



ADOPTED

Mayne Island Local Trust Committee Minutes of Regular Meeting

Date: February 26, 2018
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: Rob Milne, Island Planner
Pat Todd, Recorder

Members of the Public Present: There were approximately seven (7) members of the public in attendance.

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

For consideration for addition to the agenda.

- 13.3 Fallow Deer Update
- 13.4 Improvement District Update

By general consent, the agenda as amended was Adopted.

3. TOWN HALL AND QUESTIONS

none

4. COMMUNITY INFORMATION MEETING

none

5. PUBLIC HEARING

none

6. MINUTES

- 6.1 Local Trust Committee Minutes Dated January 29, 2018 (for Adoption/Receipt/Information)

The following amendments to the minutes were presented for consideration:

Page 2 10.1 – second paragraph: ...having recently sold her mother’s property.

Page 9 12.7 – just after Motion – sentence to read: Staff were asked to draft a letter.

By general consent the minutes were adopted as amended.

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 February 2018

Planner Milne reported that letter, regarding open hunting of fallow deer, was received. It would appear that LTC and Ministry letters passed in mail.

Trustee Dodds spoke of concerns that no community consultation prior to posting intent to change island hunting policy. Fallow Deer Committee has reviewed and discussed the letter and will wait to see Ministry’s next step/what the plan is.

Trustee Crumblehulme agreed with concerns raised.

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 MA-DVP-2018.1 (Lazar) - Staff Report

Planner Milne reviewed the application which is for a height variance from 5 m to 7.1 m and staff recommendation is to not approve application. Alternative options were presented in report.

The applicant questioned why the recommendation to not allow.

Trustee Crumblehulme spoke in support of staff recommendation: is a significant variance and as such creates a precedent for future requests.

Chris Roerig spoke to consideration of minimal restrictions and that a precedent could be both a positive and negative action.

Trustee Dodds stated that building is an accessory unit and request is for a significant variance.

MA-2018-012

It was Moved and Seconded;

That the Mayne Island Local Trust Committee refer MA-DVP-2018.1 (Lazar) to the Advisory Planning Commission for further recommendation.

CARRIED

10.2 MA-SUB-2017.1 (Percy) - Staff Memo

Planner Milne reviewed the application which addresses a frontage shortfall. Approval would bring properties into compliance with *Local Government Act*.

MA-2018-013

It was Moved and Seconded;

That the Mayne Island Local Trust Committee approve of proposed Lot A and proposed Lot B of subdivision MA-SUB-2017.1 being exempt from the requirements of Section 512 of the *Local Government Act*.

CARRIED

10.3 North Pender Island Local Trust Committee Bylaws No. 216 & 217 Referral

MA-2018-014

It was Moved and Seconded;

That the Mayne Island Local Trust Committee interests are unaffected by North Pender Local Trust Committee Bylaws No. 216 and 217.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

none

12. REPORTS

12.1 Work Program Reports (attached)

12.1.1 Top Priorities Report Dated February 2018

No changes

12.1.2 Projects List Report Dated February 2018

Ongoing

12.2 Applications Report Dated February 2017

Staff reviewed the applications on file.

There was discussion regarding Liquor Licensing.

Community Information Meeting to be scheduled for March on rezoning application.

12.3 Trustee and Local Expense Report Dated December 2017

Received for information.

12.4 Adopted Policies and Standing Resolutions

Received for information.

12.5 Local Trust Committee Webpage

Planner will update at conclusion of meeting.

12.6 Chair's Report

Chair Grams reported that Executive Committee is finalizing the agenda for Trust Council meeting in March on Salt Spring Island. There is currently an Agricultural Land Commission (ALC) review to which Chair Grams authored a submission which should be available on line as part of the Trust Council agenda.

12.7 Trustee Report

Trustee Crumblehulme spoke to the Community Economic Sustainability Commission (CESC) recent meeting. There was an internal review of CRD services. One finding is that the Southern Gulf Islands (SGI) are being discriminated relative to services provided. There is Federal Funding coming forth for a major cable installation to provide internet services. The Trust Program Committee Working Group is examining service provision and how to better collaborate with agencies.

12.8 Trust Fund Board Report

none

13. NEW BUSINESS

13.1 Executive Committee re: Farm Industry Review Board and Aquaculture - Staff Memo & attachment

Planner Milne cited the Executive Committee Resolution regarding distribution of information about the BC Farm Industry Review Board. Enquiries are to be directed to the Regional Planning Manager. There will be additional protection to farmers in regards to Aquaculture.

13.2 Fuel Leak at Minors Bay Dock

Trustee Crumblehulme gave a brief history of this ongoing issue. There was a recent gas leak and concerns raised as to fire hazard.

Staff were requested to contact the Capital Regional District (CRD) Harbours Commission as to status of dock relative to leaking pipes.

13.3 Fallow Deer Update

Trustee Dodds raised a number of concerns regarding actions of the Ministry. There have been many meetings with Fallow Deer Committee, community and Ministry

representatives; however there was no consultation by Ministry as to proposal to change the hunting status for the island.

MA-2018-015

It was Moved and Seconded;

That Mayne Island LTC direct staff to write a letter to Sean Pendergast, Ministry of Forest Lands, Resource Operations and Rural Development, regarding status of changes to hunting policy on Mayne Island as to who makes decision, when will decision be made and is the notification to the Local Trust Committee.

CARRIED

13.4 Improvement District Update

Katherine Somerville, Mayne Island Improvement District (MIID) spoke to the issue of garbage services. There is a MIID committee to examine options and a request has gone out to community for participation on committee.

The LTC has received complaints regarding garbage being stored on a residential property. There is a Waste Transfer Station however the site is currently for sale.

Trustee Crumblehulme reported that the Commercial Land Use Review Committee recommended that garbage be held on industrial land. There is currently a six month moratorium on bylaw enforcement in an attempt to resolve issue.

Trustee Dodds noted that item is on Work Program to review construction vehicles, etc. on residential properties.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for March 26, 2018, at the, at the Agricultural Hall, Mayne Island

14.2 Special Local Trust Committee to be held on March 5, 2018, at Mary Winspear Centre in Sidney, BC

Notices have been posted on island.

15. TOWN HALL

Chris Roerig raised the question of incorporating the SGI into a Regional District – would this be of benefit.

Chair Grams informed those present that after a recent meeting with the Minister regarding changes to the *Islands Trust Act* it was unlikely there would be any radical revisions forthcoming. Under the existing Act, Islands Trust cannot convert to a Regional District and to form a municipality takes significant time, effort and funds. e.g. Salt Spring referendum.

Doug Hill, MIID, spoke of need to define garbage. Term Solid Waste captures recycle and refuse.

16. CLOSED MEETING (Distributed Under Separate Cover)

16.1 Motion to Close Meeting

By general consent the Mayne Island Local Trust Committee agreed;

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1) [a & d] for the purpose of considering:

- Adoption of In-Camera Meeting Minutes Dated January 29, 2018
- Appointment of APC Members

AND that the recorder and staff attend the meeting.

16.2 Recall to Order

The meeting was recalled to order at 2:08 p.m.

16.3 Rise and Report

none

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:18 p.m.

George Grams, Chair

Certified Correct:

Pat Todd, Recorder