



ADOPTED

Mayne Island Local Trust Committee Minutes of Regular Meeting

Date: June 11, 2018
Location: Mayne Island Church House
360 Georgina Point Road, Mayne Island BC

Members Present: Jeanine Dodds, Local Trustee
Brian Crumblehulme, Local Trustee

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

Regrets: George Grams

Public Present: There were approximately eight (8) members of the public in attendance.

1. CALL TO ORDER

Acting Chair (A/C) Crumblehulme called the meeting to order at 1:00 p.m. A/C Crumblehulme acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent, the agenda was adopted as presented.

3. TOWN HALL AND QUESTIONS

None

4. COMMUNITY INFORMATION MEETING

None

5. PUBLIC HEARING

None

6. MINUTES

6.1 Local Trust Committee Minutes Dated March 5, 2018 (for Adoption)

By general consent, the Local Trust Committee Minutes of Special Meeting on March 5, 2018 were adopted.

6.2 Local Trust Committee Minutes Dated March 26, 2018 (for Adoption)

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

6.2.1 Public Hearing Record Bylaw No. 171 Dated March 26, 2018 (for Receipt)

Received for information.

6.2.2 Public Hearing Record Bylaw No. 172 Dated March 26, 2018 (for Receipt)

Received for information.

6.3 Advisory Planning Commission Minutes Dated March 12, 2018 (for Receipt)

Received for information.

6.4 Section 26 Resolutions-without-meeting Report Dated June 2018

Received for information.

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated May 2018

Planner Richardson reported that there had been no information received from Sean Pendergast, FLNRORD, regarding possible changes to hunting regulations, and that all other items have been completed.

Trustee Dodds stated that there has been no indication, to date, that regulations will be changed; however, there has been no communication from the Ministry.

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 Salt Spring Island Local Trust Committee Bylaws No. 498 & 499 Referral

MA-2018-032

It was Moved and Seconded,

That the Mayne Island Local Trust Committee interests are not affect by Salt Spring Island Local Trust Committee Bylaws No. 498 and 499.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Commercial Land Use Review - Staff Report

For black line versions pertaining to the OCP & LUB amendments for this item, follow the link:

<http://www.islandstrust.bc.ca/islands/local-trust-areas/mayne/projects-initiatives/commercial-land-use-review/>

Planner Richardson reviewed the staff report detailing the proposed amendments to commercial policies and regulations contained in the OCP and LUB. These amendments define a commercial core for Miners Bay, give property owners in the core the ability to use their property for commercial use, residential use or both, and gives some direction to what types of commercial activity may be carried on outside of the Miners Bay core.

Trustee Dodds referred to a UBC Landscape Report (which she will locate) to be reviewed with possible points for inclusion. Focus was on character of structures/landscape in keeping with character of island.

There was discussion regarding residential options within the Miners Bay core. The document provides guidelines for where development should happen and will facilitate the rezoning process.

MA-2018-033

It was Moved and Seconded,

That the Mayne Island Local Trust Committee direct staff to draft amendment to the Mayne Island Official Community Plan Bylaw No. 144, 2007 (OCP) to implement the amendments highlighted in the attached Official Community Plan.

CARRIED

MA-2018-034

It was Moved and Seconded,

That the Mayne Island Local Trust Committee direct staff to draft amendments to the Mayne Island Land Use Bylaw, No. 146, 2008 to implement the amendments highlighted in the attached Land Use Bylaw document.

CARRIED

MA-2018-035

It was Moved and Seconded,

That the Mayne Island Local Trust Committee refer this staff report to the Mayne Island Advisory Planning Commission to review three specific aspects of these proposed amendments: 1) The boundary of the Miners Bay Commercial Core; 2) Allowing residential use in the Miners Bay Commercial core in addition to all other uses; 3) allowing the C1 (a), C1 (b) an C1(c) zones all of the used permitted in the C1 zone.

CARRIED

Trustee Dodds suggested the Advisory Planning Commission (APC) arrange for an afternoon meeting to allow teleconference with the Planner.

A question was asked regarding impact on taxes: Taxes are based on use, not zoning.

Proposed changes do not give a blanket rezoning to all sites within the boundary; residential within boundary would still need to apply to rezone to commercial. The document provides guidelines and criteria.

Deb Lancaster queried the split zone on her property. This could be addressed through the Comprehensive Development Permit – OCP would support rezoning.

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated May 2018

Planner Richardson stated that focus would be on review of zoning for contractors' yards.

12.1.2 Projects List Report Dated May 2018

MA-2018-036

It was Moved and Seconded,

That the Local Mayne Island Trust Committee direct staff to remove *Road Issues* from the Project List.

CARRIED

12.2 Applications Report Dated May 2018

Planner Richardson gave an overview of current and upcoming applications.

12.3 Trustee and Local Expense Report Dated March 2018

Received for information.

12.4 Adopted Policies and Standing Resolutions

Received for information.

12.5 Local Trust Committee Webpage

Webpage will be updated soon; in the meantime, all information is on the Islands Trust website.

12.6 Chair's Report

None

12.7 Trustee Report

Trustee Dodds spoke of attending the opening of the pathway along Village Bay Road that has been completed on Fallow Deer. There was no awareness of the Fallow Deer Committee, within the MLA's office, despite numerous meetings over the years with Ministry officials, and there was no reasonable explanation as to why the current Representative's office was not aware of the efforts of the MI Fallow Deer Committee.

Trustee Crumblehulme advised the LTC that the Community Economic Sustainability Committee (CRD) has established projects and services to move forward into the next electoral session. High priority is the recommendation to establish a non-profit local committee for the SGIs to oversee service delivery. The Trust Programs Committee has been tasked to look at service delivery to identify if IT can facilitate processes. A report is expected shortly from SSI. Senior staff is exploring hosting a forum – different groups trying to do the same thing – on how to bring people and groups together.

Paula Buchholz raised concern regarding the information on the CRD website regarding the dock on Horton Bay.

Trustee Crumblehulme explained that while a Commissioner for the CRD, he could not speak on behalf of the CRD, and concerns/issues should be directed to David Howe, CRD or MP.

12.8 Trust Fund Board Report Dated April 2018

Received for information.

13. NEW BUSINESS

13.1 Annual Report for LTC Endorsement - Staff Report

MA-2018-037

It was Moved and Seconded,

That the Mayne Island Local Trust Committee approves the attached text for inclusion in the 2017-2018 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs and Housing.

CARRIED

13.2 Request for Executive Committee to Release Legal Opinion re: Fallow Deer – Discussion

MA-2018-038

It was Moved and Seconded,

That the Mayne Island Local Trust Committee request Executive Committee release the legal opinion that included discussion regarding Fallow Deer.

CARRIED

13.3 Memo from EC re: Approval Process for Community Water Systems on Salt Spring Island – Memo & Attachment

For information.

13.4 Email D. Cressman re: Dump at End of Wooddale – Discussion

Planner Richardson will forward email to Robert Gutierrez, CRD, asking for an update on efforts to clean up the site.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for July 30, 2018, at the Agricultural Hall, Mayne Island

15. TOWN HALL

Chris Redsell asked as to his email. This item is to be discussed In-Camera.

A question was raised as to time frame for adoption of Commercial Land Use Report. The report was referred to APC; draft bylaws will be heard at July meeting, sent out to appropriate agencies and followed by a Public Hearing in September. Due to election, the next LTC will be responsible to complete the adoption process, at which time bylaws are forwarded to the Ministry. The process is likely to take a number of months.

16. CLOSED MEETING (Distributed Under Separate Cover)

16.1 Motion to Close Meeting

MA-2018-039

It was Moved and Seconded,

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

- Adoption of In-Camera Meeting Minutes Dated February 26, 2018;
- Appointment of APC Members;
- Bylaw Enforcement Issue;

AND that the recorder and staff attend the meeting.

CARRIED

16.2 Recall to Order

Meeting was recalled at 2:26p.m.

16.3 Rise and Report

Acting Chair Crumblehulme reported that Aaron Reith had been appointed to the APC for a term ending January 30, 2012.

Regarding Chris Redsell's email as to use of cottage and issue with Bylaw Enforcement, Planner Richardson will contact the Bylaw Officer with directions/options to lawful use.

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:30 p.m.

George Grams, Chair

Certified Correct:

Pat Todd, Recorder