



# Adopted

## Mayne Island Local Trust Committee Minutes of Regular Meeting

**Date:** September 24, 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

**Public:** There were eight (8) members of the public present.

### 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 traditional territory of the Coast Salish First Nations.

### 2. APPROVAL OF AGENDA

Number 9. Correspondence Garrett/Wittelman is added to the agenda.

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

### 3. TOWN HALL AND QUESTIONS

None

### 4. COMMUNITY INFORMATION MEETING

None

### 5. PUBLIC HEARING

None

### 6. MINUTES

#### 6.1 Local Trust Committee Minutes Dated July 30, 2018 (for Adoption)

The following amendments to the minutes were presented for consideration:

Pg. 7 Trustee's Report – second paragraph, last sentence to read: There has been dialogue with Parks Canada which issued an Alien Species Alert and sponsored a poster campaign on the problem on Saturna regarding fallow deer. Delete "Islands Trust..."

By general consent the minutes were adopted as amended.

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

None

**6.3 Advisory Planning Commission Draft Minutes Dated March 12, 2018**

Received for information.

**7. BUSINESS ARISING FROM THE MINUTES**

**7.1 Follow-up Action List Dated September 2018**

Planner Richardson reported delaying BEN update until after election.

**7.2 Letter Sent to Rose Meagher**

Letter has been sent regarding Rose to be named for island. Photo will be sent to IT when the bloom is ready.

**8. DELEGATIONS**

None

**9. CORRESPONDENCE**

**9.1 Letter regarding Mayne Island Brewing Company (Garrett/Witteman)**

Planner Richardson informed IT that letter was just received, requesting an expansion of permitted uses associated with the brewery. Changes could be considered as part of the Commercial Land Use Bylaw. The brewery is currently carried out a Home Occupation. Site owners could apply for a TUP or bylaw could be amended.

Applicant reviewed letter. Liquor license allows for expanded uses however bylaw does not.

A TUP would allow for a trial period, however the cost of application is an issue to the brewery owner.

Planner Richardson reviewed the pros and cons to the various options.

**MA-2018-046**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee direct staff to prepare a report on the letter received from Michael Garrett and Annette Witteman, Mayne Island Brewing Company, and identify options.

**CARRIED**

**10. APPLICATIONS AND REFERRALS**

None

**11. LOCAL TRUST COMMITTEE PROJECTS**

**11.1 Commercial Land Use Review - Draft Bylaws 171 and 172**

Planner Richardson presented the draft bylaws and reviewed the APC support of recommendations/changes/identified core, etc.

Planner Richardson drew the attention of the Trustees that C1 Zone in core would allow for 3 residences: care taker's residence, apartment and single residences.

Trustee Crumblehulme spoke of concerns regarding size of lots in core and water demand if increased density. It was suggested that development would require a water management plan or that IT could direct building of 2 out of 3 residential options.

Trustee Dodds reviewed processes for rezoning (which would still be required) and that housing units, land coverage and water could be addressed at that time.

Planner Richardson spoke to lots within C1 not needing to rezone; however most sites are already developed. Rezoning can request a water management plan; however if it's already in C1 there's no need to demonstrate water availability.

Next steps: make amendments; notify Commercial land owners and all properties affected by changes; notify First Nations; put information in Mayne Liner and on line.

There was discussion regarding the allowance of 3 residences on C1 sites.

**MA-2018-047**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee direct staff to mail a notice to the commercial land owners affected by the proposed amendments advising them of the proposed changes and that information be submitted to the Mayne Liner requesting comments with directions for more information on the Mayne Island Local Trust Committee webpage.

**CARRIED**

Further comments can be directed to the Planner.

**12. REPORTS**

**12.1 Work Program Reports**

12.1.1 Top Priorities Report Dated September 2018

Trustee Crumblehulme spoke to RAR – still waiting for approval from Province.

Report received for information.

12.1.2 Projects List Report Dated September 2018

Received for information.

**12.2 Applications Report Dated September 2018**

Received for information.

**12.3 Trustee and Local Expense Report Dated July 2018**

Received for information.

**12.4 Adopted Policies and Standing Resolutions**

Received for information.

**12.5 Local Trust Committee Webpage**

Will be updated at conclusion of meeting.

**12.6 Chair's Report**

Chair Grams reported a quiet summer and as he is not running in the election for IT and is looking forward to retirement.

**12.7 Trustee Report**

Trustee Crumblehulme stated that there has been a joint application to CRD for Direct Management Organization from CESC and SSI CEDC. In September the CRD granted \$40,000 for CESC and SSI CEDC. The connectivity cable misses Denman, Hornby, Gabriola, Galiano and Mayne Islands. CESC is working with MLA and MP to address this. There has been significant progress towards getting rural status for island communities which would allow for applications for federal and provincial funding such as ICET. Province has extended GST/PST to all accommodation business which includes B&B's and STVRs such as Airbnb's.

The provincial government has indicated they are prepared to look at some changes to the *IT Act*. Council approved 12 items to be addressed, such as affordable housing, working with First Nations and clarification of foreshore zoning authority.

**12.8 Islands Trust Conservancy Report Dated July 2018**

Received for information.

**13. NEW BUSINESS**

**13.1 Islands Trust Conservancy, Incorporating the Regional Conservation Plan into Land Use Planning - Staff Briefing**

Received for information.

**13.2 Retail Cannabis Licensing - Staff Report**

Trustee Crumblehulme clarified that the Agricultural Land Reserve has made a distinction between regular farming and industrial farming.

Planner Richardson stated that item can be added to Projects List and that limitations can be put on structures.

**MA-2018-048**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee direct staff to include Cannabis agricultural Structures and Regulations on Projects List.

CARRIED

**MA-2018-049**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee adopt the standing resolution with respect to the processing of non-medical cannabis retail license applications as contained in the staff report dated September 2, 2018.

CARRIED

**MA-2018-050**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request that staff prepare a draft bylaw to amend the fees bylaw to specify a separate fee for Liquor and Cannabis Regulation Branch, non-medical cannabis retail license applications in the amount of \$2,000.

CARRIED

**13.3 Housing Needs Assessment Report - Staff Report**

**MA-2018-051**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee receive the “Southern Gulf Islands Housing Needs Assessment”. Report by JG Consulting Limited dated February 2018.

CARRIED

**MA-2018-052**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request staff to publish the “Southern Gulf Islands Housing Needs Assessment”, report by JG Consulting Services Limited dated February 2018 on the Islands Trust website.

CARRIED

Trustee Crumblehulme pointed out that there had been a total of 3 surveys completed all of which indicated that there is an affordable housing crisis on the islands.

**13.4 Signs Bylaw**

There was a discussion regarding island signage as there have been a number of complaints from the community which have been directed to Bylaw. All complaints should be directed to the Bylaw Office.

**14. UPCOMING MEETINGS**

**14.1 Next Regular Meeting Scheduled for October 29, 2018 at the Agricultural Hall, Mayne Island**

**15. TOWN HALL**

None

**16. CLOSED MEETING**

None

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:02 p.m.

There was tea, coffee and cake served in recognition of Chair Grams services over the past term.

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George Grams, Chair

Certified Correct:

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Pat Todd, Recorder