



# ADOPTED

## Mayne Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** March 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:** Gary Richardson, Island Planner  
Pat Todd, Recorder

**Members of the Public Present:** There were approximately seventy-two (72) 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 and outlined the procedures for the scheduled Public Hearings.

#### 2. APPROVAL OF AGENDA

Add: 6.3 APC Minutes  
13.2 Cotton Park

**By general consent**, the agenda was adopted as amended.

#### 3. TOWN HALL AND QUESTIONS

There were a number of comments/questions regarding the TUP application for the Music Festival:

- Capacity is greater than population of the island – double past attendance;
- Sanitation, drinking water, parking, camping, fires on the beach;
- Same weekend as Tour des Iles;
- Security;
- Four days excessive;
- Good for island – some “bugs” to work out;
- Medical facilities;
- Supportive of efforts to address issues;
- Asset to community;

- Work in collaboration with organizations;
- Not against festival, against 3 days and what happens after event – 700 people enough.

Planner Richardson stated that he suggested 4 days to alleviate ferry congestion, in order to stagger volume of people leaving the island.

#### **4. COMMUNITY INFORMATION MEETING**

##### **4.1 Mayne Island Local Trust Committee Bylaw No. 171 re: Riparian Area Regulations**

Planner Richardson reviewed the steps taken to date. Locations have been mapped for Stream Protection Enhancement Areas (SPEA). RAR would be added to OCP. RAR applies primarily when building addressing setbacks from streams. On ARL sites, regulations are less restrictive and provincial regulations supersede local regulations. Efforts have been taken to minimize the impact on land owners and still uphold the RAR regulations.

**Ian Dow** pointed out that the ditch near his cabin was not a natural waterway and is now non-existent.

When questioned regarding status of ditches, Planner Richardson said at times ditches form part of the watershed.

There is limited application to ALR land and fields can be drained for the purpose of farming.

There was a review of the four biologists' reports and findings; procedures to date and all information and reports are available to public.

The map is as accurate as possible, as some land owners declined access to property.

##### **4.2 Mayne Island Local Trust Committee Bylaw No. 172 re: MA-RZ-2017.1**

Planner Richardson reviewed the application for rezoning of 492 Dalton Drive. To date, usages have been restricted and application is to expand development possibilities. There is a correction to page 13: building to be no more than 5000 sq. ft. with 20% lot coverage.

Planner Richardson reviewed the Development Permit process. This would form guidelines for development and ensure structures fit with "island character".

Question raised as to height – approximately 29 feet.

Questioned raised if a pub permitted – yes and would have to meet Liquor Board license regulations.

Concern was raised as to night light – DVP could address this to mitigate impact on neighbours.

Noise issues are covered under CRD Bylaw.

DVP would guide access and parking in consultation with Ministry of Transportation.

## **5. PUBLIC HEARINGS**

### **5.1 Recess for Public Hearings**

The regular business meeting was recessed at 1:36 p.m.

#### **5.1.1 Mayne Island Local Trust Committee Bylaw No. 171**

See separate public hearing record dated March 26, 2018.

#### **5.1.2 Mayne Island Local Trust Committee Bylaw No. 172**

See separate public hearing record dated March 26, 2018.

### **5.2 Recall to Order**

The regular business meeting reconvened at 2:57 p.m.

## **6. MINUTES**

### **6.1 Local Trust Committee Minutes Dated February 26, 2018 (for Adoption)**

**By general consent** the Local Trust Committee meeting minutes of February 26, 2018 were adopted.

### **6.2 Section 26 Resolutions-without-meeting Report**

None

### **6.3 Advisory Planning Commission Minutes**

#### **6.3.1 Draft APC Minutes dated March 12, 2018**

Received for information.

## **7. BUSINESS ARISING FROM THE MINUTES**

### **7.1 Follow-up Action List Dated March 2018**

Received for information.

**8. DELEGATIONS**

None

**9. CORRESPONDENCE**

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

**9.1 CRD Regional Parks - March 15, 2018 Letter re: Gulf Island Regional Trails Plan**

Trustee Crumblehulme spoke to the letter from CRD stating that the Village Bay Road Pathway has been approved with a high priority. There was no mention of costs; however, estimate is over \$1 million.

**10. APPLICATIONS AND REFERRALS**

**10.1 MA-RZ-2017.1 (Reef Bay Holdings) - Staff Memo - Bylaw 172**

**MA-2018-018**

**It was Moved and Seconded;**

That the Mayne Island Local Trust Committee Draft Bylaw No. 172 cited as “Mayne Island Land Use Bylaw 146, 2008, Amendment No. 1, 2017” be read for a Second time.

**CARRIED**

**MA-2018-019**

**It was Moved and Seconded;**

That the Mayne Island Local Trust Committee Draft Bylaw No. 172 cited as “Mayne Island Land Use Bylaw 146, 2008, Amendment No. 1, 2017” be read for a Third time.

**CARRIED**

**MA-2018-020**

**It was Moved and Seconded;**

That the Mayne Island Local Trust Committee Draft Bylaw No. 172 cited as “Mayne Island Land Use Bylaw 146, 2008, Amendment No. 1, 2017” be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

**CARRIED**

**10.2 MA-TUP-2017.1 (Iredale) - Staff Report**

Planner Richardson reviewed the modified application. There have been a number of emails received in support of the Festival, and some concerns have also been raised.

The Applicant (Executive Director of Music Festival) addressed the following issues:

- 1,500 people is the maximum – includes volunteers, performers and potential growth

- 4 days includes set-up and take-down time
- 400 campers are allowed
- Awareness of fire concerns, Fire Department is aware of event, and a number of them attend festival: unable to control what people do on beach; however, participants are made aware of fire restrictions
- Participants bring in own water
- There is a PCP on site with 3 assistants
- There are approximately 200 volunteers, 150 performers 1,000 tickets for sale

Trustee Crumblehulme assured the attendees that the LTC is not trying to shut down the Festival. It is felt that 1,000 participants is adequate. Sanitation is an Islands Health issue.

Trustee Dodds spoke in favour of the 4 days to transition exit from island.

**MA-2018-021**

**It was Moved and Seconded;**

That the Mayne Island Local Trust Committee directs staff to amend MA-TUP-2017.2 (Kera Resources c/o Iredale-Grey) changing the permitted attendees in 3(d) of the draft permit from 1,500 people to 1,000 persons.

**CARRIED**

**MA-2018-022**

**It was Moved and Seconded;**

That the Mayne Island Local Trust Committee directs staff to issue MA-2017.2 (Kera Resources c/o Iredale-Grey) as amended for three years.

**CARRIED**

Trustee Dodds asked that BC Ferries be added to referral agencies.

**10.3 MA-LCB-2018.1 (Shields) - Staff Report**

Planner Richardson explained the application which is to expand Liquor Licence capacity for deck. There were no public comments.

The applicant presented 179 signatures in support of the application. He explained that the deck load has been assessed and 40 is an acceptable number. Change in licence basically legalizes past practice.

**MA-2018-023**

**It was Moved and Seconded;**

That the Mayne Island Local Trust Committee directs staff to send a response to the Liquor Control and Licensing Branch Referral regarding the Springwater Lodge Limited. Application that states:

- a. If the application is approved, the potential impacts on nearby residents due to noise would be minimal;

- b. If the application is approved, the impacts on the community would be negligible;
- c. The applicant has solicited public input to gather the views of residents and 179 residents signed a petition;
- d. The views of residents were generally in support of the application;
- e. A notice of the application was delivered to surrounding properties within 100 metres of the subject property, advertised in the newspaper, posted on local bulletin boards, and posted on the Mayne Island webpage, and residents were invited to provide written submissions or attend a Community Information Meeting;
- f. A Community Information Meeting was held on March 26, 2018 to gather input from residents about the application;
- g. The Local Trust Committee agrees with the views of residents that the application should be supported;
- h. The Local Trust Committee recommends the application be approved;
- i. The Local Trust Committee recommendations are based on generally supportive community input.

**CARRIED**

**MA-2018-024**

**It was Moved and Seconded;**

That the Mayne Island Local Trust Committee directs staff to include a record of the Community Information Meeting with the response to the Liquor Control and Licensing Branch regarding the Springwater Lodge Limited application.

**CARRIED**

**10.4 MA-DVP-2018.1 (Lazar) - Staff Report**

The Planner outlined the application for a height variance. The draft minutes for the APC from March 12, 2018 recommend approving the variance.

**MA-2018-025**

**It was Moved and Seconded;**

That the Mayne Island Local Trust Committee approve issuance of Development Variance Permit MA-DVP-2018.2 (Lazar).

**CARRIED**

Discussion subsequent to Motion spoke to the size of the lot, neighbour supportive of application and reports that applicant was not interested in adjustments to construction to minimize height variance.

**10.5 Galiano Island Local Trust Committee Bylaws No. 265 & 266 Referral**

**MA-2018-026**

**It was Moved and Seconded;**

That the Mayne Island Local Trust Committee interests are unaffected by Galiano Island Local Trust Committee Bylaws No. 265 and 266.

**CARRIED**

**11. LOCAL TRUST COMMITTEE PROJECTS**

**11.1 Riparian Area Regulations - Staff Memo - Bylaw No. 171**

Appreciation was expressed to staff for efforts regarding RAR process which has been ongoing since 2011.

**MA-2018-027**

**It was Moved and Seconded;**

That the Mayne Island \Local Trust Committee Proposed Bylaw No. 171 cited as "Mayne Island Official Community Plan Bylaw 144, 2007, Amendment No. 1, 2017" be read a Second time.

**CARRIED**

**MA-2018-028**

**It was Moved and Seconded;**

That the Mayne Island \local Trust Committee Proposed Bylaw No. 171 cited as "Mayne Island Official Community Plan Bylaw 144, 2007, Amendment No. 1, 2017" be read a Third time.

**CARRIED**

**MA-2018-029**

**It was Moved and Seconded;**

That the Mayne Island \local Trust Committee Proposed Bylaw No. 171 cited as "Mayne Island Official Community Plan Bylaw 144, 2007, Amendment No. 1, 2017" be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

**CARRIED**

**MA-2018-030**

**It was Moved and Seconded;**

That the Mayne Island \local Trust Committee Proposed Bylaw No. 171 cited as "Mayne Island Official Community Plan Bylaw 144, 2007, Amendment No. 1, 2017" be forwarded to the Minister of Municipal Affairs and Housing.

**CARRIED**

## 12. REPORTS

### 12.1 Work Program Reports

#### 12.1.1 Top Priorities Report Dated March 2018

It was noted that target date for Commercial Land Use Review should be prior to election.

##### 12.1.1.1 Contracts Work Yards for Inclusion to Top Priorities List – Discussion

###### **MA-2018-031**

###### **It was Moved and Seconded;**

That the Mayne Island Local Trust Committee directs staff to replace Fallow Deer Eradication with Contracts Work Yards review as a Top Priority.

**CARRIED**

#### 12.1.2 Projects List Report Dated March 2018

**By General Consent**, it was agreed that Road Issues be removed from the Projects List.

### 12.2 Applications Report Dated March 2018

Received for information.

### 12.3 Trustee and Local Expense Report Dated January 2018

Received for information.

### 12.4 Adopted Policies and Standing Resolutions

Received for information.

### 12.5 Local Trust Committee Webpage

Staff will update at close of meeting.

### 12.6 Chair's Report

Chair Grams stated that the budget had been approved. Appreciation was expressed to Trustee Crumblehulme for a presentation at a recent meeting in Cowichan Bay regarding water issues.



## **12.7 Trustee Report**

Trustee Dodds spoke to the recent Special Trust Committee meeting regarding Commercial Land Use Review. There was a meeting with the Mayne Island Improvement District (MIID) to examine Solid Waste issues/garbage pick-up and removal. Trust Council, held on Salt Spring Island, was very informative.

Trustee Crumblehulme attended the meeting with MIID as well as Trust Council on Salt Spring Island. At an Emergency Program Risk Analysis was the identification of four scenarios, primary concerns for Mayne Island being earthquake and wild fire. There is a new technique, used in the interior recently, where structures and surrounding areas are wet down. When fire reaches area it turns to steam. Trust Programs Committee continues to explore how to improve service delivery.

## **12.8 Trust Fund Board Report**

None

## **13. NEW BUSINESS**

### **13.1 Briefing - Land-Use Planning Implications of Fisheries and Oceans Canada**

Received for information – no impact for Mayne Island.

### **13.2 Cotton Park**

Trustee Crumblehulme spoke to correspondence from CRD regarding Cotton Park. Site was bequeathed to Community as a Quiet Park. The property requires rezoning and CRD would appreciate not incurring rezoning fees.

Staff were requested to work with June Klassen, CRD, to clarify the status of the property and details of the donation.

## **14. UPCOMING MEETINGS**

### **14.1 Next Regular Meeting Scheduled for April 30, 2018, at the Agricultural Hall, Mayne Island**

## **15. TOWN HALL**

**David Maude** informed the LTC that the Bylaw waiver on Waste Storage expires March 31, 2018 and to date there has been no solution.

Staff were requested to notify the Bylaw Enforcement Manager that this issue is now on the Top Priority List and there should be no enforcement until resolved.

**Paula Buchholz** questioned enforcing IT Bylaw contravention when it is CRD's operation of a Community Wharf without parking.

Enforcement is through compliance, bylaw enforcement notification (BEN) and issue.

**16. CLOSED MEETING**

None

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 3:45 p.m.

---

George Grams, Chair

Certified Correct:

---

Pat Todd, Recorder