



ADOPTED

Mayne Island Local Trust Committee Minutes of Regular Meeting

Date: July 24, 2017
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

Members of the Public Present: There were seven (7) members of the public present.

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

Addition: New Business 12.2 – Campbell Bay Music Festival and Ferry Issues

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Ian Dow spoke of concerns with the Southern Gulf Islands (SGI) Harbour Commission and plans for the Miners Bay Dock citing minimal consideration of input from island residents. Requests to appear before the Commission have been ignored. Plans for development of the dock are considered inappropriate by Transport Canada and emergency services. The accepted break water design is the cheapest option and there are concerns as to its effectiveness. Requests to the SGI Director have not been responded to and so request is for LTC to contact CRD regarding issues. This issue is within the purview of LTC due to impact on island community.

Trustee Dodds stated that concerns have been heard and clarification is required as to development plans. The dock is within the OCP and critical to the island. There are also concerns as to environmental impact.

MA-2017-029

It was Moved and Seconded,

That Mayne Island Local Trust Committee direct staff to write to the Capital Regional District, asking for clarification regarding procedures and upgrades to Miners Bay dock.

CARRIED

Trustee Crumblehulme spoke to the importance of the dock and threat to community services. He requested Mr. Dow to speak with Planner Richardson as to details.

4. COMMUNITY INFORMATION MEETING

4.1 Riparian Area Regulations - Bylaw 171

Planner Richardson reviewed the history and procedures involved in the development of the RAR bylaw. Deacon Creek and Horton Creek are RAR applicable while Campbell Creek is exempt.

Glenda Johnson questioned the inclusion of two roadside ditches that are shown on the map. There is also concern as to moving waters from one watershed to another watershed.

Ian Dow stated the Ministry of Transportation and Infrastructure (MOTI) plans to dig a ditch down Fernhill Road to Horton Bay Road. It is important that waterways be clarified and MOTI plans for the ditch to be identified.

Planner Richardson explained that alterations to the map can be made prior to the public hearing and would contact MOTI to determine plans for Montrose Road drainage.

Planner Richardson stated that comments can be received during the public hearing process and questionable areas can be left blank for now. It was arranged that he would meet with Glenda Johnson to address issues.

Ian Birtwell commented that a buffer area is unnecessary as it is protecting a protected area. The proposed bylaw would take 15 metres from property. A number of definitions requiring further clarification were identified. e.g. "farm and farming business" implies a commercial enterprise. It was questioned if MOTI could alter a waterway where there is a right-of-way registered on the property title.

Planner Richardson explained this would depend on the terms of the right-of-way and suggested Mr. Birtwell send him a copy of the agreement.

5. PUBLIC HEARING

None

6. MINUTES

6.1 Local Trust Committee Minutes Dated June 26, 2017 (for Adoption)

The following amendments to the minutes were presented for consideration:

Pg. 7 13.4 – Glenda Johnson – not Goodwin

Pg. 6 12.7 – 5th. line: to read "At Trust Council there were 38..."

Pg. 7 13.4 – 2nd. Sentence to read "...is not typically a Local Trust Council issue...

By general consent the minutes as amended were adopted.

6.2 Section 26 Resolutions-without-meeting Report
None

6.3 Advisory Planning Commission Minutes
None

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated July 2017

Planner Richardson reported working with Fiona MacRaid, Senior Intergovernmental Policy Advisor, to arrange a First Nations event for October and development of the temporary use permit for the Campbell Bay Music Festival is ongoing.

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 Galiano Island Local Trust Committee Bylaws No. 262 & 263 Referral

Planner Richardson reviewed the bylaws.

MA-2017-030

It was Moved and Seconded

That Mayne Island Local Trust Committee interest are unaffected by Galiano Island Local Trust Committee Bylaws No. 262 and 263.

CARRIED

10.2 Saturna Island Local Trust Committee Bylaws No. 117 & 118 Referral

Planner Richardson detailed that bylaws are to transfer densities.

MA-2017-031

It was Moved and Seconded

That Mayne Island Local Trust Committee interest are unaffected by Saturna Island Local Trust Committee Bylaws No. 117 and 118.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Riparian Area Regulations - Staff Report - Bylaw 171

See item 4.1 of these minutes. Planner Richardson will address map concerns and send bylaw referrals to agencies and First Nations. It was suggested that first reading be deferred to the September meeting.

11.2 Commercial Land Use Review - Staff Report & Discussion Paper

Planner Richardson reviewed the discussion paper. There is significant density in the Miners Bay core that has not been built out. Historically there has not been a large demand to rezone to commercial.

Staff suggested holding a community information meeting.

MA-2017-032

It was Moved and Seconded,

That the Mayne Island Local Trust Committee direct staff to arrange a Community Information Meeting to obtain community comment on the commercial land use review discussion paper prepared by staff July 2017.

CARRIED

MA-2017-033

It was Moved and Seconded,

That the Mayne Island Local Trust Committee direct staff to forward the discussion paper to business operators, commercial property owners and the Advisory Planning Commission Special Task Force to obtain their comments.

CARRIED

12. REPORTS

12.1 Work Program Reports (attached)

12.1.1 Top Priorities Report Dated July 2017

Received for information

12.1.2 Projects List Report Dated July 2017

Received for information

12.2 Applications Report Dated July 2017 (attached)

Received for information

12.3 Trustee and Local Expense Report Dated May 2017 (attached)

Received for information. It was noted that the Madrone report costs were expensed before March 31, 2017.

12.4 Adopted Policies and Standing Resolutions (attached)

Received for information

12.5 Local Trust Committee Webpage

Will be updated at conclusion of meeting.

12.6 Chair's Report

Chair Grams stated that Executive Committee is involved in drafting a process to review the *Islands Trust Act*. He has suggested hiring a facilitator.

12.7 Trustee Report

Trustee Crumblehulme reported that the Capital Regional District Southern Gulf Islands (SGI) Economic Sustainability Committee draft strategic plan has been approved and a manager has been hired. Outreach will start on Mayne Island with two public meetings planned for September.

Trustee Dodds spoke to the planning for the fallow deer hunt. A conservation officer will be coming to the island in August to review options. Efforts continue to increase government involvement.

12.8 Electoral Area Director's Report

It was agreed that Chair Grams would email the SGI Director requesting monthly updates for inclusion in meeting.

12.9 Trust Fund Board Report

None

13. NEW BUSINESS

13.1 Mayne Island Resort Covenant Amendments

Planer Richardson stated that due to the amended land use at Mayne Island Resort, to allow for staff rentals, the covenant restricting residential use needed to be removed.

MA-2017-034

It was Moved and Seconded,

That the Mayne Island Local Trust Committee direct staff to proceed with facilitating the discharge of Covenant EX157447 from Strata Lots 13, 14, 15, 16, 17, 18, 19 and 20, Strata Plan V156703, Mayne Island and that the Chair be designated as the signing authority for the discharge documents.

CARRIED

13.2 Music Festival and Ferries Issues

The volume of visitors on the Music Festival weekend has become an issue for the community especially regarding congestion at the ferry terminal when the festival ends.

Fire Chief Kyle Stobbart spoke to the traffic concerns which are not unique to festival weekend. Concerns need to be addressed with BC Ferries and/or Highways.

Trustee Crumblehulme identified that one issue is congestion from the music festival and a second concern is road conditions and parking.

Trustee Dodds suggested a letter to the new Minister of Transportation with support letters from the Improvement District, Fire Department and Community Bus Committee.

There are two events on this particular weekend and there is discussion underway to move one event to another weekend to ease congestion, another suggestion was to promote festival attendees to stay till Monday.

It was agreed that ideas and plans need to be in place for next year to avoid the road blockages that occurred this year.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for September 18, 2017, at the Agricultural Hall, Mayne Island

15. TOWN HALL

Ian Dow spoke to the need for communication between CRD staff and LTC. While the CRD stated there would be community meetings to date, none have occurred. There have been a number of proposals put forward to the CRD regarding the Miners Bay Dock improvements that have not been considered. The LTC is the only government institution open to community input.

Chris Roehrig questioned residents participation in the review of the *Islands Trust Act*. He identified that “property electors” as defined provincially would allow a person to vote a number of times. This may impact the LTC – i.e. non-residents could erode actual residents.

Chair Grams detailed that the review would be a lengthy process and that there would be opportunities for public input. He also stated being unaware of an issue regarding non-residents and voting processes.

It is only the *Islands Trust Act* that is being reviewed – no other legislation.

Trustee Dodds spoke to recreational owners being a part of the community however she did recognize that mail in votes (non-residents) could have an impact on the island community and cited the Galiano example.

16. CLOSED MEETING

None

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:26 pm.

George Grams, Chair

Certified Correct:

Pat Todd, Recorder