

ADOPTED

**MINUTES OF THE MAYNE ISLAND
LOCAL TRUST COMMITTEE MEETING
HELD ON WEDNESDAY NOVEMBER 28, 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 four (4) members of the public in attendance.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 1:01 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:

Chair Luckham asked if there were any amendments to the agenda the following changes were made by adding:

12.3 Other business: correspondence from John Meehan

12.4 Exclusions from National Marine Conservation Area

2.2 Questions from Public on Agenda Items

None

The agenda 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 October 24, 2012

Chair Luckham asked the Trustees for any amendments.
Page 4: Resolution MA-LTC-50-12 – third line “...using The Simple Assessment...”.

The Mayne Island Local Trust Committee Meeting Minutes of October 24, 2012, as amended, were adopted by consensus.

5.2 Public Hearing Records and Community Information Meeting Notes

None

5.3 Section 26 Resolutions-without-meeting

The Mayne Island Local Trust Committee (LTC) is to send a letter to the Mayne Island Conservancy, fully supporting the Community Based Conservation Action Project.

5.4 Advisory Planning Commission (APC) Minutes

5.4.1 Mayne Island APC Minutes of October 15, 2012

Received for information.

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Richardson has mailed out the information regarding secondary suites. An invoice is required for payment of \$100.00 to Tread Lightly and this will be forthcoming. Planner Richardson is waiting to hear from the Ministry of Transportation as to who would be the best representative to attend an LTC meeting; looking at February meeting. The Planner will be emailing the Chair of the APC after each LTC meeting to keep them informed as to referrals, etc. A letter of support was sent regarding the Community Centre's application for a grant however the Community Centre has withdrawn from this project.

7. DELEGATIONS

None

8. CORRESPONDENCE

None

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 MA-DP-2012.1 (McDougall)

Note: Trustee Dodds excused herself from the meeting due to a perceived conflict of interest at 1:21 pm.

Planner Richardson reviewed the Development Permit for an addition to the existing Farm Gate Store; guidelines were included with the application. This Development Permit supplements the previously approved permit and appears in compliance with the guidelines. Staff recommendation is to approve the application.

Trustee Crumblehulme had no questions to the application.

Chair Luckham raised a concern as to the spacing of additional parking at the front of the building. The applicant assured the LTC that there is quite a lot of room in that area.

Resolution MA-LTC-53-12

It was Moved and Seconded that the Mayne Island Local Trust Committee approve application MA-DP-2012.1 (McDougall).

CARRIED

Note: Trustee Dodds rejoined the meeting at 1:16 pm.

Chair Luckham informed Trustee Dodds of the resolution.

9.2 Proposed Galiano Local Trust Committee Bylaw No. 237 (LUB Amendment) Referral

The cover page for this Bylaw was received however the actual Bylaw was not. Chair Luckham is aware of Bylaw and does not feel that it affects Mayne Island interests. Staff agreed that Mayne Island interests are not affected.

Resolution MA-LTC-54-12

It was Moved and Seconded that the Mayne Island Local Trust Committee indicate to Galiano Local Trust Committee that Mayne Island interests are not affected by Bylaw No. 237(LUB Amendment).

CARRIED

9.3 Proposed Saturna Local Trust Committee Bylaw No. 110 (LUB Amendment) Referral

Staff does not perceive any affect on Mayne Island from this Bylaw.

Resolution MA-LTC-55-12

It was Moved and Seconded that Mayne Island Local Trust Committee indicate to Saturna Local Trust Committee that Bylaw No. 110 (LUB Amendment) does not affect Mayne Island's interests.

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 November, 2012

Planner Richardson informed the LTC that the Housing options mail out, to consider OCP/LUB amendments to permit secondary suites, has been sent to all property owners. A review is underway regarding potable water provisions in LUB regarding boundary adjustment subdivisions and it is expected that a draft will be available for February meeting. There was discussion regarding Saturna Bylaw No. 110 and it was felt that Mayne Island Land Use Bylaw should be reviewed specific to geo-exchange permissions.

Resolution MA-LTC-56-12

It was Moved and Seconded that the Mayne Island Local Trust Committee direct staff to place the review of geo-exchange systems on the project list.

CARRIED

11.2 Applications Report

11.2.1 Mayne Island Applications report dated November, 2012

Planner Richardson advised MA-DP-2012.1 (McDougall) has been dealt with today; MA-DVP-2012.2 (Beeson) – applicant is still undecided and has been informed to notify staff early in January if he wants inclusion in February agenda.

11.3 Expense/Budget Reports

11.3.1 Trustee and Local Expenses

Received for information

11.4 Bylaw Enforcement

None

11.5 Adopted Policies and Standing Resolutions

No. 4. Special Occasion Liquor License: Concern has been raised by the Mayne Island Agricultural Society regarding the reference to “past complaints”.

Resolution MA-LTC-57-12

It was Moved and Seconded that Mayne Island Local Trust Committee Policy regarding Special Occasion Liquor License referrals read “...that the organization or applicant have had no verified complaints related to parking or noise for the preceding three years” and that the word staff be capitalized.

CARRIED

11.6 Mayne Island LTC Web Page

Work priorities are on the list.

11.7 Chair’s Report

Chair Luckham reported that the Trust Council has agreed to take a vocal position on BC Ferry issues. A proposal has been developed to forward to BC Ferries as part of the current review. There is concern that ferry cost issues impact families and the islands. This proposal will be presented at the Salt Spring Island BC Ferries community meeting.

11.8 Trustee Report

Trustee Dodds and Trustee Crumblehulme have attended another meeting regarding the National Marine Conservation Area.

Trustee Dodds reported that the budget for 2013/14 reflects the Cost of Living index.

Trustee Crumblehulme reported that wireless access is moving slowly forward and a meeting with Minister Bill Bennett, to ask for capital to cover installation costs, is expected before the year end. There is a meeting this week regarding the Experience the Gulf Islands.

12. OTHER BUSINESS

12.1 Upcoming Meetings

12.1.1 Next Business Meeting – Wednesday February 27, 2013 at 1:00 pm.
at the Mayne Island Agricultural Centre

12.2 Advisory Planning Commission Memberships Expire

There are four APC members whose term expires January 30, 2013.
There was an advertisement for new members for the APC earlier this year
and if there are vacancies can approach those applicants as to interest.

Resolution MA-LTC-58-12

It was Moved and Seconded that the Mayne Island Local Trust
Committee direct Staff to contact Advisory Planning
Commission members, whose term is expiring, and ask if they
wish to be reappointed and that if there are any vacancies staff
can access existent list of applicants.

CARRIED

12.3 Mail Out Addresses

Trustee Dodds received an email from a resident regarding the secondary
suites information mail out. The individual wants only use of an initial and
was concerned with a full name being used in the address. The mail list is
from B.C. Assessment. Staff was asked to determine if the mail list could be
amended to use just an initial.

12.4 Exemption from National Marine Conservation Area

Note: Trustee Crumblehulme excused himself from the meeting due to a perceived
conflict of interest at 1:55 pm.

Trustee Dodds reviewed the proposed National Marine Conservation Area
(NMCA) and with future plans to develop Miners Bay Dock and Horton Bay
Dock it is important that these two areas be excluded or development could
be restricted.

Chair Luckham detailed that the NMCA is still very much in the planning stage
and concerns may be premature. Any changes or development would be
done through the governing body and employ best practices with Parks
Canada and the existing NMCA plan is vague and is expected to be more
defined. A positive point of being included is that the designated areas will be
managed and developed in a sustainable fashion through Parks Canada.

Trustee Dodds stated that the community needs to become involved and
informed.

David Maude voiced concerned as to potential regulations and pointed out that other islands have dock areas that have already been exempted. Questioned if breakwaters would be allowed; fuel dock; moorage.

Clarification is required as to projected policies.

There will be more information for February meeting.

Note: Trustee Crumblehulme rejoined the meeting at 2:14 pm.

13. TOWN HALL MEETING:

Ann Johnston questioned how to inform the community as to the National Marine Conservation Area.

The Chair reviewed the project to date. The next phase is to identify areas and design the development plan. The draft plan will then be presented to the communities.

Dave Maude spoke to the BC Ferries consultations currently underway and the importance of advocating on behalf of home porting of vessels. This could be a significant economic factor for the island and an issue that Islands Trust could raise with BC Ferries.

Chair Luckham stated that it would be important to have evidence that home porting would in fact be cost efficient.

14. ADJOURNMENT

Chair Luckham declared the meeting adjourned at 2:29 p.m.

RECORDER

CHAIR