that he supported the bylaw in its present form. He also stated that he only uses rainwater and that he has 14000 gallons of storage capacity. He stated concerns about the small storage size of the cistern required in the bylaw as there may be problems in the future if there are long dry spells or a leak occurs. He suggested that this bylaw may lead to a more rigorous bylaw in the future.

Joan Hoskinson stated that she supports the idea of preserving water. She suggested that this bylaw does not address the large leak that occurred that triggered this matter. She also stated that the bylaw does not require an automatic pump shut off. She also suggested that people can build a water catchment and storage system and still not use it and continue to use well water.

Glen Welton asked, how would people that store water, ensure its good to consume.

Chair Luckham stated that we are working within the authority we have.

Trustee Neff suggested that the water user's network could address some of the other concerns.

4.2 Proposed Bylaw No. 100 (Storage and Utility Buildings)

Planner Richardson explained the purpose of the Proposed Bylaw No. 100 and read out the agency referrals.

Chair Luckham started a speaker's list for people wanting to comment on Proposed Bylaw No. 100.

Loren Smith asked if people can reside in these buildings

Planner Richardson stated that they could not.

Joan Hoskinson stated that 656 square feet is a large building and that they may be used a residence.

Trustee Money stated that people need a building to store things.

Planner Richardson suggested that the larger size of 656 square feet was suggested by a Saturna resident at one of the community information meetings as the size required if the building was to be used for a two car garage.

Brian Dixon-Warren asked if the CRD can police the use of these buildings adequately?

Chair Luckham stated that he did not know.

Beverly Vreeswijk stated that she doesn't accept that 646 square feet is required for a two car garage it could be reduced to 400 square feet.

Glen Welton the size is not that important as a 400 square foot building could be lived in just as easily as a 646 square foot building.

4.3 Proposed Bylaw No. 101 (GHG Emissions Reductions)

Planner Richardson explained the purpose of the Proposed Bylaw No. 101 and read out the agency referrals.

Chair Luckham started a speaker's list for people wanting to comment on Proposed Bylaw No. 101.

Ilio Bertolami, "a concerned citizen", asked if the LTC initiated this bylaw.

Chairperson Luckham answered that the province was requiring this.

Ilio Bertolmai asked what the LTC used as scientific basis for this bylaw.

Trustee Money stated that the LTC was not given scientific data but was instructed by the Provincial Government to address GHG in our by-laws or have our Community Plan frozen by the Provincial Government.

Ilio Bertolami asked if its not based on science what is it based on?

Joan Hoskinson asked about the scope of these policies, do they pertain to individuals.

Planner Richardson explained how policies in the OCP guide the LTC.

Ilio Bertolami referenced a 1996 report prepared by the United Nations regarding climate change.

Chair Luckham stated that we are not here to debate climate change.

Ilio Bertolami stated that he is against the bylaw. He also stated that there is an abundance of solar energy. He also suggested that the burning of plastic and fluoride in water should be addressed.

Chair Luckham asked three times for any further questions or comments; there being none the Chair declared the hearing closed.

The Public Hearing was adjourned at 11:40 am.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD.

RECORDER

CHAIR



RWM From: August 17, 2010 To: October 15, 2010

Saturna Island

Resolution #	Action	Resolution Description	Resolution Date
2010-15	In Favour	THAT Saturna Island Local Trust Committee Meeting Minutes of August 25 2010 be Adopted; and THAT Saturna Island Local Trust Committee Public Hearing Record of August 25, 2010 be received.	Oct 15, 2010
2010-14	In Favour	THAT Saturna Island Local Trust Committee Business Meeting scheduled for November 9, 2010 be rescheduled to October 27, 2010.	Oct 08, 2010
2010-13	In Favour	THAT Saturna Island Local Trust Committee Business Meeting scheduled for October 27, 2010 be rescheduled to November 9, 2010.	Sep 21, 2010
2010-12	In Favour	THAT Saturna Island Local Trust Committee Proposed Bylaw No. 100 cited as "Saturna Island Land Use Bylaw 78, 2002, Amendment No. 1, 2010" be Adopted.	Sep 15, 2010
2010-11	In Favour	THAT Saturna Island Local Trust Committee Proposed Bylaw No. 99 cited as "Saturna Island Land Use Bylaw 78, 2002, Amendment No. 1, 2009" be Adopted.	Sep 15, 2010



Islands Trust

Follow Up Action Report w/ Target Date

Print Date: Oct-19-2010

Saturna Island Apr-28-2010

No.	Activity	Responsibility	Target Date	Status
1	Staff to prepare draft LTC Budget for fiscal year.	Gary Richardson	May-31-2010	On Going

Aug-25-2010

No.	Activity	Responsibility	Target Date	Status
2	Staff to respond to letter from Noel Schacter and Elizabeth Simpson dated June 21, 2010.	Gary Richardson		Done

3	Staff to respond to email from Michel Bourassa regarding the proposed shelter at Thompson Park	Gary Richardson		Done
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4	Proposed Bylaw 99 (East Point water catchment and storage) to be amended - see minutes to be amended to show 3rd reading to be forwarded to the executive committee for approval	Kathy Jones Gary Richardson		Done
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5	Proposed Bylaw 100 (Storage buildings) to be amended to show 2nd and 3rd readings to be forwarded to the executive committee for approval	Kathy Jones		Done
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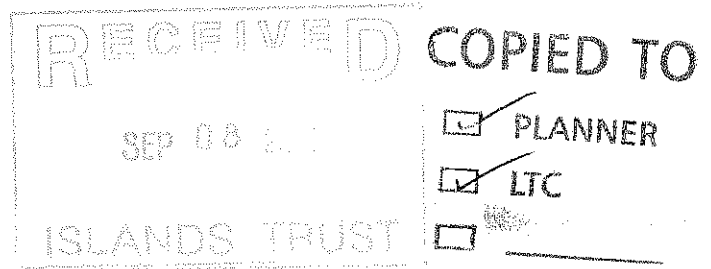
6	Proposed Bylaw 101 (GHG) to be amended to show 3rd reading to be forwarded to the executive committee for approval to be forwarded to the Minister of Community and Rural Development for approval	Kathy Jones		Done
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7	Work program priorities to be amended (see minutes)	Gary Richardson	Done
8	Project list to be amended (see minutes)	Gary Richardson	Done
9	Staff to determine if there are any funds available to carry out an affordable housing needs assessment.	Gary Richardson	On Going
10	Web site to be amended by putting current versions of Bylaws 99, 100 and 101 on.	Kathy Jones	Done
11	Staff to prepare for presentation of community stewardship award.	Gary Richardson	Done

September 4, 2010

Saturna Community Housing Society
Box 200, Saturna Island, B.C.

Saturna Island Local Trust Committee
c/o Gary Richardson, Island Planner
Islands Trust
200-1627 Fort Street, Victoria V8V 1H8



Re: Saturna Island Housing Needs Assessment and OCP study

The board of the Saturna Community Housing Society wishes to request that the Saturna Island Local Trust Committee seek to include sufficient funds in their 2011-12 budget to conduct a Housing Needs Assessment, in accordance with the advice in section 4.3 of the recently created “Islands Trust Community Housing ‘Tool Kit’”.

Also in accordance with the ‘Tool Kit’ (section 4.2) we request that a staff report be done as soon as possible on ways that the Saturna Island Official Community Plan might be made more supportive of affordable housing, taking into account measures incorporated in or recommended by other islands in the Trust Area.

We believe that these two steps, a housing needs assessment and a report on ways used to make OCP’s more supportive of affordable housing opportunities are needed before the community is able to devise an Affordable Housing Strategy (per section 4.4), or amend the OCP in ways supportive of that Strategy.

Finally, in recalling the map created during a previous OCP review that highlighted lands which the community would value as parkland, should the opportunity to acquire them were to arise, we wonder whether a similar map might be constructed outlining those lands which would be appropriate for locating affordable housing, should the opportunity arise. As we know, neither map would have any coercive effect on property owners, but instead help the community distinguish highest priorities from “non-flyers”.

With respect,

Charles Reif, president
Saturna Community Housing Society

DRAFT BYLAW 102
EAST POINT DEVELOPMENT PERMIT AREA

8.2
late item

DATE: 26 October 2010
TO: Saturna Island Trustees

Following are my comments supporting draft Bylaw 102 proposing the creation a Development Permit Area on the East Point peninsula to preserve and protect the aquifer.

BACKGROUND

The impetus behind this proposed bylaw is solid and supported by science, the mandate to protect natural resources in our Community Plan, the historic use of Development Permit Areas on Saturna to protect unique features of the island and by the Island Trust's own mandate.

- Science: the science published on the East Point aquifer has been consistent over time
 - All studies conducted over the past 30 years have concluded unequivocally that the centre rural section of the peninsula is the recharge area for the aquifer and that further water well drilling should cease.
 - Science also tells us there is no large underground reservoir beneath East Point - our groundwater is stored in and moves from place to place in myriad fractures of the sedimentary rock beneath our feet, recharged only by rainfall; unfortunately, fractured aquifers are known to be sensitive and easily disrupted by the activities of man.
 - Evidence since 1985 shows increased salinity westwards towards the centre of the peninsula, in large part due to the overuse of pumping and failure to cease operation of wells that have turned saline.
 - Natural wetlands also exist in the centre section of the peninsula. Wetland ecologies are scarce, worthy of protection and also vulnerable to development.
- DPAs: a proven method to protect sensitive areas
 - There are two existing DPAs on Saturna involving many properties:
 - 1) the Lyall Creek riparian area (to protect habitat, water sources stream quality); and
 - 2) the Cliffside, Old Point Farm and Saturna Beach bluff areas (to protect plant & avian habitat as well as the beauty of waterfront cliffs)
 - DPAs are appropriate because they are not punitive.

As a realtor, I worked with many property owners who had to dealt with DPAs; most were required to make no changes in their development plans; of those who did, not one complained they could not accomplish their overall goals with the minor adjustments required.

The Trust Planner has consistently stated to me and my clients that DPAs can not be used to *prohibit* development but rather exist only to *protect* a sensitive feature from harm.

▪ Saturna Community Plan:

The protection of water and unique habitats is specifically addressed in Section C of the Saturna Official Community Plan (Section C Natural Environmental Policies):

C.2.2 In considering permits, referrals, applications and bylaw amendments, the Saturna Island Local Trust Committee should use *all available means within its direct jurisdiction* to ensure preservation and protection ... by:

- **C.2.2.a:** maintaining sufficient habitat in its natural state for wildlife, plant life and marine life to flourish
- **C.2.2.c:** protecting groundwater supplies by ensuring the water absorbing capacity of the ground in water catchment areas is maintained and by preventing contamination
- **C.2.2.e:** ensuring renewable resource use does not exceed the natural carrying capacity of the natural resource base

C.2.3 Opportunities are to be used to protect sites or features that have been identified as environmentally sensitive.

C.2.4 Setbacks for all buildings and structures shall be designed to protect significant riparian and wildlife habitat and encourage maintenance of indigenous vegetation within these areas.

C.2.4 Stewardship of the natural environment.... should be encouraged.

SUMMARY

Water is a precious and scarce resource that is worth protecting. Yet science has demonstrated that the quality and quantity of groundwater in East Point has been eroding for decades.

The protection of water and wetlands falls within the core responsibilities of the Islands Trust. Mandating water catchment for new development (Bylaw 101) was a good start towards minimizing the *demand* on water wells but did nothing to protect the aquifer itself. Creating a DPA on East Point (and likely other areas of the island in the future) is a method that can help ensure we have sufficient and quality drinking water into the future.

Our Trust Planner should be commended for his work: draft bylaw 102 does an admirable job of defining both the need for this DPA on East Point as well as the mechanism for how it can be implemented. There are details to be worked out but it captures the spirit and purpose of the bylaw, moving us towards protection of a sensitive aquifer and wetland areas.

Congratulations, Trustees, for your vision in this bylaw. This is the first direct evidence of your 'preserve and protect' mandate I've seen in my 15 years on Saturna.

Joan Combes
609 Tumbo Channel Road
Saturna Island, BC V0N 2Y0
(250) 539-5569

8.3a

Gary Richardson

From: Deborah Gibson [debgibson@telus.net]
Sent: Sunday, October 24, 2010 1:03 PM
To: Gary Richardson
Cc: Beverley Neff
Subject: Fwd: [sipoa] East Point DPA draft bylaw 102 [2 Attachments]

Late Item

Dear Barb and Gary

I'm forwarding my response and agreement with Mark Timmings on the timing of the meeting to discuss this proposal. Please schedule it at a time when all landowners can be accommodated.

thank you
 Deborah Gibson

Begin forwarded message:

From: Deborah Gibson <debgibson@telus.net>
Date: October 24, 2010 12:54:05 PM PDT
To: sipoa@yahoo.com
Bcc: Carol Money <money.carol@gmail.com>
Subject: Re: [sipoa] East Point DPA draft bylaw 102 [2 Attachments]

Thank you Mark. I am in full agreement with you on the timing of the meeting. I feel that it is imperative that the landowners' ability to be present be accommodated in the timing of the meeting, which would be accomplished I believe by holding the meeting at the time at which it was originally scheduled.

Please postpone this meeting until meeting until all landowners can be present.

Deborah Gibson

On 2010-10-24, at 10:21 AM, Mark Timmings wrote:

[Attachment(s) from Mark Timmings included below]

Please find attached, information about Draft Bylaw 102 – East Point Development Permit Area for Water Conservation and Wetland Protection.

First reading of the draft bylaw will be held at the Saturna Island Local Trust Committee meeting on Wednesday, October 27, 2010.

The objective of the proposed bylaw is to preserve and protect the groundwater aquifer and wetland ecosystems on the East Point peninsula. It is a complex initiative which proposes severe development restrictions on some of our neighbours on the East Point peninsula. It has the potential to be quite divisive.

Personally, I would have appreciated more time to study this proposal

10/25/2010


as well as a meeting date more conducive to participation by the many part-time East Point landowners.


Comments and concerns may be addressed to Island Planner, Gary Richardson <griehardson@islandstrust.bc.ca>, and Saturna Island Trustee, Beverley Neff <bneff@islandstrust.bc.ca>.

Mark Timmings

Attachment(s) from Mark Timmings

2 of 2 File(s)

 [Bylaw 102 East Point DPA - OCP.doc Draft 2.pdf](#)

 [Staff Report Oct 21 2010.pdf](#)

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8.36

Sharon Lloyd-deRosario

Late item

From: Gary Richardson
Sent: October-27-10 7:31 AM
To: Sharon Lloyd-deRosario
Subject: FW: [sipoa] East Point DPA draft bylaw 102

From: Deborah Gibson [mailto:debgibson@telus.net]
Sent: Monday, October 25, 2010 1:40 PM
To: sipoa@yahoogroups.com
Cc: Beverley Neff; Gary Richardson
Subject: Re: [sipoa] East Point DPA draft bylaw 102

Mark, Gerry, Barb, Gary and all concerned

I agree that it is indeed unneighbourly, but I don't see that the solution is to put all of East Point into a permit area.

I am still concerned the property owners who are the most affected, those who own the majority of the property under discussion, will not be able to be present because the time of the meeting has been brought forward from its originally scheduled date. Surely their input is important in deciding if the draft should go forward in this preliminary stage.

Please lets not start this proposal off on the wrong foot. Please schedule the meeting at the time of the original date.

Deborah Gibson

On 2010-10-25, at 10:51 AM, Mark Timmings wrote:

Hi Gerry,

I tend to agree with you, the proposal, as it stands, strikes me as being unneighbourly.

Mark Timmings

On 24-Oct-10, at 1:23 PM, Gerry Ranson wrote:

Not to say I am opposed to any protection of wetlands, but this proposal certainly lays the onus on the East Point inner core property owners(DPA #3) to protect the aquifer while the outer core do not appear to fall under it; yet are the greatest users of the aquifer.

Gerry Ranson
684 Tumbo Channel Rd

27/10/2010

-----Original Message-----

From: sipoa@yahooogroups.com [<mailto:sipoa@yahooogroups.com>] **On Behalf Of** Mark Timmings

Sent: Sunday, October 24, 2010 10:22 AM

To: sipoa@yahooogroups.com

Subject: [sipoa] East Point DPA draft bylaw 102 [2 Attachments]

Please find attached, information about Draft Bylaw 102 – East Point Development Permit Area for Water Conservation and Wetland Protection.

First reading of the draft bylaw will be held at the Saturna Island Local Trust Committee meeting on Wednesday, October 27, 2010.

The objective of the proposed bylaw is to preserve and protect the groundwater aquifer and wetland ecosystems on the East Point peninsula. It is a complex initiative which proposes severe development restrictions on some of our neighbours on the East Point peninsula. It has the potential to be quite divisive.

Personally, I would have appreciated more time to study this proposal as well as a meeting date more conducive to participation by the many part-time East Point landowners.

Comments and concerns may be addressed to Island Planner, Gary Richardson <grichardson@islandstrust.bc.ca>, and Saturna Island Trustee, Beverley Neff <bneff@islandstrust.bc.ca>.

Mark Timmings

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27/10/2010

8.4

Gary Richardson

From: Susan Jamieson-McLarnon [jamieson@sfu.ca]
Sent: Monday, October 25, 2010 1:33 PM
To: Beverley Neff
Cc: Gary Richardson
Subject: saturna H2O

Late item

Beverley: I wrote to you on June 23, 2010 and I would like to re-emphasize the comments I offered at that time on the proposed Saturna ground water by-law. I look forward to a public meeting on a weekend - or you might consider ones on the Mainland and Vancouver Island. Thanks, Susan

--

Susan Jamieson-McLarnon

778.782.5010/5151
fax 778.782.5008

8.5

Sharon Lloyd-deRosario

From: Gary Richardson
Sent: October-27-10 7:30 AM
To: Sharon Lloyd-deRosario
Subject: FW: Support for Bylaw 102 for Saturna Island
Importance: High

Late item

From: Dr. Izabela Z. Schultz [mailto:ischultz@telus.net]
Sent: Tuesday, October 26, 2010 8:43 PM
To: Gary Richardson
Subject: Fw: Support for Bylaw 102 for Saturna Island
Importance: High

From: Dr. Izabela Z. Schultz
Sent: Tuesday, October 26, 2010 8:39 PM
To: grichardson@islandstrust.bc.ca
Subject: Support for Bylaw 102 for Saturna Island

Dear Mr. Richardson,

In anticipation of the public discussion on Bylaw 102 for Saturna Island tomorrow, October 27, 2010, we would like to express our unqualified support for the proposed bylaw. This forward thinking bylaw is highly responsive to public and environmental concerns regarding the state of the aquifer on the East Peninsula on Saturna Island. As we previously brought to your attention, it is an extremely ecologically sensitive and fragile area with limited and fluctuating water resources that requires protection for current and future generations. We would like to congratulate our fellow residents on Saturna for their alertness to these widely shared concerns and for many hours of work that went into drafting such fine document. We do hope that the Gulf Islands Trust supports the bylaw as the proposal is consistent with Trust's mandate and its goals.

We were disappointed that the meeting was scheduled mid week which prevented many people working in the Lower Mainland from participation. We would appreciate scheduling these meetings at times that are convenient for most Saturna residents. In any case, please consider this email communication to be adding two our votes to support the new bylaw.

Sincerely,

Dr. Izabela Schultz and Dr. Thaddeus Pruss
635 Tumbo Channel Road
Saturna Island
250-539-2299

27/10/2010

Kathy Jones

From: Gary Richardson
Sent: November-18-10 10:41 AM
To: Kathy Jones
Subject: FW: draft bylaw 102
Follow Up Flag: Follow up
Flag Status: Completed

From: Stephen Morris [mailto:smmorris@mindspring.com]
Sent: Tuesday, October 26, 2010 9:19 PM
To: Gary Richardson
Subject: draft bylaw 102

Mr. Richardson:

My wife and I are property / home owners at 116 Cliffside Road, Saturna Island.
With regard to draft bylaw 102, currently under review by the Islands Trust, we believe the correct way to proceed is option 2 of the options outlined (see below).
We ask that you relay our concerns to the other Islands Trust members in the public meeting scheduled for today, 27 October, 2010:

**Re: Draft Bylaw 102 – East Point Development Permit Area for Water Conservation and Wetland Protection
Supplementary Report - to June 23, 2010 Staff Report**

(5) OPTIONS

- 1) Proceed no further with draft bylaw 102.
- 2) Proceed with the processing of draft bylaw 102.

Thank you for conveying our concerns to the Islands Trust meeting.

Stephen Morris
Beth Bell
116 Cliffside Road
(P.O. Box 166)
Saturna Island

8.7

Sharon Lloyd-deRosario

From: Gary Richardson
Sent: October-27-10 7:31 AM
To: Sharon Lloyd-deRosario
Subject: FW: saturna H2O

late item

From: Susan Jamieson-McLarnon [mailto:jamieson@sfu.ca]
Sent: Monday, October 25, 2010 1:33 PM
To: Beverley Neff
Cc: Gary Richardson
Subject: saturna H2O

Beverley: I wrote to you on June 23, 2010 and I would like to re-emphasize the comments I offered at that time on the proposed Saturna ground water by-law. I look forward to a public meeting on a weekend - or you might consider ones on the Mainland and Vancouver Island. Thanks, Susan

--

Susan Jamieson-McLarnon

778.782.5010/5151
fax 778.782.5008

Sharon Lloyd-deRosario

8.8

From: Gary Richardson
Sent: October-27-10 7:30 AM
To: Sharon Lloyd-deRosario
Subject: FW: East Point Draft By-Law

Late item

From: Bruce Hunter [mailto:hunterinspections@shaw.ca]
Sent: Tuesday, October 26, 2010 8:44 AM
To: Gary Richardson
Cc: bneff@islandtrust.bc.ca
Subject: East Point Draft By-Law

This is the first occasion for my wife and I, as two large property owners on Saturna Island, (approximately 3 acres on two separate lots at 678 and 680 Tumbo Channel Road) to ever submit Concerns about the ground water situation at East Point.

I should correct that by saying there was a meeting earlier this year at the old community center. That had to do with a proposal for new buildings to capture rain water off their roofs. I stood up and suggested as a person who wanted to move to the Island soon, we recognized that there are things that one must adjust to in order to preserve the sensitive nature environment.

We accepted that we may have to place up to 15,000 gallons of storage tanks to build. In order to do that we are forced to remove many large trees that would be too close to the home. Debris would be constantly filling the gutters and due to their poor condition they presented a danger.

For example, in the last 20 years we had trees fall on our front deck of our trailer, on the back garden fence, which also ruined our small steel storage shed and on the roof of one of two well houses.

Hiring the local lumber person on the Island brought to our attention that many of the trees on our lots (but more importantly in the center of the forest just behind us), which is the area addressed in the proposed By Law, have not been maintained and are a threat to safety.

For well over a decade we have allowed the Management Water Section to analyze one of our wells which is know as Observation Well #319. Data has been collected from that well head for many years. What the information is telling us is the amount of water available at East Point is lowering each year.

In terms of quality the amount of salt in the water is on the increase.

27/10/2010

As a matter of interest we recently in the last year received a warning letter from the Water management folks in Victoria that we had better let the person who owns the property behind us (the resort) know that the trees in their area directly behind our observation well were falling constantly and threatened to destroy the building.

Many of the trees are full of bugs that keep the woodpeckers happy.

During the last 15 years we got to know the condition of the water at East Point very well by meeting with their water experts. We often discussed what would happen if the forest area, which is the subject of the proposed By-law, was ever developed.

I supported what one individual said at a community meeting which was that the East Point wells in the not too distant future would be of no value because of salt intrusion.

We have people coming up to our property all the time telling us about their worries with salt in their wells, persons in conflict of interests who should be in other positions than overseeing issues that promote development, etc. Our position in response to these remarks has been that they must band together to resolve the issues.

The real disappointment for us is there has been lots of discussion on the problems of water and development but local residents are fearful to speak out. There are a number of reasons for this which I will not mention here.

The bottom line in our view is in for some reason the report entitled A Preliminary Assessment of Ground water condition on Saturna Island prepared by W.S. Hodge in 1985 (and I understand paid for by the Trust) has been buried. Basically the report said in 1985 if all the owners were to show up and decide to live at East Point there would be insufficient water to support their homes. That was 25 years ago. Since that time, much more development has occurred.

Fortunately we receive a lot of interesting emails from the SIPOA group. Very quickly some of the points they raise are:

- there has been insufficient time to read this wide-sweeping piece of proposed legislation
- the meeting has been scheduled for a time when many city folks who own large portions of the property cannot attend during the week
- that could allow for stacking the meetings against the majority of land owners who could not be present
- that placing just the center core under several types of controls is not in fact preserving and protecting the East Point areas. Whatever restrictions come in the future should apply to all of East Point.
- when we hear stories of water lines being placed under Provincial highways

without permit to accommodate a possible commercial operation, we wonder who is keeping their eye on the ball.

There are many more concerns about how the inner core has already been threatened by poor installation of water lines to the resort.

I believe what is required is a much more thorough investigation of how water is being used, how work is being allowed to be done without proper permits if that is true, and is there a real interest in preserving the natural beauty of that area or simply making money off the back of the environment and the wonderful creatures that live there.

Thank you.

Bruce Hunter

Sharon Lloyd-deRosario

8.9

From: Gary Richardson
Sent: October-27-10 7:30 AM
To: Sharon Lloyd-deRosario
Subject: FW: Bylaw 102 - Statement for the Public Record

late item

From: dave paton [mailto:maddoggy55@gmail.com]
Sent: Tuesday, October 26, 2010 3:51 AM
To: Gary Richardson
Cc: Beverley Neff
Subject: Bylaw 102 - Statement for the Public Record

Dear Mr Richardson,

I have just had copies of the above draft bylaw and the associated staff report forwarded to me by one of my neighbours. Despite having my wife's email address registered for Trust communications we were not copied on either document. The issue of keeping property owners timely informed on Trust matters has been raised on countless occasions so I'm disappointed that this is still failing to happen. All owners contribute to the Trust budget and so deserve to be kept in the loop. A peripatetic population is a fact of life for a small island with limited employment opportunities. Maybe the Trust motto should be amended to "Preserve, Protect and Communicate!"

There does not seem to be any date on my electronic copy of the draft bylaw but the supplementary staff report for the October 28th LTC meeting was issued as recent as 21st of this month. Timing that doesn't give one the opportunity to adequately digest the contents nor to have time to schedule attendance. Anyhow, a number of owners are off-island and find it hard to attend a mid week meeting.

I was aware from the minutes of the June 23rd LTC meeting that Staff had been asked to produce a DPA outline. However I had not heard of any update until I saw the draft yesterday. I would have expected several iterations of communications to property owners and particularly those directly affected. I find it breath-taking that a such a detailed development restriction proposal can be parachuted-in almost from nowhere. It is not a work in progress or even some ideas put out for discussion - it is a very detailed document right down to the size of punitive development bonds that need to be posted for landscaping work, width restrictions for vegetation removal for fences etc. etc. A level of complexity that is more in keeping with criteria imposed on Federal Parks, not for what at the end of the day is someone's property and likely their biggest investment.

Even given that some of the contents have been borrowed from North Pender's experience, a lot of discussion on the document must have happened somewhere and involved a number of people - where? with whom and why weren't we informed at an earlier stage? I even understand that our single remaining Trustee was unaware of the contents.

While we are not directly affected, I feel the proposals impose a very significant disproportionate financial burden on property owners (our neighbours) within the zone - not just new builds but even people who want to

27/10/2010

do a bit of landscaping or (heaven help us) garden with anything other than salal!
The proposals are so draconian that the ability to build anything might be in question.

Getting anything involving an off-island professional done on Saturna is a significant multiple of the cost in the real world. Suddenly these property owners are going to require the expensive services of ecologists, arborists etc. Who will arbitrate on conflicts? What about the expense of legal challenges (as contributors to the Trust budget people are going to be paying both sides) etc.

I can't understand why, if the Trust has sufficient power to severely curtail people's property rights, they can't put a moratorium on new wells or even mandate metering of existing wells. The requirement for water catchment has taken pressure off the aquifer and maybe this could be extended to existing well owners to share the burden.

While it makes sense to encourage retention of vegetation on the core area, the very detailed restrictions on any alteration are overkill. Other than the individual lots adjacent to Tumbo Channel Road which are a relatively small part of the area and mostly built on anyhow, development of the core is already significantly limited. I believe that existing zoning allows only one more single family dwelling on the biggest area previously associated with the EPOC Resort. Surely reasoned dialogue with the owner could achieve a workable compromise thus avoiding dragging the other minor lot owners into an expensive morass.

I would urge suspension of the draft until we are back to our complement of 2 Trustees. Due consideration should be given to less draconian solutions for achieving vegetation retention - preferably solutions embraced by the affected property owners. Surely as a small island community we can work things out sensibly without resorting to a document more in keeping with Wall Street financial sector regulation!

Dave Paton
Mairead Boland
685 Tumbo Channel Road.

8.10

Late item



October 7, 2010

File: 21050-40/Quarry Road
21050-40/Harris Road

Gary Richardson, Island Planner
Islands Trust
2nd Floor, 1627 Fort Street
Victoria, BC V8R 1H8

Dear Gary Richardson:

Re: Quarry Trail and Harris Road

Bob Webb asked me to follow up on your recent email and your letter dated April 19, 2010. As there has been some confusion between issues and roads as they relate to the Saturna Beach Strata Corporation, I hope to clarify the Ministry's position on each issue.

Quarry Trail – Should be referred to as Quarry Road. Quarry Road goes between Thompson Park at the west end and Jim Campbell's property at the east end. Quarry Trail, as I understand, is the historic name for this route and beyond to Taylor Point. There was an issue raised regarding the width at the western half of Quarry Road. This section of was to be dedicated 40ft wide but believed not to have been done. However, with some research, it was found that it was dedicated and is shown on the Plan VIP 73279.

Harris Road – Is the road that connects Narvaez Bay Road to the start of the Strata driveway. The Strata has requested that the Ministry accept road dedication under the driveway. Different ideas were discuss as to how to achieve this but, ultimately, the following bullets must first be addressed by the Strata.

- The existing strata road does not meet our standards for grades or width;
- We do not have certification that the strata road was built to our standards;
- The road dedication being offered is not sufficient to encompass the slopes above and below the driveway;
- There is section near the start of the strata road that appears to be private and outside the area being offered for dedication.

Name of addressee

Date

Page 2

These bullets were previously and clearly discussed with the Strata in February of this year and again in a meeting at Islands Trust in March. To my knowledge, none of these items have been addressed to date.

Harris Trail – Is the section of right-of-way that contains the foot path up the hill connecting Quarry Road and Harris Road. There was some discussion about removing this right-of-way from the Ministry's inventory. Harris Trail is the only public land access out of the subdivision and would remain unless the Strata was able address the bullets listed above.

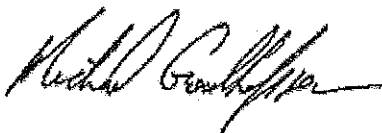
Trueworthy Road – Is the road constructed between Thompson Park at the west end and the National Park at the east but continues as un-constructed right-of-way to Quarry Road adjacent to Jim Campbell's property. The winery has a fence encroaching a few metres into the right-of-way and they have been advised as such. A compromise was being considered and I have had some discussion with the Saturna Island parks commission with regard to building a walking trail between the winery and Mr. Campbell's property. I am not aware of any proposals since made by the parks commission.

Drummond Road – Is the road connecting Quarry Road and Trueworthy Road at the west end adjacent to Thompson Park. I don't believe there have been any issued raise with Drummond Road.

I hope that I have provided a clear summary of the issues around this subdivision.

Please advise our office if the LTC knows of other issues that have not been addressed.

Yours truly,



Michael Goodhelpsen
District Development Technician

pc:

MG/tmb

recd at Oct 27/10
LTC mtg GMP

	PEG	Payne Engineering Geology
--	------------	----------------------------------

1230 Maple Road, North Saanich, Canada, V8L 5P7
E-mail: PayneEngineering@shaw.ca

Phone: 250-655-3604
Fax: 250-655-3608

October 2010

File: EPO-1

East Point Ocean Cottages Ltd.
Kelowna, BC

8.11

late item

Attention: Mr. Geord Holland

Commentary on Saturna Island Draft Bylaw 102 in Relation to the Proposed Redevelopment of Eastpoint Ocean Cottages, Saturna Island

Dear Mr. Holland:

At your request, I offer the following comments on proposed Bylaw 102, Draft 2, prepared by the Islands Trust for the October 27 meeting of the Saturna Island Local Trust Committee. I understand you will forward my comments to the Local Trustees for their consideration at the October 27 meeting. I would like to clarify that this is a rushed response, as I have had little time to review the draft bylaw.

(1) Background

My understanding is that, in early 2010, the Saturna Local Trust Committee requested that Islands Trust staff report on the feasibility of a Development Permit Area for water conservation that encompassed the centre or upland portion of the East Point peninsula.

The proposed development permit area (DPA) covers about 45 hectares, and is comprised mainly of two large forested land parcels of about 28 hectares owned by Money Family Projects Ltd and Eastpoint Ocean Cottages Ltd. I understand that these two parcels have limited development potential under current rules, as a result of a restrictive covenant allowing construction of no more than three residences (I have not reviewed the covenant documents).

The 18 other properties within the proposed DPA are smaller, developed residential lots; most are smaller than one hectare. I understand that one of these 18 lots is currently undeveloped.

Thus, my understanding is that the total development potential within the proposed DPA is four residences in an area of 45 hectares.

I have been asked to critically review the draft bylaw and the staff reports that provide rationale for the bylaw. I have been asked to consider the following:

- Is this bylaw needed? Is there a clear rationale or reason for the bylaw?
- Will the bylaw, as proposed, preserve the aquifer to any extent beyond the protection already afforded through existing provincial laws, local bylaws, and restrictive covenants?

In my opinion, the staff report fails to describe the special conditions that warrant the designation of this Development Permit Area. Indeed, the main argument provided for designating this particular area as a DPA is that it is a groundwater recharge area. However, no mapping of groundwater recharge areas has been provided to support the area as outlined on the attached map. Moreover, it is reasonable to state, without formal studies, but based on hydrogeological principles, that 90% to 98% of Saturna Island is in a groundwater recharge area. In my opinion, therefore, the basic prerequisites for creating a Development Permit Area, under the LGA, have not been satisfied.

“Justification for the DPA”: As discussed above, I could find nothing in the BC Ministry of Environment report that recommends forming a DPA or “water conservation area”. Furthermore, to the best of my knowledge, the BC Ministry of Environment hydrogeologists have not even been consulted on the drafting of this bylaw. It is my opinion that the Islands Trust and the Local Trust Committee have misinterpreted the intentions of the BC Environment report.

Recognizing these fundamental concerns, I recommend a critical review of the basis for the proposed bylaw.

(5) Islands Trust Staff Report of 21 October 2010

Re: Draft Bylaw 102 - East Point Development Permit Area for Water Conservation and Wetland Protection

First, in my professional opinion, there are many ecological reasons for protection of wetlands. If it is indeed true that wetlands are not adequately protected by existing provincial laws and local bylaws, then there may be a valid argument for additional protection of wetlands through new bylaws. However, there is most certainly nothing “special” about the wetlands on the East Point versus other wetlands on Saturna Island. If there is indeed a need for extra protection of Saturna Island wetland, this must by all logical reasoning apply to all wetlands on the island.

Furthermore, I find no logic in attaching the wetland protection provisions to the groundwater recharge protection provisions; these are two separate issues that are only connected by the fact that they both pertain to water resource. Indeed, the two issues are not necessarily compatible, since my preliminary review of the East Point wetlands suggests they are perched wetlands not directly connected to groundwater. Therefore, ironically, destruction of wetlands (which nobody is currently planning) could quite possibly increase groundwater recharge within the proposed DPA.

Thus, I see no logical reason to include the wetland protection provisions in this draft bylaw. They seem to have been added merely as a matter of convenience with little critical thought to the appropriateness of this inclusion.

Overall, as discussed above in reference to the earlier staff report, I can find no critical analysis or discussion as to why the East Point groundwater recharge area (as distinct from other groundwater recharge areas) requires a bylaw such as this. It is true, as outlined in the BC Ministry of Environment report, that East Point has experienced saltwater intrusion problems. However, other areas of Saturna Island also have saltwater intrusion problems. More to the point, I have seen no information to indicate that artificial or man-made changes to groundwater recharge on East Point have caused the saltwater intrusion problems, or even to indicate that currently planned man-made changes (up to four houses) are likely to significantly reduce groundwater recharge. Furthermore, even if this were the case, that is, even if future groundwater

recharge was at risk, the appropriate response would be laws or rules specifically directed at maintaining groundwater recharge, developed in consultation with a qualified professional hydrogeologist.

(6) Draft Bylaw 102

As discussed above, I can see no logic to the designated DPA. No rationale is provided for restricting this bylaw to the area shown. Furthermore, while protection of wetlands is a worthy cause, and something that few landowners would object to, little if any rationale is provided for including such provisions within this bylaw or for restricting such provisions to such a small DPA.

The main purpose of the Bylaw seems to be to place the Local Trust Committee in a position to accept or reject any application for development within the DPA. As drafted, the Bylaw seems to give the LTC the authority to impose any conditions that the LTC deems appropriate. The proposed Development Permit process is all encompassing and includes minor activities including "alteration of a building or other structure". No rationale is provided as to how the altering of a structure would or could cause harm to the aquifer. I find it difficult to relate the provisions of the Development Permit to the stated objectives of the Bylaw.

The draft bylaw states that it will "preserve and protect the natural processes that recharge the groundwater aquifer". However, no documentation is provided to support this statement. I find no evidence of consultation with a professional hydrogeologist, so I cannot see how the proponents of this bylaw can reasonably say that the bylaw meets its stated objectives.

In my professional opinion, the LTC should consider a more practical bylaw or guideline, developed in consultation with a qualified technical professional. Such a guideline might state (for example only) that runoff from new impermeable surfaces must be either: (1) stored for use as a domestic water supply, or (2) directed to a structure or system that allows the surface runoff to infiltrate into the soil in a manner similar to, or comparable to, natural rainfall infiltration process. A guideline or rule such as this would specifically address the stated objective, that is, to maintain or increase recharge of the aquifer. In contrast, the draft bylaw, as written, does not directly support the stated objective of the bylaw.

I would like to confirm that many or most of the guidelines stated within the draft bylaw, particularly Guidelines G.3.12 through G.3.28, are reasonable generic guidelines that could, and perhaps should, apply to all development on the Gulf Islands. However, these guidelines are not specifically tailored to the stated objectives of the bylaw, and are not specifically related to the Development Permit Area.

This current draft bylaw is a generic development control bylaw, not a groundwater protection bylaw or a saltwater intrusion bylaw. If the Islands Trust wished to develop a bylaw to protect groundwater, it would be reasonable to seek advice and guidance from at least one, preferably two or three, suitably qualified professionals.

(7) Conclusions

In my professional opinion, the bylaw proponents, the Local Trust Committee and the Islands Trust, have failed to demonstrate that this bylaw is needed to protect the aquifer to any extent beyond that provided by existing laws and restrictive covenants. Indeed, it appears that existing bylaws and restrictive covenants already limit new development within the proposed Development Permit Area (DPA) to just four new residences.

Furthermore, on a separate question, the proponents have not demonstrated that there is a need to protect wetlands beyond protection already afforded by other laws. While there may be widespread support for the goal of better protecting the ecological value of wetlands, there is no rationale provided for restricting such protection only to wetlands within the specified DPA.

The proponents have provided no stated rationale for the outline of the proposed Development Permit Area. Indeed, the broad argument provided for the bylaw, that is, to protect groundwater recharge areas, would imply that 90% to 98% of the land area of Saturna Island should be included in the DPA.

Overall, this is a generic development control bylaw. It is not a bylaw specifically written to solve a specific problem with groundwater recharge and, as a result, it does not address the stated problem.

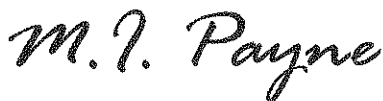
If the bylaw proponents wish to draft guidelines or a bylaw that specifically addresses harmful changes to groundwater recharge, it is necessary that these guidelines be developed in consultation with at least one, preferably a few, suitably qualified hydrogeologists. Such a bylaw would look much different from the current draft, as it would specifically address the need to reduce surface water runoff and increase soil infiltration (or direct reuse) of rainwater. Furthermore, as stated above, a bylaw to protect groundwater recharge should apply to all groundwater recharge areas, as mapped by a qualified hydrogeologist.

The staff reports, in presenting the basis for this bylaw, incorrectly reference the BC Environment report on saltwater intrusion on East Point (Lapcevic and Kelly, 2010). The BC Environment report did not recommend establishing a general development control bylaw or a water conservation area and, to the best of my knowledge, the BC Environmental hydrogeologist has not endorsed this bylaw and has not been consulted on its development, mapping, or its specific wording.

Please phone me at 655-3604 if you have further questions. Thank you.

Sincerely,

Payne Engineering Geology Limited



Michael Payne, PEng, PGeo

Digitally signed by M.I. Payne
DN: cn=M.I. Payne, o=Payne Engineering Geology, ou,
email=PayneEngineering@shaw.ca, c=CA
Date: 2010.10.27 11:13:41 -07'00'

Attachment

2010-10-27, L3, F.wpd

Michael I. Payne, PEng, PGeo
Consulting Hydrogeologist and Groundwater Engineer
Wastewater Recycling and the Development and Protection of Groundwater Resources

Education

B.A.Sc. (Geological Engineering) 1982
 University of British Columbia

M.Eng. (Hydrology) 1985
 University of British Columbia

Project Experience

Water Wells

- 250 community water wells
- Projects in BC, Alberta, West Africa

Services: Exploration. Well design. Construction contracts. Construction review. Pumping tests. Monitoring. Well head protection plans. Permits under the Drinking Water Protection Regulation.

Wastewater Treatment and Recycling

- Solutions found for 250 wastewater projects
- Includes site evaluation and design for 40 large wastewater systems (>5,000 gpd)
- Instructor at Royal Roads University's Westcoast Onsite Wastewater Training Centre (WOWTC)
- Director of BC Onsite Sewage Association, 2002 - 2006.
- Co-author of BC's Sewerage System Standard Practices Manual (2005).

Services: Site evaluation. Hydrogeology and environmental impact studies. Drainfield design. Environmental appeals. Expert witness testimony. Ground water monitoring. Human health risk assessment.

Stormwater Treatment and Soil Infiltration

- 25 stormwater management projects throughout BC

Services: Site evaluation and design of stormwater treatment systems, including infiltration trenches, sediment traps, constructed wetlands, gravel filters, lined channels, gabions, erosion control blankets, and bioretention. Stormwater Management Plans for subdivision approval.

Work History

Hydrogeologist, President: Payne Engineering Geology, Sidney, BC	1992 - 2010
Hydrogeologist: Thurber Engineering, Victoria, BC	1989 - 1992
Hydrogeologist: Wardrop Engineering, Kano, Nigeria	1987 - 1989
Engineering Geologist: UMA Engineering, Edmonton, Alberta	1985 - 1987
Engineer-in-Training: Environment Canada, Vancouver, BC	1983 - 1985
Engineer-in-Training: BC Hydro Geotechnical Division, Vancouver, BC	1981 - 1982
<i>Summaries of individual projects and names of references available on request.</i>	

College Instructor

Mr. Payne has instructed courses in *Site Evaluation for On-Site Wastewater Treatment* (Royal Roads University), and in *Ground Water and Water Wells* (Camosun College).

Advanced Education

Michael Payne has completed post-graduate courses in groundwater modelling, hydrogeochemistry, contaminated site investigations and remediation, on-site wastewater treatment, human health risk assessment, and ecological risk assessment. Courses taken through University of Alberta, University of Victoria, National Ground Water Association, University of Washington, and US EPA.

Associations

Association of Professional Engineers and Geoscientists of BC - *Professional Engineer and Geoscientist*

BC OnSite Sewage Association - *Past Director, current member of Technical Review Committee*

National Ground Water Association

BC Ground Water Association

BC Water and Waste Association - *Small Wastewater Systems Committee*

attached as
separate document

**Trust Fund Board
Regional Conservation Plan 2011 – 2015**

Referral for comment



Top Priorities

Saturna Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	East Point Water Conservation	Prepare draft bylaw that would place the centre portion of the East Point Peninsula in a Development Permit Area for the purpose of water conservation. Prepare a list of advocacy statements to support water conservation within the Saturna Island LTC area.	Aug-25-2010	Gary Richardson	Sep-27-2010	On Going
2	Park Zoning	Amend zoning and OCP designations on parklands	Aug-25-2010	Gary Richardson	Nov-16-2010	On Going
3	Development Approval Information (DAI) Bylaw	Review recently developed DAI bylaws and adapt for Saturna DPA	Aug-25-2010	Robert Kojima	Nov-30-2010	On Going



Projects

Saturna Island

No.	Description	Activity	Received/Initiated	Status
1	Implementation of provincial Riparian Area Regulations	1) Review DPA mapping and provisions 2) Recommend amendments to bring DPA into compliance with RAR	Feb-25-2009	On Going
2	Sensitive Ecosystem Mapping and DPA review	1. Complete Sensitive Ecosystem Mapping 2. Consider options for implementing sensitive ecosystem protection, including DPA	Feb-25-2009	On Going
3	Build-out potential review	Undertake analysis of current build-out potential, review Community Amenity Density Reserve	Feb-25-2009	On Going
4	Protection of Archaeological Resources		Feb-25-2009	On Going
5	Geological Hazard Mapping		Feb-25-2009	On Going
6	Raptor Nest Mapping		Feb-25-2009	On Going
7	Affordable Housing	To consider options for amending bylaws to support and encourage the creation of affordable housing	Sep-02-2009	On Going
8	Water catchment and storage for accessory buildings		Aug-25-2010	On Going



Islands Trust

Preserving Island
communities, culture
and environment

Our Provincial Mandate

“to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia”

– Islands Trust Act



Islands Trust Council - Strategic Plan 2008-2011

Adopted: September, 2009 – Updated: Sept. 21, 2010

The Trust Area

The Trust Area covers the islands and waters between the British Columbia mainland and southern Vancouver Island, including Howe Sound and as far north as Comox. This is a unique and special place composed of 13 major islands and more than 450 smaller islands covering approximately 5200 square kilometres.

The beauty, tranquility, and unique natural environment of the islands in the Strait of Georgia and Howe Sound have given the area national recognition.

The islands support strong communities characterized by a mix of lifestyles, livelihoods and individuals. Island residents bring unique skills, viewpoints and sense of place together to sustain a tradition of community involvement.

Our Council

The Islands Trust Council is made up of the 26 locally-elected officials of the Trust Area who are responsible for land use decisions in their island communities. Our Council has a unique mandate from the province to protect the unique environment and amenities of the islands. It meets quarterly to make decisions about overall policy, staff resources and budget. Our current Council was elected for a 3-year term during BC Local General Elections in November 2008. The current term will end in December 2011.

A Strategic Plan for our 2008-2011 term

Since December 2008, we have worked hard to identify the most important goals for the current term. By identifying these goals and developing a strategic plan to achieve them, we can focus finite resources and measure progress. Through adoption of a Strategic Plan, we have confirmed the following focus areas for our 2008-2011 term:

Goal 1 Ecosystem Preservation and Protection

We can create a legacy for the future by preserving and protecting the most significant parts of our natural environment:

- We will identify and protect our most significant riparian areas.
- We will improve the identification and protection of island biodiversity, as well as our most sensitive environments, and significant natural areas.
- We will work to reduce greenhouse gas emissions, both by managing our internal operations and by fostering energy-efficient communities in our land use decisions.

Goal 2 Stewardship of Island Resources

We will work to steward island resources, and to ensure that the scale, rate and type of development is compatible with the maintenance of island ecosystems.

- We will use land use planning tools to address the sustainability and quality of freshwater resources.
- We will support initiatives to achieve reliable, adequate and sustainable funding for the Trust Fund Board, our conservation land trust.
- We will take steps to advance good management of coastal areas, by encouraging landowner stewardship and by considering new planning tools.

Goal 3: Sustain Island Character and Healthy Communities

We recognize that the health of our communities is improved if our islands are safe and secure, if there is strong public involvement in decision-making, and if we accommodate people of differing age groups and income levels.

- We will work to support and restore socio-economic diversity with strategies for affordable, accessible and appropriate community housing.
- We will work to understand and minimize the negative effects that climate change could have on island communities.
- We will cultivate community engagement and participation in land use planning.

Goal 4 Organizational Effectiveness

Our island communities need effective and efficient government services:

- We will continue our work to provide services on an increasingly cost-effective basis.
- We will encourage recognition and support of the Islands Trust object by our communities and by other agencies and levels of government.

(Italics indicate significant changes since last Trust Council meeting; shaded text represents actions in past and future years)

* See last page for key to abbreviations used in this document

**EXCERPT FROM 2010
STRATEGIC PLAN**

**AS APPROVED AT SEPTEMBER
2010 TRUST COUNCIL**

Goal 1: Ecosystem Preservation and Protection...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
To identify and protect riparian areas	Implement Riparian Area Regulations throughout the Trust Area	FY 2009/10 Review RAR mapping by UBC	LPC	Funded by 09/10 program budget	By whether RAR mapping contract is complete.	Complete
		FY 2010/11 & 2010/11 Develop bylaws re RAR requirements, subject to RAR mapping completion	LTCs/BIM*	Funded by 09/10 program budget	By whether all islands are RAR compliant through bylaw development	Two islands are RAR compliant RAR stream mapping complete for all southern islands Application processing procedures compliant with RAR for all islands
		FY 2010/11 Develop communications materials about RAR for use in LTC meetings	LPC	Funded by 10/11 program budget	By whether staff have developed communications materials	Funding allocation approved by Council in June
To improve the protection of biodiversity, environmentally sensitive areas and significant natural sites, features and landforms	Continue improvements to mapping data (i.e. ecosystem maps) Protect sensitive and significant land through land use planning decisions Monitor and enforce LTC conservation covenants	FY 2009/10 Complete DEM acquisition & implementation programs for Trust Area	LPC	Funded by 09/10 program budget	By whether DEM program is complete	Complete
		FY 2010/11 & 2011/12 Complete SEM acquisition and implementation programs for Trust Area	LPC	Funded by 10/11 program budget	By whether SEM program is complete	Dependent on TEM, which is now complete. On track for completion this term
		2008-2011 term Optimize opportunities to protect land	LTCs/BIM*	Funded by base budget	By the hectares of land that have been protected	Awaiting opportunity. (Denman bylaws adopted). Relevant OCP policies in development on several islands
		FY 2009/10 & 2010/11 Establish management plan for LTC conservation covenants	LPC	Funded by base budget	By whether a management plan has been finalized	Covenant inventory complete. Covenant monitoring approach reviewed by LPC in August.
		FY 2010/11 Management/monitoring program for LTC conservation covenants	LPC	Funded by base budget	By whether the management plan has been funded and implemented	Not started

<p style="text-align: center;">To reduce greenhouse gas emissions</p>	<p>FY 2009/10 May/June – LPS staff to attend ministry workshops for planners re. TPAs</p>	LPS	Funded by base budget	By whether relevant staff have attended workshops	Complete
	<p>Sept 2009 Develop a Trust-wide work program to include targets, policies and actions for GHG emission reduction in all island OCPs by legislated deadline (May 31/10)</p>	LPC	Funded by base budget	By whether LTCs and BIM have focused work programs to include targets, policies and actions for GHG emission reduction in their OCPs.	Complete
	<p>Jan to May 2010 Establish targets, policies, and actions in OCPs by legislated deadline (May 31/10)</p>	LTCs/BIM*	Funded by 09/10 and 10/11 program budgets. Additional funding may be available through grants	By whether all OCPs have been amended to include GHG emission reduction targets, policies and actions by May 31/10	Targets, policies and action included in seventeen OCPs submitted for ministerial approval. Two OCPs are delayed.
	<p>FY 2009/10 Develop relevant information on a Trust-wide basis that will serve all LTCs</p>	LPC	Funded by program budget (09/10 budget)	By whether we have developed tools to assist LTCs/LIMs in reducing GHG emissions through land use decisions	Complete
	<p>FY 2010/11 Consider the inclusion of the information provided by the LPC into appropriate bylaws and processes</p>	LTCs/BIM*	Funded by 10/11 program budget	By whether GHG emission reduction is achieved in LTC land use decisions	OCP/LUB reviews underway for several islands All future OCP reviews must address GHG emissions reduction
<p>Amend OCPs to include emission reduction targets, policies and actions (TPAs)</p>					
<p>Foster energy-efficient communities through land use planning decisions</p>					

Goal 2: Stewardship of Island Resources...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
To increase the sustainability and quality of freshwater resources		FY 2009/10 OCP/LUB reviews underway on selected islands	LTCs	Funded by 09/10 program budget	By the number of LTCs/IM with new policies and regulations for protection of freshwater resources	Reviews continuing in 10/11
		FY 2010/11 & 2011/12 OCP/LUB reviews underway on selected islands	LTCs	Funded by 10/11 program budget		Reviews underway or planned to begin in 10/11
To advance the stewardship of coastal areas and marine shore lands	Develop and implement new land use planning tools for shoreline and marine protection	FY 2009/10 Develop integrated shoreline and watershed protection mapping for one island to assist OCP process (joint UBC/IT project)	LPC	Funded by 09/10 program budget	By whether mapping is complete	Complete
		FY 2009/10 and 2010/11 Thetis Island LTC – consider the use of integrated shoreline & watershed protection into OCP review process	LTC	Funded by 09/10 & 10/11 program budget	By whether OCP has been amended to include new forms of protection	Background shoreline research almost complete OCP review underway
Page No. 22	Develop and implement new land use planning tools for shoreline and marine protection	FY 2010/11 Provide recommendations to the Trust Council regarding a Trust – wide adoption of an integrated shoreline & watershed protection approach for OCP processes	LPC	Funded by base budget	By whether recommendations have been provided to TC.	RFD with recommendations to Trust Council in Sept 2010
		FY 2011/12 Initiate Green Shores for Homes project: Extend integrated shoreline & watershed protection approach to Islands Trust Area	EC LTC/BIM*	Subject to funding	By whether integrated shoreline and watershed protection mapping is complete	Funding applications in process

* Depends upon decisions of the Bowen Island Municipal Council

** Depends upon decisions of the Trust Fund Board

Goal 3: Sustain Island Character and Healthy Communities...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS	
<p>To support socio-economic diversity of island communities</p> <p style="text-align: center;">N3</p>	<p>Support/restore socio-economic diversity through land use planning strategies about affordable/accessibile/appropriate housing</p>	<p>FY 2009/10 Provide recommendations and guidance for LTCs with respect to relevant options for land use planning decisions to advance affordable housing</p> <p>FY 2010/11 Consider implementing land use planning decisions to advance affordable housing</p> <p>FY 2011/12 Measure and report on island housing affordability</p> <p>FY 2009/2010 Support public education by creating IT resource webpage (e.g. with SSI area farm plan) and encouraging community gardens</p> <p>FY 2010/2011 Support completion of a second area farm plan (Denman)</p> <p>FY 2011/2012 Complete a second area farm plan (Denman)</p> <p>FY 2010/2011 Trust Council workshop about local government role in food security</p> <p>FY 2009/10 & 2010/11 Reviews underway on selected islands</p>	<p>LPC</p> <p>LTCs</p> <p>TAS LPS</p> <p>TAS LPS</p> <p>LTC</p> <p>LTC</p> <p>TPC LPC</p> <p>LTC</p>	<p>Funded by 09/10 program budget</p> <p>Funded by 10/11 programs budget</p> <p>TBD</p> <p>Funded by base budget</p> <p>Funded by 10/11 programs budget</p> <p>Subject to funding (11/12 budget)</p> <p>Funded by base budget</p> <p>Funded by 09/10 programs budget</p>	<p>By whether recommendations/guidance has been provided.</p> <p>By the number of LTCs have implemented land use planning decisions regarding affordable housing.</p> <p>TBD</p> <p>By whether IT resource webpage with food security links have been created</p> <p>By whether a second area farm plan is started</p> <p>By whether a second area farm plan has been completed</p> <p>By whether a workshop has been held</p> <p>By the number of LTCs/IMs with new policies and regulations related to food security</p>	<p>Complete</p> <p>Task Force will continue in 10/11 to provide assistance to LTCs regarding implementation</p> <p>Completed for SSI&GB May be included in indicators program</p> <p>Webpage now live. UBCM funding approved for seniors' community garden project</p> <p>Started. Matching funding received</p> <p>Not started</p> <p>Scheduled for Sept 2010</p> <p>Food security toolkit in preparation OCP/LUB reviews started</p>	
	<p>To minimize the impact of climate change upon islands and communities</p>	<p>Develop climate change adaptation plan</p> <p>Integrate climate change adaptation into land use</p>	<p>FY 2011/2012 Continue implementation of adaptation planning framework.</p> <p>FY 2012/2013 Continue implementation of adaptation planning framework</p>	<p>TPC LPC</p> <p>LTCs/BIM*</p>	<p>Subject to funding</p> <p>Subject to funding</p>	<p>TBD</p> <p>TBD</p>	<p>Not started. May be delayed.</p> <p>Not started</p>

* Depends upon decisions of the Bowen Island Municipal Council

** Depends upon decisions of the Trust Fund Board

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
<p>To cultivate community engagement and participation in land use planning</p>	<p>planning and regulatory decisions</p>					
	<p>Develop new tools and strategies to encourage community engagement in land use planning processes</p>	<p><u>FY 2009/10</u> Develop new tools and strategies to encourage community engagement in land use planning processes</p>	<p>LPC</p>	<p>Funded by base budget</p>	<p>By whether information about new tools and strategies has been circulated to trustees and staff.</p>	<p>World Café demo held during June TC Staff training planned Info circulated as part of Climate Wise Islands materials and regarding sensitive ecosystems. Sensitive ecosystems webpage developed</p>
		<p><u>FY 2010/11</u> Consider new tools and strategies to encourage community engagement in land use planning processes</p>	<p>LTCs</p>	<p>Funded by base budget</p>	<p>TBD</p>	<p>Developing public portal for IT mapping data Affordable housing webpage planned Food security toolkit under development</p>

Goal 4: Organizational Effectiveness...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?*	IS FUNDING IN PLACE OR REQUIRED?	HOW WOULD WE MEASURE SUCCESS?	STATUS
To provide services on an increasingly effective basis	Develop cost effective bylaw enforcement tools	FY 2009/10 & 2010/11 Establish a Bylaw Dispute Adjudication System for the Islands Trust	LPC	Funded by base budget	By whether a Bylaw Dispute Adjudication System is established.	Regulatory adjustments approved by province for several islands. Agreement approved by Trust Council Mar 10. Awaiting ministerial approval
		FY 2009/10 & 2010/11 Consider bylaw amendments to allow Bylaw Dispute Adjudication System	LTCs	Funded by base budget	By the number of islands where a Bylaw Dispute Adjudication System is in place	Bylaw drafting in progress
	Review of development application fee levels and cost recovery mechanisms	FY 2010/11 Develop terms of reference and identify budget and data needs for review of application fees	FPC LPC	Funded by base budget	By whether terms of reference has been developed and any necessary budget and data needs have been identified.	Not started
		FY 2011/12 Review of application fees, development of amendments to model fees bylaw and related policies	FPC LPC	Subject to budget (11/12 budget)	By whether application fees and cost recovery mechanisms have been reviewed, policies have been amended and a model fees bylaw has been developed.	Not started
	Adoption of amended fees bylaws	LTCs	Subject to budget (11/12 budget)	By whether all LTCs have adopted amended fees bylaws	Not started	

Page No. 2

Abbreviations:
 ADMIN – Administrative Services
 BIM – Bowen Island Municipality
 DEM – Digital Ecosystem Mapping
 EC – Executive Committee
 FN – First Nations
 FY – Fiscal Year
 GHG – Green House Gases
 ID – Identification
 IM – Island Municipality
 IT – Islands Trust
 LPC – Local Planning Committee
 LPS – Local Planning Services

LTA – Local Trust Area
 LTC – Local Trust Committee
 LUB – Land Use Bylaw
 MCRD – Ministry of Community & Rural Development
 MGMT – Management Team
 NA – Not Applicable
 NAPTPEP – Natural Area Protection Tax Exemption Program
 OCP – Official Community Plan
 PSSC – Policy Statement Sub Committee
 PMFL – Private Managed Forest Land
 RAR – Riparian Area Regulations
 RCP – Regional Conservation Plan
 RD – Regional District

RFD – Request for Decision document
 RM – Records Management
 SEM – Sensitive Ecosystem Mapping
 SSI – Salt Spring Island
 TAS – Trust Area Services
 TEM – Terrestrial Elevation Mapping
 TBD – To Be Determined
 TC – Trust Council
 TFB – Trust Fund Board
 TPA – Targets, Policies and Actions (re GHG emission reduction)
 TPC – Trust Programs Committee
 UBC – University of British Columbia
 UBCM – Union of BC Municipalities

For more information, contact
Sheila Malcolmson, Chair,
 Islands Trust Council
 email: smalcolmson@islandstrust.bc.ca
 telephone 250.247.8078
Linda Adams, Chief Administrative Officer,
 Islands Trust
 email: ladams@islandstrust.bc.ca
 telephone 250.405.5151
 Visit our website at www.islandstrust.bc.ca

Colour Key for fourth column:
 Colour
 Local Planning (through Local Planning Committee, Local Planning Services staff, Local Trust Committees or Bowen Island Municipality)
 Trust Programs Committee or Trust Area Services staff
 Executive Committee/CAO's office
 Potential committee/unit/body taking lead for strategy/activity
 Financial Planning Committee/Administrative Services staff
 Management team
 Trust Fund Board or Islands Trust Fund staff

* Depends upon decisions of the Bowen Island Municipal Council
 ** Depends upon decisions of the Trust Fund Board



Applications w/ Status - Saturna Island Status: Open

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
SA-DVP-2009.4	Tracy/John Logan/Hogg Planner: Kaitlin Kazmierowski	Sep-22-2009	variance required for garage, deck and additions

Planning Status

Status Date: Jul-07-2010

Recent communication with applicant has revealed that a geotechnical report for the site dated June 23, 2010 has been completed. Applicant is still waiting to hear from the archaeologist regarding a final report.

Status Date: Jan-25-2010

On November 9, 2009, applicant stated that an archaeologist was coming to do a site visit that month and that the islands Trust would be informed of findings. No word from applicant since.

Status Date: Oct-08-2009

Archaeological site identified (RAAD) on property. Applicant has been notified and has spoken to the planner.

Subdivision

File Number	Applicant Name	Date Received	Purpose
SA-SUB-2010.1	Nancy Angermeyer Planner: Gary Richardson	Jan-28-2010	204 NARVAEZ BAY RD To create 2 new lots

Planning Status

Status Date: Jun-24-2010

Response Seb to MOTI June 24/10

Status Date: Apr-20-2010

Staff reviewing application.

Status Date: Mar-22-2010

Received Title from applicant; sent copy of app. to trustees and forwarded file to planner.

Kathy Jones

From: Nancy Roggers
Sent: September-28-10 8:40 AM
To: David Marlor; Gary Richardson; Kathy Jones
Cc: Craig Elder
Subject: Saturna expense report - Sept/10
Attachments: saturna ltc.pdf

		Budget	Spent	Balance
Invoices posted to September 27, 2010				
660 Saturna	65000 Trustee Expense	1,000.00	-	1,000.00
660 Saturna	65200 LTC Meetings	3,000.00	441.54	2,558.46
	65210 APC Meetings		327.39	(327.39)
	65220 Communications		110.28	(110.28)
	65230 Special Projects		150.00	(150.00)
	65240 Miscellaneous			-
	TOTAL LTC Local Expense	3,000.00	1,029.21	1,970.79
660 Saturna	72300 OCP/LUB Expense	-		-

Thanks!

Nancy Roggers
 Finance Officer

Islands Trust
 #200 1627 Fort Street
 Victoria, B.C. V8R 1H8
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www.islandstrust.bc.ca

Preserving *island* communities, culture and environment

Please consider the environment before printing this email.

Summary:

The attached forms provide the rationale and basic breakdown of funding for each item. The following is a summary for convenience:

EC as an LTC	New or Continuation	Amount
1. OCP and LUB Development	Continuation	\$5,000
<i>EC as an LTC total</i>		<i>\$5,000</i>
Galiano	New or Continuation	Amount
1. OCP Review	Continuation	\$20,000
2. LUB Review	New	\$10,000
3. LUB on-Going Amendments	Continuation	\$5,000
4. Water Study – Phase 2	Continuation	\$10,000 (Strategic Plan)
<i>Total Galiano Total</i>		<i>\$45,000</i>
Mayne	New or Continuation	Amount
1. Housing Options Task Force	New	\$2,000
2. RAR DPAs	Continue Program	\$3,000 (Strategic Plan)
3. Shoreline Development Review	New	\$10,000 (Program)
4. Raptors Nest Protection	New	\$5,000 (Program)
5. Geological Hazard Mapping	Continue Program	\$8,000 (Program)
<i>Total Mayne Total</i>		<i>\$28,000</i>
North Pender	New or Continuation	Amount
1. Associated Islands OCP/LUB Update	New	\$4,000
2. Shoreline Development Review	New	\$10,000 (Program)
<i>Total North Pender</i>		<i>\$14,000</i>
Saturna	New or Continuation	Amount
1. RAR DPA	Continue Program	\$3,000 (Strategic Plan)
2. SEM Implementation	Continue Program	\$3,000 (Strategic Plan)
3. Eastpoint Water Protection DPA	Continuation	\$5,000 (Strategic Plan)
4. Geological Hazard Mapping	Continue Program	\$10,000 (Program)
<i>Total for Saturna</i>		<i>\$21,000</i>
South Pender	New or Continuation	Amount
1. OCP Review	Carry-over	\$10,000
2. SEM Implementation	Continue Program	\$3,000 (Strategic Plan)
3. Raptors Nest Protection	Carry-over	\$4,000 (Program)
4. Geological Hazard Mapping	Continue Program	\$3,000 (Program)
<i>Total for South Pender</i>		<i>\$20,000</i>
General	New or Continuation	Amount
1. General Project Fund	New	\$10,000 (program)
2. General LUB Amendments Fund	New	\$10,000 (program)
<i>Total for General</i>		<i>\$20,000</i>
Total Initial Request for Southern Region		\$153,000

Pc

ISLANDS TRUST

2011/2012 BUDGET

STRATEGIC PLAN BUDGET REQUEST

Operational Unit: Local Planning

Strategic Plan Item	Estimated Budget	Description of Activities for 2011/12 (and budget detail)
Consider implementing land use planning decisions to advance affordable housing	\$15,000	Continuation of the Community Housing Task Force including funding for consultants to assist with implementation work of Affordable Housing Tool Kit and Seniors Housing Strategy
Develop bylaws re: RAR requirements, subject to RAR mapping completion	\$3,000 (\$6,000 with Mayne – see notes)	<p>RAR DPA amendments (Saturna and Mayne).</p> <p>RAR mapping completed for all southern islands – one small stream is subject to RAR on Saturna.</p> <p>To develop DPAs for RAR watersheds on Saturna Island based on work already completed. Mapping completed. Template DPAs already drafted for other LTCs.</p> <ul style="list-style-type: none"> • Public process including mailouts and advertising and information packages \$3,000 <p>Note: Mayne RAR is on hold pending MOE decision on third party assessment of RAR watersheds – work may be completed this year; if not, funding next year should include Mayne.</p>

		<p>Note: Listed as a Project for LTC, currently not on top priority list, may be moved up next year</p> <p>Note: North Pender in progress and expected to complete this year; Galiano to be completed as part of OCP review. No RAR on South Pender.</p>
Protect sensitive and significant land through land use planning decisions	\$6,000	<p>SEM Implementation (Saturna and South Pender)</p> <p>Implement SEM mapping by OCP amendment to include maps, policy amendments and/or public education</p> <ul style="list-style-type: none"> Public process including mailouts and advertisements \$3,000 x 2 LTCs <p>Note: Listed as a Project for LTCs, currently not on top priority lists, may be moved up next year</p>
To increase sustainability and quality of freshwater resources – include new policies and regulations as OCPs and LUBs are amended	\$5,000	<p>Water Protection DPA (Saturna)</p> <p>Develop a new development permit area to protect Eastpoint neighbourhood aquifers.</p> <ul style="list-style-type: none"> Public process including advertisements and mailouts \$3,000 Legal review \$2,000 <p>Note: currently a top priority of LTC</p>
To increase sustainability and quality of freshwater resources – include new	\$10,000	Water Study – Phase 2 (Galiano)

policies and regulations as OCPs and LUBs are amended		Funding approved in 2010/11 budget for an undefined study of water issues on Galiano Island. Funding. Review and implement recommendations from Phase 1 <ul style="list-style-type: none"> • Consultant contract \$10,000 Note: Listed as a Project for LTC, currently not on Top Priority list, may be moved up next year
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		\$5,000

The approved Strategic Plan is located on the LAN at:

<G:\EXEC\Council\Strategic Planning\2010\2010 09 04 Strategic Plan Sept 2010 update with potential amendments.doc>

Please forward this form to Craig Elder by Tuesday October 19, 2010

ISLANDS TRUST

2011/12 BUDGET

PROGRAM SUBMISSION

Operational Unit: LPS - Southern Team

Program Title	Description and Rationale – including budget breakdown	Total Cost Estimate
LUB Misc. amendments (Galiano)	<p>Separate to the LUB review submitted on OCP/LUB form, there are a number of amendments required to the existing LUB that will be required prior to the completion of the review. This process has begun and funding would support continuation.</p> <ul style="list-style-type: none">• Public process – CIMs and PH, including advertising \$4,000• Legal reviews - \$1,000 <p>This is separate to the Southern Team – LUB housekeeping below due to the fact the process is carry-over from this year and nature of some amendments require additional funding.</p> <p>Note: Top priority of LTC</p>	\$5,000
Southern Team – general projects fund	<p>Funding to accommodate misc. LTC projects that arise during the year. These are usually small projects that require funding to hold a meeting, a legal review, advertising or other small expense. Funding would be used as required for to support work for five LTCs. Recommend that this funding be made part of the base budget.</p> <ul style="list-style-type: none">• 5 LTCs, one CIM/PH each at \$2,000 per LTC	\$10,000
Southern Team – LUB Housekeeping	Specific budget to fund on-going LUB amendment updates for all	\$10,000

amendments	<p>five LTCs.</p> <ul style="list-style-type: none"> • 4 LTCs, one CIM/PH each at \$2,000 per LTC, plus legal review as necessary 	
Shoreline Development Review (Mayne and North Pender)	<p>Comprehensive review and new approach to managing upland and shoreline development. Involve review of OCP policies in this area, review of literature including Green Shores and incorporation of sensitive ecosystems (upland and foreshore).</p> <ul style="list-style-type: none"> • Consultants \$5,000 x 2 LTCs • Meetings and mailouts \$5,000 x 2 LTCs <p>Note: Top Priority of LTC</p>	\$20,000
Raptors Nest Protection (Mayne and South Pender)	<p>Work to locate and map raptor nests in advance of development of regulation to protect. Work funded this fiscal on Saturna but LTC has not directed staff to undertake work this fiscal due to other priorities</p> <ul style="list-style-type: none"> • Mayne - GPS and contractor \$5,000 • South Pender – carry over funding for this fiscal to next fiscal \$4,000 <p>Note: Listed as a Project for both LTCs, currently not on top priority lists, may be moved up next year</p>	\$9,000
Geological Hazard Mapping (Mayne, South Pender and Saturna)	<p>Develop maps of hazard areas on Mayne Island and incorporate into the OCPs (required content).</p> <ul style="list-style-type: none"> • Consultant to report on hazard areas Mayne \$5,000 • Consultants to report on hazard areas on Saturna \$10,000 (higher estimate for Saturna due to more unknowns than on Mayne) • No major consultants work expected on South Pender 	\$24,000

	<ul style="list-style-type: none"> Public process including mailouts and meetings \$3,000 x 3 LTCs <p>Note: Listed as a Project for all three LTCs, currently not on top priority lists, may be moved up next year</p> <p>Note: may be opportunities to partner with Parks Canada for Saturna geological hazard mapping work.</p>	
Housing Options (Mayne)	<p>Provide support to Mayne task force to consider and implement task force recommendations</p> <ul style="list-style-type: none"> Public meeting, mailouts \$2,000 <p>Note: Listed as a Project for LTC, currently not on top priority list, may be moved up next year</p>	\$2,000
National Park Zoning (Saturna)	<p>Bring Saturna zoning into alignment with National Park. Saturna is the last island to consider such amendments.</p> <ul style="list-style-type: none"> Public process including advertising and mailouts \$3,000 <p>Note: Listed as a Project for LTC, currently not on top priority list, may be moved up next year</p>	\$3,000

In the Rational section, please provide a dollar/activity breakdown that adds up to the Total Cost Estimate, so the Financial Planning Committee can understand how the total was calculated.

If the program item is a multi-year program, indicate which year 2011/12 is in the overall program (eg. Year 2 of 5), and the estimated total cost of the program.

Please forward this form to Craig Elder by Tuesday October 19, 2010

Saturna Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

No	Meeting Date	Resolution No.	Issue	Policy
	May 16/07	SA-LTC-16-07	Travel Trailer or Camper	<p>It was Moved and Seconded that staff be directed to not take enforcement action against property owners when a travel trailer or camper is located on a lot when:</p> <ul style="list-style-type: none"> The travel trailer or camper is being used for recreational purposes by the owners of the lot and; The travel trailer or camper is being used intermittently and for short periods not exceeding two months. <p>Not withstanding this direction, staff is to take action to prevent the recreational use of travel trailers or campers on inappropriately zoned land if:</p> <ul style="list-style-type: none"> The travel trailer or camper is being used as a second residence or; The trailer or camper is situated within the setbacks for a structure or; There are serious safety issues, unsightliness, noise, or health problems related to the use or; A complaint based on the above three items is received from a person who owns neighboring property. <p>Nothing in this direction should be interpreted by a property owner as giving permission to violate the Land Use Bylaw and the Saturna Island Trust Committee may change this policy at any time and may give direction to enforce the Bylaw at any time.</p>
1.	August 20/08	SA-LTC-43-08	Bylaw Enforcement: Short Term Vacation Rentals	<p>It was Moved and Seconded THAT given finite resources available for enforcement activities and in order to ensure the most effective results for enforcement activities, STVRs not permitted by Section 2.16.10 of the Saturna Island Land Use Bylaw No. 78 that have one or more of the following characteristics will be subject to enforcement:</p> <ol style="list-style-type: none"> 1. They are advertised on the internet, newspapers or other media; 2. They are not managed by the property owner; <p>More than one STVR per constructed residence on the lot is simultaneously made available for STVR;</p>

				<p>4. While the property is rented persons are also staying in tents, trailers, or RV's;</p> <p>5. There are issues related to health and safety;</p> <p>6. There is a written complaint by owners or residents about bona fide nuisance issues such as noise or parking congestion related to the STVR;</p> <p>7. The owner of the property uses more than one property on Saturna Island as an unpermitted STVR.</p> <p>And THAT nothing in this enforcement policy should be interpreted as giving permission to violate the Land Use Bylaw and the Saturna Island Local Trust Committee may change this policy at any time and may give direction to expand enforcement activities at any time.</p>
2.	February 25/09	SA-LTC-09-09	Adopt LTC Minutes by RWM	It was Moved and Seconded that the Saturna Island Local Trust Committee draft minutes be adopted by Resolution without meeting within 14 days of the meeting and posted to the website.

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Islands Trust

Preserving **island** communities, culture and environment.

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Population:

Approximately 359

Size:

3422 hectares (8,455 acres)

Location:

27 kilometres south-east of the Swartz Bay ferry terminal on Vancouver Island.

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Saturna Island Local Trust Committee

Latest News

In this section you will find current news items that are relevant to your Local Trust Area and your community. [Subscribe](#) to the Saturna Island Latest News updates and receive the latest information on official community plan reviews, staff reports, notifications and other documents published in the latest news section.

October 2010

- [Vacancy on Saturna Island Local Trust Committee](#)
- [2007 Community Energy and Emission Inventory Reports \(CEEIs\) now available](#)
- [New Islands Trust GHG Emission Inventories webpage posted](#)

Saturna Island Local Trust Committee Projects

Planner Office Hours on Saturna Island

- [Planner Island Office Hours Listing](#)

General

- [Policies and Standing Resolutions Chart](#)

Climate Change Action

- [Staff Report - October 2009](#)
- [Staff Report - November 2009](#)
- [Community Engagement Tools](#)
- [Table of Potential Official Community Plan Amendments](#)
- [Climate Wise Islands](#)
- [Newsletter - December 2009](#)
- [Proposed Bylaw No. 101](#)
- [Staff Report - March 11, 2010](#)
- [Staff Report - May 11, 2010](#)

Ecosystem Mapping

- [Draft Saturna Island Local Trust Area ecosystem maps and feedback form](#)

East Point Water

- [Groundwater Conservation \(East Point\) Staff Report - October 20, 2009](#)
- [Ministry of Environment Report - January 2010](#)
- [Proposed Bylaw No. 99](#)

Affordable Housing

- [APC Terms of Reference](#)
- [Affordable Housing Background Report - August 21 2009](#)
- [Subdivision Potential Map](#) (Please note that this map is a representation of potential subdivision under the current zoning. It does not account for limitations on future subdivision, including covenants, access, availability of water and other services, topography, etc)
- [Community Housing Tool Kit](#)

Riparian Area Regulation Implementation

Page No. 40

Committee Links

- [Committee Home](#)
- [Trustee Membership](#)
- [Contact Trustees](#)
- [Contact Planning Staff](#)
- [Planning Bylaws](#)
- [Administrative Bylaws](#)
- [Meetings Schedule](#)
- [Meeting Agendas](#)
- [Meeting Minutes](#)
- [Resolutions-Without-Meeting](#)
- [Associated Islands](#)
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▪ [Saturna Island Riparian Areas Regulation Stream Identification](#)

[^ top](#)

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**Southern Planning Team
2011 LTC Meeting Schedule (Based on 2010 Schedule)**

Date	Galiano	Mayne	North Pender	Saturna	South Pender	Executive Area
<i>Frequency:</i>	<i>Monthly modified **/***</i>	<i>Monthly modified **</i>	<i>Monthly modified **</i>	<i>Bi-monthly modified **</i>	<i>Bi-monthly modified **</i>	<i>Twice Yearly</i>
<i>Preferred day:</i>	<i>2nd Monday</i>	<i>1st Monday</i>	<i>Last Thursday</i>	<i>Last Wednesday</i>	<i>2nd Tuesday</i>	
<i>Location:</i>	<i>South Community Hall</i>	<i>Ag Hall</i>	<i>Community Hall</i>	<i>Community Hall or Rec. Centre Lounge</i>	<i>Fire Hall</i>	<i>Islands Trust Victoria</i>
<i>Time:</i>	<i>1:00 pm</i>	<i>1:00 pm</i>	<i>9:45 am</i>	<i>12:30 pm</i>	<i>10:00 am</i>	<i>9:30 am</i>
January	-	-	27 th	-	-	-
February	14 th	7 th	24 th	23 rd	8 th	-
March	14 th	7 th	31 st	-	-	-
April	11 th	4 th	28 th	27 th	12 th	-
May	9 th	2 nd	26 th	-	-	10 th
June	13 th ***	6 th	-	29 th	7 th	-
July	11 th	4 th	28 th	-	-	-
August	8 th	-	25 th	31 st	-	-
September	12 th	**19 th	29 th	-	**20 th	-
October	**17 th ***	3 rd	27 th	26 th	-	18 th
November	14 th	7 th	24 th	-	8 th	-
December	12 th	**19 th	-	**14 th	-	-

** alternate week /date . conflict with TC / EC or Stat.

*** meetings held at the North Community Hall

Note: Meetings dates tentative

**BC Hydro 2010/11 Woodpole
Test and Treatment Program**

(attached as separate file)



Memorandum

200 - 1627 Fort Street Victoria BC V8R 1H8

Telephone (250) 405-5151 FAX: (250) 405-5155

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC 1.800.663.7867

information@islandstrust.bc.ca www.islandstrust.bc.ca

Date October 18, 2010 File Number SA/02 12.4

To Saturna Island Local Trust Committee

From Kathy Jones
Planning Clerk
Local Planning

Re Saturna Island Advisory Planning Commission Terms

This memo is to inform you that Tony Green, Harvey Janszen, Amanda Pearson and Charles Reif's appointments expire on January 1, 2011. These appointments were for a one year term. The remainders of the appointments are for two year terms which expire on January 1, 2012. In total the Saturna APC can consist of up to eight members.

Your options for appointing APC members are:

1. Re-appointing the members whose terms have expired

A letter could be drafted and sent out to the present members asking if they would like to serve another term.

2. Advertise for a new APC

Advertising could be done by publishing a notice in the Scribbler, posting on island and on the Saturna Island Web Page. Alternatively, you could advertise through an island mailout

In the past, when we do advertise for APC members, we send a letter thanking the current members and inviting them to re-apply, if they are interested in serving another term.

Excerpt from APC Bylaw:

"(c) The Local Trust Committee shall by resolution appoint members to serve up to a two year term commencing January 1st.

[Information Note: Appointment terms may vary to allow for alteration in 50% of membership on an annual basis]"

To offset appointments you may want to consider that the new appointments be for a two-year term.

I look forward to your direction on this matter.

pc

Page No. 44

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Memorandum

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Page 1 of 2