

ADOPTED

**MINUTES OF THE MAYNE ISLAND
LOCAL TRUST COMMITTEE MEETING
HELD ON WEDNESDAY FEBRUARY 27, 2013 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
	Kim Farris	Island Planner
	Pat Todd	Recording Secretary

There were approximately seventeen (17) 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, Islands Trust Staff and David Howe, Director Southern Gulf Islands (SGI), Capital Regional District.

2. APPROVAL OF AGENDA

2.1 Additions/Deletions

Additions

5.2.4 Correspondence from Advisory Planning Commission

7.1 Delegations: David Howe, Director SGI, CRD to speak to economic development. It was also recommended that future meetings have an agenda item heading for CRD reports

8.1 email letter circulated to replace letter as noted on agenda

Deletions

9.1 and 9.2 late referrals: no longer relevant

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 adopted 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 November 28, 2012

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

- Page 2 Item 5.1.1 Adoption of Minutes: to read "...of October 24, 2012 were adopted as amended..."
- Page 3 Item 9.1 Note: Trustee Dodds... insert "perceived" before conflict.
- Page 3 Item 9.1 first paragraph/second sentence: change existent to existing.
- Page 5 Item 11.7: first sentence: "...has agreed to take a vocal..."
- Page 6 Item 12.4 Note: Trustee Crumblehulme...insert "perceived before conflict.
- Page 6 Item 12.4 Paragraph starting "Chair Luckham: 4th. Sentence ...Canada and the...change existent to existing.

The Mayne Island Local Trust Committee meeting Minutes of November 28, 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

Appointment of APC positions

5.4 Advisory Planning Commission (APC) Minutes

5.4.1 Mayne Island APC Minutes of January 14, 2013

5.4.2 Review of Mayne Island Land Use Bylaw No. 146 (circulated)

- To discuss under Work Program.

Chair Luckham thanked the Commission for their efforts.

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Richardson advised the LTC that all items had been completed. There are two Ministry of Transportation and Infrastructure representatives coming to the March meeting. The public may submit questions to the Planner or the Trustees who will then forward them to the Ministry of Transportation and Infrastructure.

7. DELEGATIONS

7.1 David Howe: CRD Director Southern Gulf Islands

Mr. Howe reviewed the history and formation of the Economic Development Commission, for the Southern Gulf Islands. The greatest asset for the islands is Islands Trust: CRD focus tends to be on growth, development and transportation in urban settings. Unfortunately the Islands do not meet the Provincial criteria to be termed “rural” and therefore are not eligible for a number of programs, incentives, grants, etc.

Linkage with the TransCanada Trail through “Experience the Gulf Islands” is an opportunity to increase tourists and develop an interisland transportation system. Mr. Howe also spoke to the importance of the CRD docks to the island communities. Efforts are underway to obtain Provincial funds for maintenance as this then spreads the costs throughout the province – not just the islanders have to fund these public resources.

Director Howe stressed the importance of the islands working together as there are similar issues and joining together makes a larger, stronger “voice”.

Chair Luckham outlined the role of Islands Trust: to advocate and work with others to foster projects for islands.

Trustee Crumblehulme spoke to the Broad Band access: very slow process. Ministry of Community Services has no funding. Network BC still exists and there could be dollars at some other time. The Ministry is willing to meet with Shaw/Telus to address issue, if an organization initiates meeting. BC Hydro is going to be running an underwater cable (at sometime in the future) and is speaking with Shaw regarding the inclusion of a fiber optics. He also informed the Committee that CRISP (Capital Region Invasive Species Partnership) is working to list fallow deer as an invasive species.

There is discussion on all the islands regarding transit systems.

Trustee Dodds spoke to the importance of Miners Bay Dock: there is a huge economic potential and that the OCP recognizes the need for a break water.

Ian Dow (MI Transportation Initiative) reviewed efforts to date on behalf of dock improvements. A business plan has been developed for the transportation component to connect with the TransCanada Trail.

8. CORRESPONDENCE

8.1 Mayne Island Transportation Initiative

Resolution MA-LTC-01-13.

It was Moved and Seconded that Mayne Island Local Trust Committee draft a letter endorsing in principle that Miners Bay Dock is a critical asset to the island and that it requires action to restore it and that it is essential to the economic and cultural well being of the community.

CARRIED

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.3 MA-DVP-2013.1 (Peace)

Planner Farris outlined the application to increase the height of accessory building allowable. The existing structure is approximately 2 feet over height. To date there have been no objections from neighbours and one property owner was present and stated no objections. The applicant reviewed how situation had developed and staff report recommends approval.

Chair Luckham was concerned that survey was not requested until after the building had been framed. There was discussion regarding CRD Building Inspection, responsibilities and IT responsibilities. An information package is available on line. It was acknowledged that mistakes happen and can be rectified through a variance permit. Planner Richardson will speak with Regional Planning Manager Kojima to get clarification of process and how this may be avoided in future.

Resolution MA-LTC-02-32

It was Moved and Seconded that the Mayne Island Local Trust Committee development variance permit MA-DVP-2013.1 (Peace), be approved.

CARRIED

9.4 MA-RZ-2012.1 (Oceanwood)

Planner Richardson outlined the application to renovate existing property with rezoning to permit Seniors Housing. Some of the staff issues with application include:

- There are currently two properties on island zoned for this type of use.
- Proximity to commercial amenities (not close by)

- Development Permit and siting adjustments needed.
- Difficult to determine actual need

The applicant spoke to the project. There is confidence that such a development is needed on the island and it is modeled after two programs on Salt Spring Island.

Discussion:

- Could Housing Agreement maintain cost rates? It can with non-profit housing. Staff will look into this.
- Suggested referring to APC prior to Community Information Meeting (CIM)
- CIM before APC could give more information to LTC and applicant for consideration
- Density: based on formula used for Church property
- Lot coverage: would need to do calculation however it is a 10 acre parcel
- Concern regarding increased density

Resolution MA-LTC-03-13

It was Moved and Seconded that the Mayne Island Local Trust Committee refer MA-RZ-2012.1 (Oceanwood) to the Mayne Island Advisory Planning Commission with instructions to return comments prior to Local Trust Committee meeting on March 27, 2013.

CARRIED

Resolution MA-LTC-04-13

It was Moved and Seconded that the Mayne Island Local Trust Committee instruct staff to determine a suitable location and time during April for a Community Information Meeting regarding MA-RZ-2012.1 (Oceanwood)

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Proof of Potable Water for Boundary Adjustments

It is important to respect all parties involved with water districts and that standards not be compromised. The amendment would be referred to water districts.

This does not apply to new developments or increased density.

Resolution MA-LTC-05-13

It was Moved and Seconded that the Mayne Island Local Trust Committee direct staff to prepare an amendment to the Mayne Island Land Use Bylaw to relieve boundary adjustment subdivisions from proof of potable water requirements of the Land Use Bylaw provided that they have an existing proven supply of potable water.

CARRIED

Break at 2:58 pm – There was a Special cake presented in celebration of having the “Island” restored to the official name.

The meeting reconvened at 3:24 pm

10.2 Secondary Suites

Planner Richardson reviewed the history of the Housing study which identified the use of secondary suites as a form of low cost housing. There were 5 responses from the residents notification. Pages 2 and 3 of the Staff report dated Feb. 25, 2013 outline the next steps. A meeting with stakeholders is important and appreciation was expressed to the water board for received input.

Resolution MA-LTC-06-13

It was Moved and Seconded that the Mayne Island Local Trust Committee direct staff to initiate a process, as outlined in the staff report dated February 25, 2013, to consider the implementation of amendments to the Mayne Island Official Community Plan and Land Use Bylaw to allow for secondary suites as a permitted use.

CARRIED

10. **REPORTS**

11.1 Work Program Reports

11.1.1 Mayne Island Local Trust Committee Work Program – Report dated February 2013

Planner Richardson reviewed the Work Program report: the first three items are still active and relevant. As directed today, regarding item number 2, a draft bylaw will be prepared for the next meeting.

Resolution MA-LTC-07-13

It was Moved and Seconded that the Mayne Island Local Trust Committee direct staff to include under New Projects a review of the Official Community Plan and the Land Use Bylaw as suggested by the Advisory Planning Commission report dated February 2013.

CARRIED

11.2 Applications Report

11.2.1 Mayne Island Applications report dated February 2013

Planner Richardson advised that the Beeson application is going to the Board of Variance; the Peace application has been dealt with today and the Oceanwood application has also been addressed.

11.3 Expense/Budget Reports

Presented for information

11.3.1 Trustee and Local Expenses

Any questions can be directed to IT Financial Staff

11.4 Bylaw Enforcement

None

11.5 Adopted Policies and Standing Resolutions

Presented for information

11.6 Mayne Island LTC Web Page

There will be a new format to the web page shortly.

- The report on Secondary Suites to be added; the Oceanwood rezoning application to be added.

11.7 Chair's Report

Trust Council will meet next month on Thetis Island. Topics will include the proposed budget for 2013/2014 (there is an increase of 1.3%) and working with the Trust Fund Board. This Board is the conservancy "arm" of the IT and to date has protected 15% of the IT area in conjunction with local conservancies and individuals.

11.8 Trustee Report

Trustee Dodds organized a meeting for the Georgina Point Road residents regarding the waterfront erosion. There is an engineer's report and concern regarding the safety for pedestrians and drivers. The APC is working on a review of the Bylaw Enforcement Bylaw.

Trustee Crumblehulme represented IT at an interesting meeting with Parks Canada. Last year the Parks budget was cut by 40% and part of the current strategic plan is looking at campgrounds: Bennett Bay is on the list.

12. **OTHER BUSINESS**

12.1 Upcoming Meetings

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

12.2 Natural Marine Conservation Area Exclusion Zones (attached)

Planner Richardson reviewed this government project which is in the planning stage. Industrial Sites are excluded, example B.C. Ferry Terminals. There is a question as to other areas on the island that have not been identified for exclusion. Three areas of note are: Miners Bay, St. John's Point and Horton Bay/Dock.

Resolution MA-LTC-08-13

It was Moved and Seconded that the Mayne Island Local Trust Committee send a letter to Parks Canada to request exclusion of the Miners Bay Dock, Horton Bay Dock and St. John's Point east side bay from the proposed National Marine Conservation Park Area.

CARRIED

Resolution MA-LTC-09-13

It was Moved and Seconded that the Mayne Island Local Trust Committee send a letter to Parks Canada requesting that they host a public meeting on Mayne Island regarding the proposed National Marine Conservation Area at their earliest convenience.

CARRIED

There was a comment from the public regarding Horton Bay being the only sheltered anchorage for the island. When Bennett Bay became part of Parks Canada all private buoys had to be removed. Another consideration is that people were told there would not be a campground and currently Bennett Bay is identified as a potential campground.

12.3 Food Security and Farming

Trustee Crumblehulme spoke to this topic which is part of Islands Trust Strategic Plan. A number of islands have a Farm Plan however there is not an active group on Mayne Island. He is interested in having a local committee to investigate what other islands are doing regarding food security/agriculture.

Concern was raised as to the number of projects currently underway.

The Agricultural Society, while philosophically supporting food safety/production, does not have a specific project to this end. There is an informal group on the island and at this time it does not appear that Islands Trust needs to be involved unless there is a barrier that Islands Trust can help to overcome.

There is an opportunity to link with other islands through the CRD.

Islands Trust may be able to facilitate with some project costs.

12.4 Excessive Idling of BC Hydro Trucks on Mayne Island

An email has been received from Annette Witteman regarding excessive idling times by BC Hydro Trucks. There is a CRD Bylaw, enforced through Vancouver Island Health Authority (VIHA), that no truck or vehicle idle for more than three (3) minutes. This bylaw is not being enforced. RCMP and Hydro were not aware of bylaw. Ms. Witteman would like to post information notices to increase public awareness and would like to see this information extended to all the islands.

It was suggested that information be sent to CRD and to each island Local Trust Committee.

Mayne Island Local Trust Committee can help with costs of printing signs.

13. **TOWN HALL MEETING**

Chair Luckham invited comments from the public.

David Maude: questioned the abandoned vehicles issue. Trustees will bring this issue to the next meeting for Ministry of Transportation representatives to address. He restated that Parks Canada has a policy of no private docks/moorage within park areas and that this raises concern as to potential loss of anchorages for residents.

Barry Wilks: feels strongly that Island Trust can look after their own shorelines.

Mike Dunn: regarding Horton Bay Dock – there is a proposal for this area. Questioned exploratory permit for tidal generators: Islands Trust has not seen this proposal and has no jurisdiction. He asked as to the format for meeting with Ministry of Transportation.

Mr. Dunn was advised that this will be a regular LTC meeting with a presentation by the Ministry. Public are to forward specific issues/questions to the Trustees or Planner in advance, so they can be sent to the Ministry.

Mary Cooper: B.C. Water Awareness Week is May 20-26. The Integrated Water group is planning 3 Open Houses at water systems and will be working with the school.

Islands Trust could reissue posters on ferries and Trustee Dodds will put this item on the next agenda.

14. MOTION TO CLOSE MEETING

Resolution MA-LTC-10-13

It was Moved and Seconded that, pursuant to Section 90(a) and (f) 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 July 25, 2012 and to consider an Advisory Planning Commission appointment and further that staff and Recording Secretary remain present.
(distributed under separate cover)

CARRIED

15. RECALL TO ORDER

15.1 Rise and Report from Closed Meeting

Paul Dumond has been appointed to the Mayne Island Advisory Planning Commission for a term of three (3) years.

16. ADJOURNMENT

Chair Luckham declared the meeting adjourned at 4:57 p.m.

RECORDER

CHAIR