

ADOPTED

**MINUTES OF THE MAYNE ISLAND
LOCAL TRUST COMMITTEE MEETING
HELD ON WEDNESDAY JULY 31, 2013, AT 1:00 P.M.
AT THE MAYNE ISLAND COMMUNITY CENTRE**

PRESENT: Peter Luckham Chair
Jeanine Dodds Local Trustee
Brian Crumblehulme Local Trustee
Gary Richardson Regional Planner
Pat Todd Recording Secretary

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

1. CALL TO ORDER

Chair Luckham called the meeting to order at 1:12 pm, recognizing the Local Trust Committee meeting was being held in the Coast Salish Territories and introduced himself, the Local Trustees and Islands Trust Staff.

2. APPROVAL OF AGENDA

2.1 Additions/Deletions

None

2.2 Questions from Public on Agenda Items

Chair Luckham confirmed that meeting break would be at 2:30 pm.

The agenda was adopted as amended by consensus.

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

None

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes

5.1.1 Mayne Island Local Trust Committee Business Meeting Minutes of June 26, 2013

Pg. 3 Section 10 Projects 10.1: delete "Draft Bylaw can go to second reading".

Pg. 3 Section 10.1 Trustee Dodds spoke...change "amendment" to Bylaw

The Mayne Island Local Trust Committee Business Meeting Minutes of June 26, 2013 were adopted as amended by consensus.

5.2 Public Hearing Records and Information Meeting Notes

5.2.1 Mayne Island Local Trust Committee Public Hearing Record of June 26, 2013

Received for information

5.2.2 Mayne Island Local Trust Committee Community Information Notes of June 26, 2013

Received for information.

5.3 Section 26 Resolutions-without-meeting

None

5.4 Advisory Planning Commission Minutes

Minutes were received late and will go forward to September meeting.

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Richardson stated that Item #3 Bylaw 158 has been completed. There has been a mail out to 500 individuals/groups regarding the Community Information Meeting in September on the Shoreline Report.

Trustee Dodds has completed Item #4 and the domain name has been renewed for 1 year.

7. DELEGATIONS

None

8. CORRESPONDENCE

None

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 Mayne Island Bylaw No. 158 for Consideration to Adopt

Bylaw 158 was approved by the Executive Committee on July 16, 2013.

Staff are supportive of amendment as it saves time and water.

Resolution MA-LTC-32-13

It was Moved and Seconded that the Mayne Island Local Trust Committee proposed Bylaw No. 158, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2013” be adopted.

CARRIED

9.2 MA-RZ-2012.1 (Rosengren)

Staff have received two proposals for the Needs Survey which were given to Trustees this morning. Staff will draft a summary with recommendations for the Trustees. Trustees will forward recommendations to Staff. The proposal will be approved either through Resolution-without-meeting or as an item on agenda for September meeting.

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Secondary Suites

Planner Richardson has received two responses from referral agencies: VIHA and MIIWSS. VIHA confirmed that the landlord is responsible for potable water and that a secondary suite may necessitate an increase in septic system. Staff would like feedback from the water districts as to exclusion from the bylaw. There will be a reminder to water districts to respond. Staff will bring a draft Bylaw to the September meeting.

11. REPORTS

11.1 Work Program Reports – June 2013

Planner Richardson noted that Priority #2 is completed. It was suggested that Project #2 Agricultural Building riparian setbacks be moved to Priority #1.

Resolution MA-LTC-33-13

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to amend the Priority List to have Item #2 deleted (completed), Item #3 to become #1 and Items #2, 10, 11 to be consolidated as Item #3.

CARRIED

Staff will develop timelines for projects..

11.2 Applications Report

There have been no issues to date on the TUP for STVR.

The rezoning application for the Oceanwood property is moving forward with the needs assessment being developed.

11.3 Expense/Budget Reports

Presented for information

11.4 Bylaw Enforcement

None

11.5 Adopted Policies and Standing Resolutions

Presented for information

11.6 Mayne Island LTC Web Page

Staff posts a summary to the web page after each LTC.
Trustees should submit information for the Trustees Corner.

11.7 Chair's Report

Chair Luckham informed the LTC that the next Trust Council is in September on Lasqueti Island.

11.8 Trustee Report

Trustee Crumblehulme updated information as to meeting regarding deer population. Proposed options for dealing with the over population will be going out to the public.

The Economic Development Commission meeting had representatives from CRD, BC Transit and the Islands. Discussion included land and water transit. BC Transit to survey Islands in late August and CRD and BC Transit looking at having a questionnaire go out to the islands. Identified was the volume of seniors on the islands and the needs for service and employment options.

Trustee Crumblehulme reported that Broadband connections are progressing.

South Pender requested that the Capital Regional District co-ordinate a study, which has been approved, for the Southern Gulf Islands as a Food and Agricultural Project.

12. OTHER BUSINESS

12.1 Upcoming Meetings

Next Business Meeting – Wednesday September 4, 2013, at 1:00 pm, at the Mayne Island Agricultural Hall.

12.2 Mayne Island Local Trust Committee Pilot Project

The enforcement of illegal structures on the foreshore is a difficult subject. The process already exists for Bylaw Enforcement and currently Mayne Island has no outstanding complaints. Enforcement is very time consuming. A meeting is planned for September as to the Shoreline report. It is felt that the primary issue is a lack of awareness of what's allowed/not allowed on the foreshore.

Resolution MA-LTC-34-13

It was Moved and Seconded that Mayne Island Local Trust Committee, having discussed this item, will not proceed at this time.

CARRIED

12.3 Mayne Island LTC Liaison to the Capital Regional District EDC

Trustee Crumblehulme has acted as an “unofficial” representative to date.

Chair Luckham stated concerns as to Trustees participating on other committees and feels such participation should be discouraged, especially in light of recent judicial decisions on Salt Spring Island, unless participation is officially designated as a Local Trust Committee liaison. There are concerns as to conflict of interest and the legal liability for the individual, the LTC and Islands Trust.

Trustee Dodds stated that to attend meeting unofficially is not a problem however in this situation there is a possibility of an issue arising between the Islands Trust and the EDC.

Trustee Crumblehulme has spoken with Linda Adams a number of times and has been advised to continue on commission. Trustee Crumblehulme would like a resolution from LTC to endorse his participation on the commission.

Trustee Dodds spoke to concerns as to legal implications. Should there be a rezoning application by the EDC to the LTC this could create a conflict of interest.

Trustee Crumblehulme stated that should there be a perceived conflict of interest he would recuse himself from the resolution.

The Chair questioned the jurisdiction of IT in economic development. There is the potential for impact on land uses which is a responsibility of LTC. Should Trustee Crumblehulme have to recuse himself this could compromise the LTC. It is felt that more information would be helpful – are there other options? The Chair questioned if there is someone else in the community who could work with LTC on this Commission.

Ian Dow spoke to importance of economic development for the islands.

_____ Break at 2:30 pm _____Reconvene at 3:15 pm. _____

During the Break Time Chair Luckham presented the Mayne Island Conservancy Society with the Islands Trust Stewardship Award in recognition of the Shoreline Mapping Project.

Further discussion regarding liaison to the Capital Regional District EDC.

Resolution MA-LTC-35-13

It was Moved and Seconded that Mayne Island Local Trust Committee direct Staff to submit a letter, under the Chair's signature, requesting the Capital Regional District to make a formal request for a liaison to the Economic Development Commission from the Mayne Island Local Trust Committee with an outline of terms of reference, roles and responsibilities.

CARRIED

13. TOWN HALL MEETING

Chair Luckham invited comments from the public.

Ron McKinnon: spoke to the issue of the jetty on strata property at end of Horton Bay Road. Structure was built in the late 1800's and was always considered part of the property. During process of creating the strata the jetty was identified as a separate piece of property and a lease was established between the strata and Ministry of Lands and Forests. This 10 year lease expires in September and costs are rising from \$50.00 per year to \$500.00. Owners have maintained the jetty over the years however Ministry has stated if there is not a lease renewal structure must be torn down.

Chair Luckham suggested speaking with the Ministry to find a resolution.

Staff were directed to provide a report regarding the Kadonaga jetty.

David Maude: stated that the agenda package and minutes were not on the Web Site as of Monday. Trustee Dodds has spoken with staff regarding this matter.

Ian Dow: Reviewed information from meeting requested by Provincial Ministry, Mayne Island Residents and Rate Payers Association and the Mayne Island Conservancy regarding the deer population. There are concerns with fallow and black tail deer. Studies have been completed and recommendation is to eradicate the fallow deer (not an indigenous species). Ministry proposes opening hunting through special permit on Mayne Island. Hunters would require written permission of property owners and would be regulated. Mayne Island is the only island currently prohibiting hunting. Information regarding this matter will be going out to the public.

Ann Johnston: The financing to operate depots is being cut drastically and new requirements are being imposed e.g. fencing depot, pollution insurance. CRD has recommended to Environmental Services Committee to accept proposed budget with a provision to continue to review depot financing. Issues must be resolved by April 2015.

Chair Luckham stated that Thetis Island recycling operated under a different model – had originally been funded through Rate Payers Association and now there is a per parcel tax levy to fund depot.

14. **ADJOURNMENT**

Chair Luckham declared the meeting adjourned at 3:50 p.m.

RECORDER

CHAIR