

ADOPTED

**MINUTES OF THE MAYNE ISLAND
LOCAL TRUST COMMITTEE MEETING
HELD ON WEDNESDAY, APRIL 23, 2014, AT 1:00 P.M.
AT THE MAYNE ISLAND COMMUNITY CENTRE**

<u>PRESENT:</u>	Peter Luckham	Chair
	Jeanine Dodds	Local Trustee
	Brian Crumblehulme	Local Trustee
	Gary Richardson	Island 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 1:00 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

Add: item 5.4.1 Mayne APC Adopted Minutes of March 10, 2014
Item 8. Correspondence

- April 4 Mayne Island Integrated Water Systems
- April 21 Jacquie Burrows and Carsten Petersen
- April 23 Mayne Island Holdings
- email – Dominic Covvey

The agenda was adopted as amended by consensus.

2.2 Questions from the public on Agenda items

None

3. **COMMUNITY INFORMATION MEETING**

3.1 **MA-RZ-2012.1 (Oceanwood)**

See separate April 23, 2014, Community Information Meeting Notes for the Mayne Island Local Trust Committee.

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 March 26, 2014

The March 26, 2014, draft minutes were amended as follows:

- page 9, Chair's Report: 2nd line ...budget has been approved with a 0% tax increase
- page 9, 5th line: remove "Emergency Contingency Plan"
- page 10, 7th line: to end after CRD

The Mayne Island Local Trust Committee Business Meeting Minutes of March 26, 2014, as amended, were adopted by consensus.

5.2 Public Hearing Records and Information Meeting Notes

None

5.3 Section 26 Resolutions-without-meeting

None

5.4 Advisory Planning Commission Minutes

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5.4.1 Mayne APC Adopted Minutes of March 10, 2014

Received for information

6. **BUSINESS ARISING FROM THE MINUTES**

6.1 Follow-up Action Report

Planner Richardson stated that everything has been completed or is scheduled for discussion at today's meeting.

Trustee Crumblehulme questioned RAR – this is on agenda for discussion

7. **DELEGATIONS**

7.1 Southern Gulf Islands Electoral Area Director

Chair Luckham explained that David Howe was unable to attend today however there are information meetings being held on the islands over the next few weeks.

There will be a Town Hall Meeting on Mayne Island May 5th and both Trustees Dodds and Crumblehulme plan to attend.

8. **CORRESPONDENCE**

There were a number of letters received which will be reviewed under Item 9 Applications, Permits, Bylaws and Referrals.

9. **APPLICATIONS, PERMITS, BYLAWS AND REFERRALS**

9.1 MA-RZ-2012.1 (Oceanwood) – Staff Report

Planner Richardson spoke to the staff report which includes maps and what is being requested / proposed in the application.

A number of concerns have been raised regarding ground water and there are a number of ways to address this such as:

- development permit guidelines
- a geohydrology study

Planner Richardson stated that a Housing Agreement could be utilized to establish a class of people who can reside in units; in this case seniors.

Trustee Dodds questioned Staff Housing – would it be restricted to staff of the Development.

Chair Luckham emphasized the obligation of the LTC to ensure that the proposal is considered under the Islands Trust Policy Statement, the OCP, and LUB.

There was discussion of lot coverage.

Planner Richardson reviewed the development phases chart.

Trustee Dodds stated concerns that phases are too heavily weighted to tourist accommodation vs. seniors.

The Applicant spoke to the staff report. There is agreement with the proposed phasing. There is some confusion as to the definition of an amenity as the Applicant feels the employment opportunities and business that will be brought to the island should be considered an amenity and if not as an amenity, certainly a benefit.

Chair Luckham stated that amenities are defined in the Official Community Plan (OCP).

The Trustees reviewed the staff report.

The question of staff housing was addressed by the Applicant. At this time it would be just workers at the facility.

Chair Luckham drew attention to the Directive Policies which stipulate water quality is to be maintained and that density not be increased in areas known to have a problem with the quality or quantity of water.

Trustee Crumblehulme spoke to the water management plan received from the applicant (page 13 of Staff Report)

Chair Luckham stated that it is critical to determine if there is or isn't a problem with fresh water and that this would require a geohydrology report.

Trustee Dodds spoke to the importance to adhere to 10% lot coverage as a means to preserve and maintain the environment.

Trustee Crumblehulme stated that a Development Permit could address the esthetics of the development.

Chair Luckham pointed out that the cluster development limits the disturbance to the environment

There was discussion regarding the Amenity Zoning Bylaws and whether Tourist Accommodation and Seniors Housing should be redefined; APC recommendations; change in density; needs for roads, parking, and signage.

Trustee Dodds requested a shift to more residential units and less tourist accommodation units.

Chair Luckham questioned if this would become a strata and the applicant responded yes. The Chair would prefer density changes at Phase 2: would like a balance to 50/50 as senior's accommodation is the amenity and this needs to come to the community earlier rather than later.

Chair Luckham summarized the points to be considered and/or clarified:

1. Water catchment/usage
2. Amenities identified
3. Dwellings vs. accommodation units
4. Climate change – transportation
5. Phasing

The Applicant was questioned as to interest in continuing with the process and indicated interest in continuing with the project.

Trustee Dodds questioned how the Applicant plans to fill the seniors units.

The Applicant feels this can be accomplished through marketing.

Jacquie Burrows asked for clarification that senior's housing is an amenity and that if no amenity, then no increase in density.

Chair Luckham stated that affordable housing is an amenity in the OCP.

Jacquie Burrows then asked how this is monitored i.e.: no seniors, no amenity.

Chair Luckham spoke to the complaint process.

Trustee Dodds stated that it is the responsibility of the applicant to offer housing to the identified population.

Jacquie Burrows then questioned, how it is decided as to what an amenity is worth.

Chair Luckham stated that the health of the community is to be considered.

Note: There was a break from 3:15 p.m. to 3:30 p.m.

Discussion regarding next step in application process – continue with draft Bylaw, Development Permit or to get a geohydrology report to address/identify if there are any water concerns.

MA-2014-028

It was Moved and Seconded that Mayne Island Local Trust Committee direct Staff to work with the Applicant and the Village Point Improvement District to address the Local Trust Committee's concerns regarding water issues.

CARRIED

MA-2014-029

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to prepare a report with suggested wording to amend the Official Community Plan and Land Use Bylaw, a draft accessible housing definition and a covenant for the proposal as discussed.

CARRIED

9.2 MA-TUP-2013.1 (Mayne Island Resort)

Arrangements had been made to connect with the Bylaw Officer, by phone, so historical details regarding the dock and the need for a Temporary Use Permit (TUP) could be provided. Unfortunately, the Bylaw Officer is ill and unavailable.

Planner Richardson reviewed the Advisory Planning Commission (APC) recommendations and has met with the applicant and the Mayne Island Conservancy.

The drafted permit was reviewed and the Applicant is satisfied with the draft.

Trustee Dodds questioned the allowance of kayaks, canoes, or dinghies on top of the structure.

Planner Richardson said this could be added to the TUP.

Chair Luckham spoke to the TUP ultimately becoming an application to rezone. The report on Best Practices from 2002 is no longer valid and the following observations were put forward:

- top of deck should be a grate to allow light through to eelgrass
- signage to denote Private Dock and possibly a map to designate area of no anchoring in eel grass
- remediation to stabilize bank where dock is attached to bluff
- what is commitment to work with the Conservancy regarding buoys, public education, etc.?
- level of activity is more important that the number of boats.

Planner Richardson stated the inability to control a no anchoring area outside of the leave area and that the point to stabilize the bank is an important observation. The Local Trust Committee cannot require the applicant as part of this application to construct anything, such as buoys, outside the water lease area.

MA-2014-030

It was Moved and Seconded that Mayne Island Trust Committee direct Staff to amend the draft Temporary Use Permit MA-TUP-2013.1 to add the word “to” in 3b) after word permitted; 3c) spacing between deck boards of 1 inch; 3d) sign not to exceed 1.5 square meters stating to not anchor in eelgrass and to delete 3d) 3); to add a number to contact in case of an oil spill; 3e) to add excepting kayaks and canoes; addition of h) installation of a minimum of 4 eel grass friendly mooring cans in co-operation with the Mayne Island Conservancy Society and addition of i) mitigation of foreshore attachment erosion in collaboration with the Mayne Island Conservancy Society.

CARRIED

9.2.1 Letter dated February 24, 2014 from B & F Borges

Received for information

10. Local Trust Committee Projects

None

11. REPORTS

11.1 Work Program Reports

Work Program Report dated April 2014

Received for information

11.2 Applications Report

Applications Report dated April 2014

Received for information

11.3 Expense/Budget Reports

None

11.4 Bylaw Enforcement

None

11.5 Adopted Policies and Standing Resolutions

Received for information

11.6 Mayne Island LTC Web Page

Staff will update the web page, www.islandstrust.bc.ca/islands/local-trust-areas/mayne according to happenings at today's meeting. 11.7 Chair's Report

Chair Luckham attended the Columbia Institute workshops and was pleased there is an increased government commitment to climate change actions. Chair Luckham also attended the Association of Vancouver Island Coastal Communities to participate in discussions as to common issues.

11.8 Trustee Report

Trustee Crumblehulme has recently received the sustainability report of the CRD Economic Development Commission. The five key recommendations are:

- home based business especially electronic based
- development of seniors independent living
- ecotourism
- promotion of modified agriculture
- collaboration with colleges and universities to promote educational opportunities.

12. OTHER BUSINESS

12.1 Upcoming Meetings

MA-2014-031

It was Moved and Seconded that the next meeting of the Mayne Island Local Trust Committee will be held on Wednesday, May 21, 2014.

CARRIED

The next meeting of the Mayne Island Local Trust Committee will be held May 21, 2014, at 1:30 pm., at the Mayne Island Agricultural Hall.

12.2 2013-2014 Annual Report Submission

Received for information

12.3 Riparian Area Regulations (RAR)

Planner Richardson reported that a Ministry representative was available to attend the May meeting on the 28th. Now that the meeting has been rescheduled to May 21st, Planner Richardson will confirm if this date is possible for the representative.

Planner Richardson left the meeting at this point due to the ferry schedule.

13. **TOWN HALL MEETING**

No public comments

14. **ADJOURNMENT**

Chair Luckham declared the meeting adjourned at 5:05 p.m.

RECORDER

CHAIR