

ADOPTED

**MINUTES OF THE MAYNE ISLAND
LOCAL TRUST COMMITTEE MEETING
HELD ON WEDNESDAY SEPTEMBER 19, 2012 AT 1:00 P.M.
AT THE MAYNE ISLAND AGRICULTURAL HALL, MAYNE ISLAND, BC.**

<u>PRESENT:</u>	Peter Luckham	Chair
	Jeanine Dodds	Local Trustee
	Brian Crumblehulme	Local Trustee
	Gary Richardson	Island Planner
	Pat Todd	Recording Secretary

There were approximately nine (9) members of the public in attendance.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 1:00 pm, recognizing the Local Trust Committee meeting was being held in the Coast Salish Territories, and introduced himself, the Local Trustees and Islands Trust Staff.

2. APPROVAL OF AGENDA

2.1 Additions/Deletions

None

2.2 Questions from Public on Agenda Items - none

The agenda as presented was approved by consensus.

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

None

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes for Adoption

5.1.1 Mayne Island Local Trust Committee Business Meeting Minutes of July 25, 2012

Chair Luckham asked the Trustees for any amendments and the following amendments were made:

Page 3 – second to last paragraph; first sentence: Trustee Dodds ...change questioned sending the application... to “requested that the application be sent to...

Page 4 - fourth paragraph: to read: Trustee Dodds stated that to rezone is a separate issue. There is a current enforcement process...

The Mayne Island Local Trust Committee Meeting Minutes of July 25, 2012, as amended were adopted by consensus.

5.2 Public Hearing Records and Community Information Meeting Notes

5.2.1 Mayne Island Local Trust Committee Community Information Meeting Notes of July 25, 2012

The Mayne Island Local Trust Committee Community Information Meeting Notes of July 25, 2012, were accepted as presented...

5.3 Section 26 Resolutions-without-meeting

Resolution MA-LTC-43-12.

It was Moved and Seconded that Mayne Island Local Trust Committee authorize Trustee Dodds to send a letter to the British Columbia Geographical Names Office requesting the island’s postal address be changed to Mayne Island.

CARRIED

5.4 Advisory Planning Commission Minutes

5.4.1 Advisory Planning Commission Meeting Minutes of August 11, 2012

These minutes were adopted by the Advisory Planning Commission on September 10, 2012, with the following amendments: Date of meeting to read August 8, 2012 and correction of spelling of Gerry Wise to Jerry Wise.

The Mayne Island Advisory Planning Commission Minutes of August 8, 2012 were accepted as presented.

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Richardson reviewed the on-going items. He advised that all items have been completed with the exception of No. 8, regarding secondary suites and the preparation of a mail-out for island residents. He will speak to this further under 11.1 Work Program Report.

7. DELEGATIONS

None

8. CORRESPONDENCE

8.1 I. Dow email dated September 10, 2012 re: Mayne Island Landowners Coalition (RAR)

While the Riparian Area Regulations (RAR) were not a specific item on the agenda there was discussion as to how this issue could move forward as it has been almost three years since regulations were enacted. The Local Trust Committee felt the island would be exempted however legal opinion report is that there is no exemption.

Chair Luckham reported on a recent RAR meeting in Nanaimo where many voiced similar frustrations. The Province has changed a number of the components of the regulations. It is now focused on “potential fish habitat” not fish presence.

Trustee Dodds is hopeful a compromise could be reached with the Province.

Trustee Crumblehulme reported that Salmon Arm has declined and further questioned if this is an option for Mayne Island.

Planner Richardson will research this and report to LTC outlining all the options.

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 MA-TUP-2012.2 (Bennett)

Planner Richardson outlined the application for a solid waste drop off site. The application was amended after the last LTC.

Fred Bennett (applicant) questioned the time frame to complete the conditions e.g. screening.

The LTC recognizes that some things cannot be completed immediately. If there is a complaint, this would constitute a violation of permit and would result in a bylaw infraction at which time the applicant would be given a time period to rectify the situation.

Mr. Bennett further questioned the “start” date for the permit. The duration of the permit is from date of resolution. Mr. Bennett would like to have the use as a solid waste disposal site included under property’s current Commercial zoning.

The Trustees detailed that an application could be made at any time to rezone or change the permit.

Resolution MA-LTC-44-12.

It was Moved and Seconded that Mayne Island Local Trust Committee Temporary Use Permit MA-TUP-2012.2 (Bennett) be approved for a term of three years.

CARRIED

9.2 MA-TUP-2012.3 (Nordquist Holdings Ltd))

Planner Richardson reviewed the application for a Short Term Vacation Rental (STVR). The property has been a vacation rental site for approximately 10 years with no complaints and no Bylaw infractions.

Recommendation from the Advisory Planning Commission (APC) was missing from the available minutes. The Recording Secretary had a copy and read the motion as follows:

‘It was Moved and Seconded that the Mayne Island Advisory Planning Commission recommends the Mayne Island Local Trust Committee precede with the MA-TUP-2012.3 (Nordquist Holdings Ltd.) for a term of 1 year, that being April 2013, to October 2013, and further recommends that Item 2g) be deleted and that there be no on site advertising signage.’

Eric Nordquist voiced concern as to the time limitation of 6 months and after a discussion about on site advertising signage, it was agreed that there could be a property sign, no larger than 18” by 18” with the street number and the name Mayne Chalet.

Resolution MA-LTC-45-12

It was Moved and Seconded that Mayne Island Local Trust Committee MA-TUP-2012.3 (Nordquist Holdings Ltd) be approved subject to removal of condition 2g) with the insertion of “a sign no larger that 18” square inches containing the words Mayne Chalet and that the permit would expire October 31, 2013.

CARRIED

Chair Luckham stated that this approval does not automatically indicate approval for future STVR applications.

Trustee Dodds suggested that there be a review of STVR policies by the APC. This will be added to the work program.

10. LOCAL TRUST COMMITTEE PROJECTS

None

Note – There was a break at 1:53 pm; the meeting reconvened at 2:03 pm.

11. REPORTS

11.1 Work Program Reports

11.1.1 Mayne Island Local Trust Committee Work Program – Report dated September, 2012

Planner Richardson reviewed the Work Program report:

No. 1: Housing options mail out will be done and sent to Trustees for review prior to mail out. There will be a heading on the Islands Trust web site for further information and a definition of secondary suites: i.e.: attached to primary dwelling.

No. 2: Commercial Land Use Review: There were a number of tasks to be completed and the target date for this project is January 2013.

It was requested that Planner Richardson add the following to Projects List:

- a) No. 7 - Temporary Use Permit process to be reviewed
- b) No. 8 - Short Term Vacation Rental review

11.2 Applications Report

11.2.1 Mayne Island Applications report dated September, 2012

Planner Richardson advised that the Beeson application is going to be on the LTC agenda for October.

11.3 Expense/Budget Reports

11.3.1 Trustee and Local Expenses

Received for information.

11.3.2 Budget Submissions – 2013-14

Received for information.

Resolution MA-LTC-46-12

It was Moved and Seconded that the Mayne Island Local Trust Committee approve and forward the draft 2013-14 Local Trust Committee Project Budget submission to Finance Planning Committee as presented.

CARRIED

11.4 Bylaw Enforcement

None

11.5 Adopted Policies and Standing Resolutions

Received for information.

11.6 Mayne Island LTC Web Page

Staff was asked to update information regarding applications and to add information regarding project on secondary suites and mail out to island residents.

11.7 Chair's Report

Chair Luckham informed the Committee that Islands Trust Council has approved the Strategic Plan. There is a review underway on fees charged for applications. This item will come to the LTC for further consideration. Council is very supportive of the National Marine Conservation Area and derelict vessels and spill control are also on the agenda.

11.8 Trustee Report

Trustee Dodds spoke to the Parks Canada Marine Conservation Area and that this project is in the very preliminary stages. There will be much consultation over a number of years.

Trustee Crumblehulme added that Parks Canada is planning three more meetings with Islands Trust. He also reviewed the Economic Development Commission which has been active and there is a meeting September 20th, regarding the Broadband access and to determine if a co-operative for the Southern Gulf Islands can be developed.

12. OTHER BUSINESS

12.1 Upcoming Meetings

12.1.1 Next Business Meeting – Wednesday October 24, 2012 at 1:00 pm. at the Mayne Island Agricultural Centre

12.2 APC request for review of Land Use Bylaw #146, 2008 prior to considering a recommendation regarding the Bylaw Enforcement Notification Bylaw.

Resolution MA-LTC-47-12

It was Moved and Seconded that the Mayne Island Local Trust Committee refer to the Advisory Planning Commission to review Land Use Bylaw #146, 2008 for definition and completeness as it relates to Bylaw Enforcement Notification.

CARRIED

13. TOWN HALL MEETING

Ian Dow updated the LTC regarding the “Experience the Gulf Islands – Trans Island Trails”. The work is also ongoing to restore Miners Bay Dock. He emphasized the need to address accommodation on the island – as visitors increase so too will the needs for accommodation, camping facilities, etc. This project will have First Nations involvement. Any project must be community asset building – has to benefit the community, be respectful of the environment and be profitable. The current suggested trail is from Horton Bay to Miners Bay. There have also been discussions with BC ferries. Of note is that the islands are 1 of only 5 archipelagos in the world.

The Local Trust Committee expressed appreciation for the time and effort being put forward on these projects.

14. ADJOURNMENT

Chair Luckham declared the meeting adjourned at 3:02 p.m.

RECORDER

CHAIR