



ADOPTED

Mayne Island Local Trust Committee Minutes of Regular Meeting

Date: September 12, 2016
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island, BC

Members Present: George Grams, Chair
Jeanine Dodds, Local Trustee
Brian Crumblehulme, Local Trustee

Staff Present: Gary Richardson, Island Planner
Pat Todd, Recorder

Others Present: There were approximately fifteen(15) members of the public.

1. CALL TO ORDER

Chair Grams called the meeting to order at 1:00 pm. and acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The agenda was adopted by consensus.

3. TOWN HALL AND QUESTIONS

Mary Cooper spoke to the new Water Sustainability Act, which came into effect February 2016. There will be a forum with the Ministry October 22, 2016 at the Ag Hall. Mary then questioned the time parameters to request financial support for projects. An important component of the Act is well/water licensing and the relationship between land use and impact on water shed. Chair Grams stated that monies could be requested up to November 2018 and that a letter should be submitted outlining the project for the LTC to consider if request qualifies.

Jim Traversy queried the proposed Bylaw 167 which provides guidelines for Short Term Vacation Rentals (STVR). It was explained that it was past the time the Trustees could speak to this proposed Bylaw. A written submission could be sent to the IT Planner. The proposed Bylaws are on the agenda and will be discussed at that time.

Chris Rhoerig encouraged the LTC to reopen the Public Hearing on this item.

Trustee Dodds reviewed the process for the proposed bylaws. Community members had an opportunity to address the bylaws through LTC meetings, Community Information Meeting and Public Hearing.

Chair Grams stated that the process complied with the Statutory Requirements and that the proposed bylaw is under consideration today.
A number of people spoke to the advertising venues and the importance of using the local paper MayneLiner to ensure people are aware of happenings.

4. COMMUNITY INFORMATION MEETING

none

5. PUBLIC HEARING

none

6. MINUTES

6.1 Local Trust Committee Minutes Dated June 27, 2016 (for Adoption)

The following amendments to the minutes were presented for consideration:

Item 5.2 – to read Chair Grams

By general consent the minutes were adopted as amended.

6.2 Public Hearing Record Dated June 27, 2016 (For Receipt)

Received for information.

6.3 Section 26 Resolutions-without-meeting Report Dated August 2016

Received for information.

6.4 Advisory Planning Commission Minutes

none

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated August 2016

Planner Richardson informed the LTC that proposed Bylaws 165 and 166 (use of a cottage as a STVR) have been submitted to the Ministry in addition to proposed Bylaws 168 and 169 (Anson Road dock). The timeline for Ministry response is unknown.

8. DELEGATIONS

none

9. CORRESPONDENCE

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

none

10. APPLICATIONS AND REFERRALS

10.1 North Pender Island Local Trust Committee Bylaws No. 203 & 204 Referral

MA-2016-056

It was MOVED and SECONDED

that Mayne Island Local Trust Committee interests are unaffected by North Pender Island Local Trust Committee Bylaws No. 203 and 204.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Short Term Vacation Rental (STVR) Guidelines - Bylaw 167 - Staff Memo

Planner Richardson reviewed the report and the options recommended. At this point the proposed bylaw cannot be discussed with the general public until returned from the Ministry.

Trustee Dodds suggested adding a point referencing a recommendation from appropriate water district.

Trustee Crumblehulme agreed with this suggestion and spoke to the guidelines being part of the public domain.

There was discussion regarding:

- having a second Public Hearing
- importance of LTC transparency
- guidelines already being utilized and issue may be whether to allow STVRs
- to open discussion would require proposed bylaw modification

MA-2016-057

It was MOVED and SECONDED

that staff be directed to prepare an amended Project Charter for a second Community Information Meeting for next Local Trust Committee meeting to outline a process for proposed Bylaw 167 Guidelines for Short Term Vacation Rentals.

CARRIED

Mary Cooper clarified her opinion regarding STVR and spoke in favour of guidelines.

Planner Richardson informed the LTC that actions now allow for discussion regarding STVRs.

Discussion followed regarding current STVR status, Bylaw Enforcement and TUPs, having notices/information published in MayneLiner and on websites.

Paula Buchholtz questioned notification to off island land owners regarding proposed bylaws/amendments.

Planner Richardson stated that IT has responded to her correspondence regarding this matter.

Barbara Judd asked for clarification regarding the Bylaw Enforcement Officials.

Planner Richardson detailed that Bylaw Enforcement is complaint driven; response time depends on issue; explained Bylaw Enforcement Notification (BEN) and fine system. This information is on IT website.

12. REPORTS

12.1 Work Program Reports (attached)

12.1.1 Top Priorities Report Dated August 2016

Planner Richardson reviewed the report: Commercial Land Use review is top priority this year. CIM regarding STVR will take place and fallow deer and RAR projects are ongoing.

12.1.2 Projects List Report Dated August 2016

Received for information.

12.2 Applications Report Dated August 2016 (attached)

Received for information.

12.3 Trustee and Local Expense Report Dated July 2016

Deferred to 13.3

12.4 Adopted Policies and Standing Resolutions (attached)

Received for information.

12.5 Local Trust Committee Webpage

Will be updated accordingly.

12.6 Chair's Report

Chair Grams stated that Trust Council starts Tuesday in Sidney (was to be held on Mayne Island however there were accommodation and catering issues). Regarding the proposed incorporation of SSI, the roads condition assessment has been completed and is available on line. It is expected that the recommendation would go to the Minister in Nov/Dec. If necessary, a referendum would likely occur early in the new year. There has been progress with the Integrated Water Systems Program and work to determine best use of available water resources.

12.7 Trustee Report

Trustee Dodds updated that the Ministry of Transportation and Infrastructure had changed two road signs as requested by Rate Payers Association, Wilks Road and Ed Williams. Cherry Tree Bay has not been addressed to date.

Trustee Crumblehulme spoke to the upcoming Trust Council meeting. On Wednesday, Council and San Juan County Council will be meeting and the US Council General will be attending.

12.8 Trust Fund Board Report

none

13. NEW BUSINESS

13.1 Cotton Property

There have been a number of complaints received regarding the work being done on this property which has a Passive Park designation.

MA-2016-058

It was MOVED and SECONDED

that staff be directed to obtain a written legal opinion as to the definition of a passive park.

CARRIED

13.2 Proposed Cell Tower

There is a new cell phone tower being proposed for Mt. Parke.

Planner Richardson informed the LTC that Galiano Island is currently looking to establish guidelines regarding cell towers.

13.3 2017-18 Budget: LTC Project Funding Requests - Staff Memo

The information received was reviewed.

MA-2016-059

It was MOVED and SECONDED

that the Mayne Island Local Trust Committee approve and forward the draft 2017-18 Local Trust Committee Project Budget Request to the Financial Planning Committee as presented.

CARRIED

13.4 BC Hydro Rate Increase

Trustee Crumblehulme spoke to BC Hydro correspondence regarding significant rate increases which would affect many communities – some of these communities are without alternatives to hydro for heating.

MA-2016-060

It was MOVED and SECONDED

that staff be requested to draft a letter to British Columbia Hydro and Utilities Commission expressing concerns regarding proposed rate increases.

CARRIED

13.5 Affordable Housing

Trustee Crumblehulme spoke to this being an issue for the islands. There are a number of housing options that could address this concern e.g. STVR, increased density. It would be important to ask the community what is wanted regarding affordable housing.

Trustee Dodds spoke of importance to finalize Commercial Land Use Review and possibly identify interest through a CIM.

Chair Grams identified that this could be dealt with as a Trustee Initiative, possibly through an Open House.

Trustee Crumblehulme will follow-up on this item.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for October 17, 2016, at the Agricultural Hall, Mayne Island

MA-2016-061

It was MOVED and SECONDED

that October 17, 2016 meeting be rescheduled for November 7, 2016.

CARRIED

15. TOWN HALL

Dave Maude voiced a number of concerns regarding the Cotton property and works of CRD. Development has been very intrusive and there is currently an open well head which poses a safety issue.

Planner Richardson stated there has been a letter sent to the CRD regarding concerns. There is a meeting on September 20, 2016 with CRD representatives and it is expected that some of these issues will be addressed. He requested D. Maude provide his list of concerns and he will bring them forward at meeting and report/update at next LTC meeting.

Chris Rhoerig suggested there be clarification of the process to Will property.

16. CLOSED MEETING

none

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:45 pm.

George Grams, Chair

Certified Correct:

Pat Todd, Recorder