

ADOPTED

**MINUTES OF THE MAYNE ISLAND
LOCAL TRUST COMMITTEE MEETING
HELD ON WEDNESDAY FEBRUARY 26, 2014, AT 1:00 P.M.
AT THE MAYNE ISLAND AGRICULTURAL HALL, MAYNE ISLAND, BC**

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

There were approximately twenty-four (24) members of the public in attendance.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 1:00 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

Additions to the agenda were as follows:

7.1 Village Bay – Miners Bay Corridor Pathway Proposal

9.1.4 Recommendations for Bennett Bay Eelgrass Meadow

9.1.5 Email dated Feb. 22/14 from P and M Lightheart

9.1.6 Email dated Feb. 23/14 from R and M Munro-Kerr

9.1.7 Email dated Feb. 20/14 from J Collier

9.1.8 Email dated Feb. 23/14 from R Jarco

9.1.9 Email dated Feb. 22/14 from D Burrowes

9.2.2 Village Point Improvement District - Amendment to MA-RZ-2012.1

11.3 LTC Expense Report dated February 2014

Correction to 7.1 Michael Dunn, Member of Mayne Island Pathways Initiative

By consensus the agenda, as amended, was Adopted.

3. COMMUNITY INFORMATION MEETING

See separate Community Information Meeting (CIM) notes dated February 26, 2014.

4. PUBLIC HEARING

See separate Public Hearing (PH) record dated February 26, 2014.

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes

5.1.1 Adopted Mayne Island Local Trust Committee Business Meeting
Minutes of November 27, 2013

For Information

5.2 Public Hearing Records and Information Meeting Notes

None

5.3 Section 26 Resolutions-without-meeting

Planner Richardson stated there had been three Resolutions-without-meeting:

Adoption of LTC Business Meeting Minutes of November 27, 2013.

That the referral of amended rezoning application MA-RZ-2012.1 (Oceanwood) be referred to the APC.

That Trustee Crumblehulme write a letter to Translink BC on behalf of LTC regarding proposed cuts to bus service.

5.4 Advisory Planning Commission Minutes

5.4.1 Adopted APC Meeting Minutes of July 8, 2013 and November 18, 2013

Received for information

5.4.2 Draft APC Meeting Minutes of January 13, 2014

Received for information

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Richardson updated the LTC regarding the Deer Eradication project. There have been three (3) responses to the Invitation to Quote.

It has been clarified that the LTC can fund the printing costs of the report prepared by the Mayne Island Pathways Initiative.

MA-2014-001

It was Moved and Seconded that, Mayne Island Local Trust Committee authorize expenditure of \$350.00 for the printing of the Road Safety Assessment Report.

CARRIED

7. DELEGATIONS

7.1 Michael Dunn, Member of Mayne Island Pathways Initiative

Village Bay – Miners Bay Corridor Pathway Proposal

M. Dunn summarized the proposal for a pathway network of trails. Village Bay-Miners Bay is a priority for development. The north side of the roadway appears to have room within the right-of-way. Ministry of Transport and Infrastructure needs local government support prior to issuing a license of occupation. Chamber of Commerce is supportive. Path would be 2.4 km. Cost is estimated at \$150,000 and this may be funded through CRD funds. The Pathways Initiative is looking for a letter of support from the LTC.

Chair Luckham expressed appreciation of the efforts and the report.

MA-2014-002

It was Moved and Seconded that, Mayne Island Local Trust Committee commend and support the Village Bay-Miners Bay Pathway Proposal by way of a letter signed by the Chair.

CARRIED

8. CORRESPONDENCE

8.1 Email dated January 14, 2014 from P. Carney re: Parks Canada Heritage Lighthouse News Release

Chair Luckham expressed appreciation from the LTC to Dave Maude and everyone else involved in lobbying for protection of the Lighthouse.

Note: There was a break at 2:22 pm and reconvened at 2:45 pm.

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 MA-TUP-2013.1 (Mayne Island Resort) Staff Report

9.1.1 Email dated January 1, 2014 from J Borsos

9.1.2 Email dated January 14, 2014 from G and Y Sewell

9.1.3 Email dated January 23, 2014 from K Ramlo

9.1.4 Recommendations for Bennett Bay Eelgrass Meadow

9.1.5 Email dated Feb. 22, 2014 from P and M Lighthouse

9.1.6 Email dated Feb. 23, 2014 from R and M Munro

9.1.7 Email dated Feb. 20, 2014 from J Collier

9.1.8 Email dated Feb. 23, 2014 from R Jarco

9.1.9 Email dated Feb. 22, 2014 from D Burrowes

Planner Richardson reviewed the Official Community Plan (OCP) guidelines for Temporary Use Permits (TUP's).

Trustee Dodds commented on the volume of input and recommended the TUP be referred to the Advisory Planning Commission (APC).

Trustee Crumblehulme spoke in favour of the APC referral.

Chair Luckham questioned if the TUP should be a rezoning application. Chair Luckham has viewed the dock and there would be infrastructure expense required with no guarantee through a TUP that usage could continue. Chair Luckham supported a referral to the Advisory Planning Commission (APC); however, the APC may require more information to make a recommendation(s).

Trustee Dodds supports the TUP process continuing and would like the Mayne Island Conservancy to present their information/report to the APC.

Trustee Crumblehulme stated that he felt there was enough information available for discussion and that a rezoning application would be a long process.

MA-2014-003

It was Moved and Seconded that, Mayne Island Local Trust Committee refer MA-TUP-2013.1 (Mayne Island Resort) to the Mayne Island Advisory Planning Commission and that the Local Trust Committee send an email requesting a representative from the Mayne Island Conservancy to present their report to the Advisory Planning Commission.

CARRIED

Chair Luckham requested staff to send all correspondence and information to the APC.

9.2 MA-RZ-2012.1 (Oceanwood) Staff Report

9.2.1 Letter dated January 13, 2014 from J Taylor

Planner Richardson summarized the revised application and reviewed the processes that have taken place to date. Total number of units would be 31. While there are a number of positive components to the revised proposal, the Village Bay Improvement District has concerns regarding the impact on water levels. Senior's housing elements could be addressed through a housing agreement. The Official Community Plan (OCP) would require amendment and the Advisory Planning Commission (APC) has reviewed the amended proposal and supports the application.

Trustee Crumblehulme stated that while the new plan is smaller, it is still a major development for the island and water remains a critical issue. He would like to receive a water plan detailing volume in/out, collection, and a projection as to how much would be drawn from the ground water table.

Trustee Dodds agreed with the critical concern of water and felt that more information should be collected before the Community Information Meeting.

The applicant stated that the islands use less water than noted in the Standard Practice Manual and is in agreement to completing a water plan. It was also pointed out that new fixtures would reduce consumption.

Chair Luckham noted that there is not a significant reduction in the number of units proposed. The applicant has hosted a Community Information Meeting, the LTC has held a CIM and there has been a referral to the APC. The amended proposal changes the usage of the units and Chair Luckham questioned if a new application should be required.

Trustee Dodds stated the need for another CIM, after receipt of the water plan, and that the LTC would require time to review the water report before a decision was reached.

The applicant reviewed costs to date and stated concerns as to the expense of continuing the process.

Trustee Dodds and Trustee Crumblehulme support moving forward with the application as presented.

Chair Luckham clarified that the costs of a water plan would be the responsibility of the applicant.

The applicant spoke to water usage at the Mayne Island Resort as a comparable and there are records for the last 3-4 years.

Ann Johnston stated that the issue of water and increased density has been an issue from the beginning, and average usage means little. It is important to know the maximum consumption after a dry summer.

Judy Taylor spoke to the need for Senior's Housing and does not feel the current application meets the needs of island seniors.

Chair Luckham stated that it was an LTC decision that the application be revised in light of the information collected through the Needs Survey. There is concern that if zoned for increased density and the project fails, then the zoning could be a liability.

Trustee Dodds reviewed that the proposal does include eight (8) senior's units and that the community, through the survey, voiced what was wanted. The APC recommendations have been taken under advisement and that she would like to see more residential units and less vacation units.

Trustee Crumblehulme stated his primary concern is the impact of the proposed business on the island and residents.

MA-2014-004

It was Moved and Seconded that, Mayne Island Local Trust Committee request the applicant of MA-RZ-2012.1 (Oceanwood) to provide a Water Management Report.

CARRIED

Chair Luckham asked who would hold the Housing Agreement.

Staff clarified that the agreement would be between Islands Trust and the applicant. Rentals, purchases, and staff housing could be controlled through the agreement or the LUB.

Staff were requested to bring an example of a housing agreement to future CIM's along with APC comments, water management report, and development phases. The LTC requested information be received prior to the CIM which is planned for the April agenda.

MA-2014-005

It was Moved and Seconded that, Mayne Island Local Trust Committee direct staff to request a water plan from the MA-RZ-2012.1 (Oceanwood) applicant and that staff prepare a sample housing agreement and schedule a Community Information Meeting for the April 23, 2014, Local Trust Committee meeting.

CARRIED

9.3 MA-TUP-2012.3 (Nordquist)

The request is for a renewal of the TUP for a 3-year term for a Short Term Vacation Rental (STVR).

Planner Richardson reviewed the staff report and stated there have been no complaints noted, to date.

Trustee Dodds questioned the applicant as to the April – October term of operation. The applicant is content with seven (7) months.

MA-2014-006

It was Moved and Seconded that, Mayne Island Local Trust Committee renew MA-TUP-2012.3 (Nordquist Holdings) for a three-year term.

CARRIED

9.4 Referral of Salt Spring Island Local Trust Committee Bylaws No. 472, 474 and 475.

MA-2014-007

It was Moved and Seconded that, Mayne Island Local Trust Committee advise the Salt Spring Island Local Trust Committee that Mayne Island interests are unaffected by Bylaws No. 472, 474 and 475.

CARRIED

9.5 Referral of Galiano Island Local Trust Committee Bylaws No, 244 and 245

MA-2014-008

It was Moved and Seconded that, Mayne Island Local Trust Committee advise the Galiano Island Local Trust Committee that Mayne Island interests are unaffected by Bylaws No. 244 and 245.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 RAR Follow-up

Chair Luckham stated that to date, there has been no information received from the Ministry.

10.2 Official Community Plan and Land Use Bylaw Amendments – Project Charter

There is a need to update and clarify the OCP and LUB.

Planner Richardson stated that a chart is being created to outline what needs to be changed, clarified, or deleted.

MA-2014-009

It was Moved and Seconded that, Mayne Island Local Trust Committee direct staff to prepare a list of technical amendments to the Mayne Island Local Trust Committee Official Community Plan and Land Use Bylaw.

CARRIED

MA-2014-010

It was Moved and Seconded that, Mayne Island Local Trust Committee endorse the project charter attached to the memo dated February 13, 2014.

CARRIED

10.3 Mayne Island Local Trust Committee Proposed Bylaws No. 159 and 160 (Secondary Suites)

Planner Richardson explained that the LTC could decide to amend or give further hearings to the Bylaws.

10.3.1 Proposed Bylaw No. 159

MA-2014-011

It was Moved and Seconded that, Mayne Island Local Trust Committee proposed Bylaw No. 159, cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2013” be given Second Reading.

CARRIED

MA-2014-012

It was Moved and Seconded that, Mayne Island Local Trust Committee proposed Bylaw No. 159, cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2013” be given Third Reading.

CARRIED

MA-2014-013

It was Moved and Seconded that, Mayne Island Local Trust Committee proposed Bylaw No. 159 be forwarded to the Secretary of the Islands Trust for Executive Committee approval.

CARRIED

MA-2014-014

It was Moved and Seconded that, Mayne Island Local Trust Committee proposed Bylaw No. 159 be forwarded to the Minister of Community, Sport, and Cultural Development for approval.

CARRIED

10.3.2 Proposed Bylaw No. 160

MA-2014-015

It was Moved and Seconded that, Mayne Island Local Trust Committee proposed Bylaw No. 160, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.2, 2013” be give Second reading.

CARRIED

MA-2014-016

It was Moved and Seconded that, Mayne Island Local Trust Committee proposed Bylaw No. 160, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.2, 2013” be given Third reading.

CARRIED

MA-2014-017

It was Moved and Seconded that Mayne Island Local Trust Committee proposed Bylaw No. 160 be forwarded to the Secretary of the Islands Trust for Executive Committee approval.

CARRIED

11. REPORTS

11.1 Work Program Reports

11.1.1 Work Program Report dated February 2014

Planner Richardson reported that the top priorities are still active/underway.

11.2 Applications Report

11.2.1 Applications Report dated February 2014

Planner Richardson stated there are 4 applications in process:

- * rezoning – Oceanwood
- * boundary adjustment
- * TUP for STVR – heard today
- * TUP to increase dock berths

11.3 Expense/Budget Reports

LTC Expense Report January and LTC Expense Report dated February 2014

Received for information

Chair Luckham stated any questions should be directed to staff.

11.4 Bylaw Enforcement

None

11.5 Adopted Policies and Standing Resolutions

Received for information

11.6 Mayne Island LTC Web Page

Trustee Dodds reported the old page is finally gone.

There was discussion as to each island having pictures – Pender Islands has their own banner. Staff are exploring this option.

11.7 Chair's Report

Chair Luckham informed the LTC that the next Trust Council is in the first week of March on Hornby Island. Finalizing the budget is one item on the agenda. The First Nations Treaty Negotiators have been invited.

11.8 Trustee Report

Trustee Dodds reported attending the pipeline meeting and two finance meetings. The budget has been interesting and frustrating with an increase drafted at zero percent increase.

Trustee Crumblehulme stated that the pipeline meeting was quite sobering. The Local Planning Committee is looking at ground water protection and this item will be referred to the Trust Council. The Mayne Island Advisory group (CRD Economic Development Committee) will be meeting March 12, 2014 and it is expected there will be a public meeting within the next two months.

12. OTHER BUSINESS

12.1 Upcoming Meetings

The next meeting of the Mayne Island Local Trust Committee will be held March 26, 2014, at 1:00 pm., at the Mayne Island Agricultural Hall.

13. TOWN HALL MEETING

Chair Luckham invited comments from the public.

Dave Hinton questioned the changes to the ferry schedule. He stated that the Chamber of Commerce is writing a letter opposed to the winter schedule and weekend changes. He requested the LTC to send a letter regarding how this would impact the island.

Chair Luckham advised those present to utilize the Ferry Advisory Committee to advocate on behalf of the island residents. He further stated that Islands Trust is very active in lobbying with BC Ferries to minimize cutting routes/sailings.

Dave Maude commented that there is a proposal going forward from the Ferry Advisory Committee, that in lieu of weekend changes there be one day midweek i.e.: Tuesday or Wednesday, that there be no direct sailing to Vancouver from Village Bay.

Murray Rosengren stated that occupancy is up at the Mayne Island Resort and there is concern as to the impact of BC Ferries on tourism.

14. **ADJOURNMENT**

Chair Luckham declared the meeting adjourned at 4:25 p.m.

RECORDER

CHAIR