

ADOPTED

**MINUTES OF THE MAYNE ISLAND
LOCAL TRUST COMMITTEE MEETING
HELD ON WEDNESDAY JULY 25, 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
	Robert Kojima	Regional Planner Manager
	Miles Drew	Bylaw Enforcement Manager
	Pat Todd	Recording Secretary

There were approximately thirteen (13) members of the public in attendance.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 1:03 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 12.2 – Name change back to Mayne Island

11.4 – to follow Item 2.

The agenda as amended was approved by consensus.

2.2 Questions from Public on Agenda Items

None

11. Reports

11.4 Bylaw Enforcement

11.4.1 Short Term Vacation Rentals Policy Review

Miles Drew, Bylaw Enforcement Manager (BEM), reviewed the current enforcement policy on Short Term Vacation Rentals and recommended the enforcement policy remain as is until a review is completed on Short Term Vacation Rentals.

Resolution MA-LTC-34-12.

It was Moved and Seconded that Mayne Island Local Trust Committee resolves to extend the current Short Term Vacation Rental bylaw enforcement policy, as written in the Staff Report dated June 26, 2012, until the project to review use of second dwellings for Short Term Vacation Rentals is complete.

CARRIED

3. COMMUNITY INFORMATION MEETING

3.1 MA-TUP-2012.3 (Nordquist)

See Community Information Notes of same date.

4. PUBLIC HEARING

None

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes

5.1.1 Mayne Island Local Trust Committee Business Meeting Minutes of June 27, 2012

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

- Item 4 – Note: Trustee Dodds...remove word perceived.
- Item 9 –Note: Trustee Dodds...remove word perceived.
- Page 2: 5.1.1 Chair Luckham... change “comments” to amendments.

The Mayne Island Local Trust Committee meeting Minutes of June 27 2012, as amended were adopted by consensus.

5.2 Public Hearing Records and Community Information Meeting Notes

5.2.1 Mayne Island Public Hearing Record of June 27, 2012

- Page 1, Second sentence - Note: Trustee Dodds...remove word perceived.

The Mayne Island Local Trust Committee Public Hearing Record of June 27, 2012, as amended was 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 purchase of SFU well testing report is ongoing; MA-TUP-2012.2 (Bennett) is on today's agenda; and that Item 14 – notification to APC regarding referrals: this will be done via email following the LTC resolution.

7. DELEGATIONS

None

8. CORRESPONDENCE

The LTC is in receipt of correspondence regarding the proposed MA-TUP-2012.3 (Nordquist). Correspondence received concerning an application and/or project is considered with the application.

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 MA-TUP-2012.3 (Nordquist)

Planner Richardson outlined the three options for the application:

- a) it goes no further;
- b) proceed as drafted and will be on agenda for September 19;
- c) amend the permit and then proceed to September 19th meeting.

Trustee Dodds requested that the application be sent to the Advisory Planning Commission as this is an important decision for the island community.

Robert Kojima outlined that the APC referral could detail parameters for the permit and these could also be circulated to neighbours prior to the September meeting.

Trustee Crumblehulme requested a letter of approval from the appropriate water board be obtained.

Trustee Dodds spoke to removing the advertising restriction.

Chair Luckham stated that to allow unrestricted advertising increases the “commercialization” of the operation and if owner wants to operate a commercial business can apply to rezone.

Trustee Dodds stated that to rezone is a separate issue. There is a current enforcement process for those who are advertising and operating a STVR without a permit.

Resolution MA-LTC-35-12.

It was Moved and Seconded that Mayne Island Local Trust Committee refers MA-TUP-2012.3 (Nordquist) to the Mayne Island Advisory Planning Commission, with an amendment to item k) and deletion of item l), for consideration.

CARRIED

9.2 MA-TUP-2012.2 (Bennett)

Gary Richardson reviewed the application information to date. A draft permit has been prepared. Responses have been received from the Fire Chief; comments from VIHA have been incorporated; Ministry of Transportation has made a site visit.

There was discussion regarding specifications of drafted permit and required parameters/structures for the operation.

Applicant spoke to requirement of a sump operation to pump off rain water. Truck could be put under a cover. The infrastructure requirements are felt to be onerous and costly. All agreed that requirements are best practice principles.

Chair Luckham reminded everyone that Islands Trust does not want to be involved in the management of the business – just wants to ensure neighbours and community concerns are addressed and that “best practices” are implemented.

Fred Bennett, applicant, asked if the use as a solid waste transfer site would be added on to the Industrial Use Zone.

Planner Richardson stated this could be the long term plan – either through application or the LTC could amend the zone in the LUB.

Staff will amend draft permit, consult with applicant and application will be on agenda for September meeting.

Note - Trustee Dodds excused herself from the meeting at 2:49 pm, due to a conflict of interest.

9.3 Proposed Mayne Island Bylaw No. 157 – for consideration of adoption

Bylaw No. 157 was approved by the Executive Committee of the Islands Trust on July 3, 2012.

Resolution MA-LTC-36-12

It was Moved and Seconded that Mayne Island Local Trust Committee Bylaw No. 157, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2012” be Adopted.

CARRIED

Note - Trustee Dodds rejoined the meeting at 3:00 pm.

9.4 Saturna Island Bylaws No. 107 and 108 Referral

Resolution MA-LTC-37-12

It was Moved and Seconded that Mayne Island Local Trust Committee interests regarding Saturna Island Bylaws No. 107, No.108, No. 109 and Salt Spring Island Bylaw No. 461, are unaffected.

CARRIED

9.5 Saturna Island Bylaws No. 109 Referral

See Resolution MA-LTC-37-12.

9.6 Salt Spring Island Bylaw No. 461 Referral

See Resolution MA-LTC-37-12.

Note - The meeting recessed for a break at 2:53 pm.

Note - The meeting reconvened at 3:08 pm.

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Secondary Suites – Report

Planner Richardson spoke to the report of the Mayne Island Housing Options Task Force. Currently secondary suites are not permitted on the island.

Trustee Dodds reported that 70 to 75% of properties are already developed and few existent houses could be retrofitted for a secondary suite. It would be worthwhile to send a letter to all property owners informing them that the LTC is looking at permitting secondary suites and to get information back before debating the issue.

Trustee Crumblehulme stated that permission should only be given where the specific water board approves and that secondary suite does not necessarily mean a basement unit – could be an addition.

Resolution MA-LTC-38-12

It was Moved and Seconded that the Mayne Island Local Trust Committee request staff to send a letter to all property owners and water boards outlining a proposal to permit secondary suites to be included in a dwelling.

CARRIED

This letter will be sent out in September and there will be a follow-up Community Information Meeting.

11. REPORTS

11.1 Work Program Reports

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

Planner Richardson reviewed the Work Program report:

- Consideration of secondary suites - October
- Commercial Land Use Review – finish referrals and Housing Options first

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 was finished today; the subdivision application is done; Bennett TUP revised application will be on September agenda; Nordquist – Short Term Vacation Rental TUP – application will go to APC and is expected back for September.

11.3 Expense/Budget Reports

11.3.1 Trustee and Local Expenses

Received for information.

11.4 Bylaw Enforcement

See Bylaw Enforcement Page 1 of this set of minutes.

11.5 Adopted Policies and Standing Resolutions

Received for information.

11.6 Mayne Island LTC Web Page

No changes were made at this time.

11.7 Chair's Report

Chair Luckham spoke to working at getting bylaws processed and preparing for next Trust Council meeting on Bowen Island. The National Marine Conservation Area is continuing to develop. The Kinder Morgan Pipeline is of concern to many and for Islands Trust as it has a mandate to protect marine environment.

11.8 Trustee Report

Trustee Crumblehulme spoke to the Economic Development Commission which has three members from Mayne Island. The CRD is looking to support endeavors through regulations/licensing processes. All Islands are feeling the economic stress. There is a proposal to create a hiking, cycling and water trail to connect all the islands through to Vancouver Island – “Explore the Gulf Islands”. This would be viewed as an extension of the TransCanada Trail and would involve all levels of government. Trustee Crumblehulme will chair the Mayne Island Advisory Team for this project and will report to the CRD regarding the activities of the group. Trustee Crumblehulme questioned if this activity posed any conflict of interest and Chair Luckham felt not at this time.

Regarding the high speed internet, Trustee Crumblehulme has had contact with Network BC, which supports high speed connections in remote areas and Mayne Island is eligible to apply for a grant in October. He is looking for assistance to draft this application.

12. OTHER BUSINESS

12.1 Upcoming Meetings

12.1.1 Next Business Meeting – Wednesday September 19, 2012 at 1:00 pm. at the Mayne Island Agricultural Centre.

12.2 Mayne Island Name

Trustee Dodds will be contacting the BC Geographical Names Office regarding having the island's name officially changed back to Mayne Island. "Island" was dropped in 1939 and many residents have been voicing concerns to Canada Post (which implemented the deletion of Island in November of 2011) however Canada Post cannot do anything without a directive from the Names Office.

Trustee Dodds asked for a resolution to pursue this on behalf of the LTC. After a brief discussion it was agreed that Trustee Dodds would draft a letter requesting reinstating "Island", circulate it to LTC members and it could be approved through a Resolution-without-meeting.

13. TOWN HALL MEETING

David Maude (resident) expressed appreciation for efforts regarding changing name back to Mayne Island.

14. MOTION TO CLOSE MEETING

That, pursuant to Section 90(1) (i) 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 June 27, 2012 and to receive legal advice; and further that Islands Trust Staff and Recording Secretary Pat Todd remain present.

15. RECALL TO ORDER

15.1 Rise and Report from Closed Meeting

Resolution MA-LTC-42-12

It was Moved and Seconded that the Mayne Island Local Trust Committee directs staff to post the Young Anderson legal opinion dated January 30, 2012 and accompanying cover summary to the webpage and make copies available for distribution.

CARRIED

16. ADJOURNMENT

Chair Luckham declared the meeting adjourned at 4:07 p.m.

RECORDER

CHAIR