

ADOPTED

**MINUTES OF THE MAYNE ISLAND
LOCAL TRUST COMMITTEE MEETING
HELD ON WEDNESDAY JUNE 27, 2012 AT 1:00 P.M.
AT THE MAYNE ISLAND AGRICULTURAL HALL, MAYNE ISLAND, BC.**

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

There were approximately fourteen (14) 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

Add 12.3 – Electronic Meeting agenda

12.4 – Density on Unsubdividable Remainder lots.

2.2 Questions from Public on Agenda Items

Chair Luckham asked the members of the public if there were any questions regarding the agenda items; there were none.

The agenda as amended was approved by consensus.

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

Note - Trustee Dodds excused herself from the meeting prior to the opening of the Public Hearing due to a conflict of interest at 1:14 pm.

4.1 Proposed Bylaw No. 157 (MA-RZ-2010.2 – McDougall)

Note – see separate Public Hearing Notes of the same date.

Note - Trustee Dodds rejoined the meeting at 2:25 pm.

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes

5.1.1 Mayne Island Local Trust Committee Business Meeting Minutes of May 30, 2012

Chair Luckham asked the Trustees for amendments; the following amendments were made:

- Page 7, 11.4.1 – 2nd paragraph, 3rd line: to read ...and subsequently there was more opportunity for dialogue.
- Page 9, 11.8, first paragraph: to read: Trustee Dodds reported feeling that the LTC is becoming more focused.
- Page 9 Item 11.8: 2nd paragraph, 2nd sentence: change MLAs to MP.

The Mayne Island Local Trust Committee meeting Minutes of May 30 2012, as amended were Adopted by consensus.

5.2 Public Hearing Records and Community Information Meeting Notes

5.2.2 Mayne Island Community Information Meeting Notes of May 30, 2012

The Mayne Island Community Information Meeting Notes of May 30, 2012 were Adopted by consensus.

5.3 Section 26 Resolutions-without-meeting

None

5.4 Advisory Planning Commission Minutes

None

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Richardson reviewed the on-going items. He advised that The Bennett application – MA-TUP-2012.2, will be on the agenda for July. Staff is working on the legal opinion regarding item #8 - RAR. Item #9 - Bylaw No. 156, has been referred to the Advisory Planning Commission (APC) and it is expected that a report will be available for the September meeting.

7. DELEGATIONS

None

8. CORRESPONDENCE

The LTC is in receipt of two letters regarding the proposed Bylaw No. 157 (MA-RZ-2010.2 – McDougall). Correspondence received concerning an application and or project is considered with the application and as such the letters have been placed in the Public Hearing Binder.

BREAK: reconvened at 2:40

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

Note - Trustee Dodds excused herself from the meeting due to a conflict of interest at 2:41 pm.

9.1 Proposed Bylaw No. 157 (MA-RZ-2010.2 –McDougall) for further consideration

Planner Richardson reviewed the application. The Local Trust Committee (LTC) can defeat the application, amend the Bylaw or consider the application for Second Reading.

Chair Luckham advised that the application can be amended up to such time as it is adopted or defeated.

Trustee Crumblehulme stated that he has reviewed the correspondence received to date. He also confirmed that Islands Trust legal counsel does not consider him to be in a position of conflict of interest.

Chair Luckham spoke to situations entailing conflict of interest. In the event that two Trustees cited a conflict of interest the matter would be referred to a Judge to determine whether someone else should be appointed or that there was an exemption of conflict which would allow the Trustees to speak to the issue. This process allows local government to continue to function.

Trustee Crumblehulme reported there were approximately 200 letters received in support of the rezoning and approximately 42 in opposition. Concerns identified included: road safety, size of building(s), parking issues and long term implications. As the LTC only considers the use of the land, road safety would be an issue for the Ministry of Transportation and Infrastructure. He also stated that the applicants currently exceed the parking requirements as outlined in the Official Community Plan (OCP). As to environmental concerns there is a certificate of non-contamination on file. It was also stated that the zoning goes with the land and adjacent land is zoned C1. Trustee Crumblehulme asked Planner Richardson to review the permissible usages under the application.

Planner Richardson reported that it could be anything retail. If considering C1 zone versus C3 zone consensus seems to be towards C1. The retail supports local production and sales which is within the OCP and LTC objectives.

The question was raised as to range of retail goods that could be sold.

The question was raised as to the size of the operation to be allowed/size of the footprint and the maintenance of a rural character.

Chair Luckham spoke to the importance of safety. He questioned Planner Richardson as to the engineer's report.

Planner Richardson confirmed that the Ministry of Transportation and Infrastructure stated that there are no concerns as long as the MoTI access permit is complied with.

The Chair further questioned if there could be additional safety audits.

Planner Richardson is unsure of this.

Chair Luckham spoke to the LTC advocating with the Ministry of Highways to address road concerns.

Planner Richardson informed the LTC that other communities have submitted lists of most dangerous sites to the Ministry of Transportation and Infrastructure and that Mayne Island could submit such a list detailing the three most dangerous road sites.

Chair Luckham informed the assembly that he felt the location to be reasonable; there is already a commercial setting adjacent; traffic could increase separate from the rezoning issue; the applicants are meeting the requirements of the TUP; hours of operation is outside of the LTC scope and he is supportive of the application.

Resolution MA-LTC-26-12.

It was Moved and Seconded that Mayne Island Local Trust Committee Bylaw No. 146, 2008, Amendment No. 1, 2012 is given Second Reading.

CARRIED

.Resolution MA-LTC-27-12.

It was Moved and Seconded that Mayne Island Local Trust Committee Bylaw No. 146, 2008, Amendment No. 1, 2012 is given Third Reading.

CARRIED

Resolution MA-LTC-28-12.

It was Moved and Seconded that Mayne Island Local Trust Committee Bylaw No. 146, 2008, Amendment No. 1, 2012 is forwarded to the Islands Trust Executive Committee for consideration.

CARRIED

Trustee Dodds rejoined the meeting. Chair Luckham advised Trustee Dodds of the Resolution to forward the rezoning application to Executive Council;

9.2 Referral of Galiano Island Bylaws No. 235 and 236

Resolution MA-LTC-29-12

It was Moved and Seconded that Mayne Island Local Trust Committee interests regarding Galiano Island Bylaw No. 235 are unaffected.

CARRIED

Resolution MA-LTC-30-12

It was Moved and Seconded that Mayne Island Local Trust Committee interests regarding Galiano Island Bylaw No. 236 are unaffected.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

None

11. REPORTS

11.1 Work Program Reports

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

Planner Richardson reviewed the Work Program report:

- Housing Options – report for next meeting
- Commercial Land Use Review – not a priority at this time
- Riparian Rights – Planner Kojima is working on report

Chair Luckham raised the issue of road safety and how best to communicate with Ministry of Highways as to concerns.

Trustee Dodds suggested a letter to the Mayne Island Residents and Rate Payers Association (MIRRA) requesting guidelines as to where the LTC could be involved and to get background information.

Ian Dow suggested an email to David Maude who chairs the MIRRA Transportation Committee.

Resolution MA-LTC-31-12

It was Moved and Seconded that the Mayne Island Local Trust Committee request staff to send a letter to the Mayne Island Residents and Rate Payers Association regarding road safety concerns and the improvements required.

CARRIED

11.2 Applications Report

11.2.1 Mayne Island Applications report dated June, 2012

Planner Richardson advised that the Beeson application is going to the Board of Variance; McDougall rezoning application will be forwarded to the Executive Committee; the subdivision application is waiting on proof of water (this is just a boundary adjustment); Bennett TUP application will be on July agenda; Nordquist – Short Term Vacation Rental TUP – application will be on the July agenda as a topic for the Community Information Meeting.

11.3 Expense/Budget Reports

11.3.1 Trustee and Local Expenses

Planner Richardson has been asked to have the LTC draft an budget report. The Trustees will work on this together.

11.4 Bylaw Enforcement

None

11.5 Adopted Policies and Standing Resolutions

Received for information.

11.6 Mayne Island LTC Web Page

Chair Luckham asked the Trustees if they had any suggestions regarding the web page; the following changes to be made:

- Remove Public Hearing.
- Add recently acquired well water report
- Keep current applications in the forefront

11.7 Chair's Report

Chair Luckham spoke to the recent Trust Council meeting. One of the priorities is a Strategic Plan and setting out the goals and objectives for the 3 year term. For the first time there will be public consultation in the form of an electronic survey

Another identified priority is to improve communications with First Nations. There was a First Nations Trainer at the Trust Council meeting to inform/educate the members.

11.8 Trustee Report

Trustee Dodds reported on a meeting in June with the San Juan Islands representatives (Islands Trust counterparts). There are many similar concerns. The primary topic was the issues of oil tankers/marine safety and how to get governments working together.

Trustee Crumblehulme reported finding the Trust Council meeting informative. Of particular interest, from the meeting with the San Juan representatives, was their strategies regarding access to farm land/food security; keeping agricultural land as farm land and steps being taken to encourage young people in the agricultural business.

Trustee Crumblehulme spoke to his ongoing efforts regarding high speed internet access. Interestingly, Mayne Island is better served than some other island communities. MP Elizabeth May and MLA Murray Coell will be forwarding letters advocating for service.

12. OTHER BUSINESS

12.1 Upcoming Meetings

12.1.1 Next Business Meeting – Wednesday July 25, 2012, at 1:00 pm.
at the Mayne Island Community Centre.

12.2 Local Trust Committee to Meet with First Nations

There was discussion as to developing new communication strategies/relationships with island First Nations. The issue of fallow deer would be a good opportunity for Mayne Island to consult with the island First Nations. This item could be added to Project List. Trust Council and Local Trust Committees will be developing a joint protocol.

12.3 Agenda Projection

It was suggested that the meeting agenda could be projected onto the meeting hall wall and that this would ensure all those present have access and would also reduce paper. Planner Richardson will bring the equipment required.

12.4 Density on Unsubdividable Remainder Lots

Planner Richardson reported that there are at least three large parcels that when originally subdivided had a covenant placed on remainder lands with the intention to not allow an increase in density (density was used on original subdivision). He requested that these covenants be reviewed to determine exact limits and that this be added to the Projects List.

Resolution MA-LTC-32-12

It was Moved and Seconded that the Mayne Island Local Trust Committee request staff adds to the project list the item of a report on ensuring density on remainder lands is linked to residential density.

CARRIED

13. TOWN HALL MEETING

Chair Luckham invited comments from the public.

Ian Dow questioned discussions at Council meetings as to inter-island travel. It is felt necessary to look at options separate from BC Ferries and cited the example of summer service that is available to Salt Spring Island. He also spoke to the progress regarding Miners Bay Dock improvements. Murray Coell (MLA) and David Howe (CRD) are supportive. Concern is how to handle break water and it appears that wave attenuators are a good option. There is a letter being sent to LTC requesting this matter go to Council and seeking a letter of support from the Islands Trust. The MIRRA would now like to form a Miners Bay Dock Committee to increase community involvement. A proposed title of the project is "Gateway to the Gulf Islands" and there is an estimated budget of \$2 million. He spoke to the benefits for the community of a marina and the expected increase of tourist traffic.

Deb Foote questioned the position of Trust Council or LTC on marine conservation protection.

Chair Luckham replied that there is concern and that a request has been made to return the monies cut-back for lighthouses, Letters are being sent to various agencies regarding tanker traffic and concerns as to risk of spillage. There is advocacy for restoration of previous services and maintenance of existent programs.

14. MOTION TO CLOSE MEETING

Resolution MA-LTC-33-12

That, pursuant to Section 90(1)(a) of the Community Charter, the Mayne Island Local Trust Committee resolves to close the meeting to the public for the purpose of adopting Mayne Island Local Trust Committee In Camera Minutes of March 21, 2012, and to consider appointments to the Board of Variance; and further that Islands Trust Staff and Recording Secretary Pat Todd remain present.

CARRIED

15. RECALL TO ORDER

15.1 Rise and Report from Closed Meeting

The following three individuals have been appointed to the Southern Islands Board of Variance: Priscilla Zimmerman, Jim Petrie and James White.

16. ADJOURNMENT

Chair Luckham declared the meeting adjourned at 4:40 p.m.

RECORDER

CHAIR