

ADOPTED

**MINUTES OF THE MAYNE ISLAND
LOCAL TRUST COMMITTEE MEETING
HELD ON WEDNESDAY APRIL 24, 2013 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 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

Additions

8.3 Correspondence: Mt. Parke Estates Improvement District

8.4 Correspondence: Diane Akey

12.3 Other Business: Report Mayne Island Conservancy Shoreline Mapping

12.4 Discussion regarding fallow deer

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.

The agenda as amended 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 March 27, 2013

Chair Luckham asked the Trustees for any comments. There were no additions or deletions.

The Mayne Island Local Trust Committee meeting Minutes of March 27, 2013 were adopted by consensus.

5.2 Public Hearing Records and Community Information Meeting Notes

None

3 Section 26 Resolutions-without-meeting

None

5.4 Advisory Planning Commission (APC) Minutes

None

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Richardson advised the LTC that Bylaw 158 was referred to the Advisory Planning Commission. There will be a Public Hearing at next LTC meeting.

Trustee Dodds informed the LTC that derelict vehicles are still on Wood Dale, even after the Ministry of Transportation was informed of the situation. Planner Richardson will speak to the Bylaw Officer. Trustee Dodds requested a report back from the Bylaw Officer.

Resolution MA-LTC-18-13.

It was Moved and Seconded that Mayne Island Local Trust Committee request staff follow up with the Bylaw Officer for prompt action on Wood Dale complaint regarding derelict vehicles on the shoulder of the road.

CARRIED

7. **DELEGATIONS**

7.1 **Southern Gulf Islands Electoral Area Director**

No report

8. **CORRESPONDENCE**

8.1 **D. Emmett letter dated April 10, 2013 re: License Foreshore**

Dennis Emmett spoke to the situation: Islands Trust requested a license for a jetty when application was made for a subdivision. This historic structure, built by the Kadonaga family has been in place for approximately ninety years (shows on a 1921 survey) and over the years there has been extensive financial commitment to maintaining the structure. The license expires in December 2013 and there will be a 1000% increase to renew. Lands and Water have a category for historical artifacts and there is a request for support from the LTC.

Resolution MA-LTC-19-13.

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to report back on options available regarding the historical jetty on the property Channel View VIS6510.

CARRIED

8.2 **M. Cooper letter re: Grant for BC Water Week Project, May 20 to 26, 2013**

The Mayne Island Integrated Water Systems Society (MIWSS) had requested a grant to purchase meters for private well owners.

Chair Luckham detailed that while the LTC does not disagree with the need for such a project, Islands Trust does not give grants and Special Projects monies can only be used to purchase goods or services. Guidelines allow for a report however educational workshops would not generate a detailed report.

Mary Cooper questioned the criteria/definition of goods and services and feels this is an island issue and that the water study is within IT purview of conservancy.

Discussion identified:

- the need to plan each fall for projects that can be included in Special Projects budget
- Planner Richardson to speak with Planner Robert Kojima to determine if community projects can be funded.

Chair Luckham acknowledged the efforts of MIWSS and Mary Cooper expressed appreciation for the past support of the LTC.

8.3 Mount Parke Estates letter re: Secondary Suites

Received for information

8.4 Diane Akey letter re: Rezoning application MA-RZ-2012.1(Oceanwood)

Received for information

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 Galiano Island Bylaw No. 240 (LUB Amendment)

Resolution MA-LTC-20-13

It was Moved and Seconded that Galiano Island Bylaw No. 240 (Land Use Bylaw Amendment) does not affect the interests of Mayne Island Local Trust Committee.

CARRIED

9.2 MA-RZ-2012.1 (Oceanwood)

Planner Richardson reviewed the Community Information Meeting held on Saturday April 20, 2013. He further outlined the options:

- Draft bylaw
- Amend proposal
- Proceed no further

Chair Luckham asked the applicant to comment regarding the Community Information Meeting.

Applicant felt the presentation was hampered due to poor lighting conditions in the Community Centre.

Chair Luckham stated that two items seemed to be identified as critical for consideration: a) to have a needs assessment and b) water catchment.

Trustee Crumblehulme spoke to moving ahead with the application.

Trustee Dodds supported the requirement of a needs assessment, as the last survey was ten years ago and this new survey could identify what the community wanted. It was questioned if this would be done by the LTC or the applicant.

Planner Richardson detailed that the assessment could be done by LTC or the applicant or an independent consultant.

Judy Taylor informed the LTC that Salt Spring Island is concerned regarding a lack of Seniors Housing in the islands and that the other islands are positive about Mayne Island having a seniors residence.

Ian Dow spoke to the transportation initiative and support of the project.

Mary Cooper voiced concern as to the location.

Chair Luckham stated that the needs assessment would focus on the application before the LTC.

Further discussion dealt with the funding and costs of a survey.

Resolution MA-LTC-21-13

It was Moved and Seconded that the Mayne Island Local Trust Committee ask staff to work with the applicant, at the applicant's cost, to create a needs survey regarding application MA-RZ-2012.1

CARRIED

Note – There was a break at 2:23 and the meeting reconvened at 2:35.

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Secondary Suites

Planner Richardson reviewed the discussion from this morning's meeting with the Stakeholders. The next step would be to obtain community comment however there needs to be more detail to the "design" of secondary suites before further consultation.

Resolution MA-LTC-22-13

It was Moved and Seconded that the Mayne Island Local Trust Committee direct staff to draft a bylaw for secondary suites based on discussion and feedback from the Stakeholders Meeting of April 24, 2013.

CARRIED

11. REPORTS

11.1 Work Program Reports

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

No changes.

11.2 Applications Report

11.2.1 Mayne Island Applications report dated April 2013

MA-BOV-2013.1 Board of Variance meeting scheduled for evening of May 27, 2013.

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

Nothing new for inclusion.

11.7 Chair's Report

Islands Trust Fund Board met for two days in Victoria and is looking to change name to Islands Trust Conservancy to better describe function of organization. The next Trust Council meeting will be on Mayne Island in June at which time the Council will be discussing Federation wide issues rather than local topics.

11.8 Trustee Report

Trustee Dodds thanked Trustee Crumblehulme for his efforts on behalf of the recent visit by the Lieutenant Governor of British Columbia. There was a presentation of a book on the Southern Gulf Islands, written by Mayne Island resident Marie Elliott, on behalf of the Islands Trust.

Trustee Crumblehulme stated the Lieutenant Governor's visit went well but there should have been more notice. The Broadband project is moving slowly and it appears that Mayne Island will soon have a minivan for transit (vehicle being donated by an islander). Trustee Crumblehulme organized a grant writing workshop with 22 participants.

12. OTHER BUSINESS

12.1 Upcoming Meetings

12.1.1 Next Business Meeting – Wednesday May 29, 2013 at 1:00 pm. at the Mayne Island Community Centre

12.2 Renewable Energy Technologies in the Trust Area – Ocean Based Geo-Exchange Systems

There has just recently been a bylaw put into place on Saturna Island. Mayne Island already permits such technologies in the Land Use Bylaw.

12.3 Mayne Island Conservancy Shoreline Mapping

This document has been forwarded to the Trust Fund Board. Trustee Dodds requested a presentation, to highlight the report, at an LTC meeting. Planner Richardson will speak with Conservancy regarding the length of a presentation.

12.4 Fallow Deer

Ian Dow informed the LTC that Fish and Wildlife have instituted a special license permit for hunting of fallow deer to try to control them. Estimates number 500 – 700 animals currently on island. The Trust Fund Board is involved and options are being explored as to control/hunting and there is a meeting planned with Ministry of Wildlife, Mayne Island Residents and Ratepayers Association and others concerned with habitat destruction.

Ian Dow requested a letter of support and LTC attendance at the meeting the end of May. Trustee Dodds is already involved in this project.

13. TOWN HALL MEETING

Chair Luckham invited comments from the public.

Ian Dow: regarding Broadband – signal will be bounced from Hope Bay to Mayne Island. This service would be invaluable to the Health Centre and Mayne Island Improvement District is looking at access. There is a 14 passenger van being donated to the island and appeals are being made to the local organizations to assist with funding the operation.

Mary Cooper questioned the taxes and regulations involved in operating a “taxi”. When a vehicle holds 14 passengers or less the regulations are not too onerous.

14. **ADJOURNMENT**

Chair Luckham declared the meeting adjourned at 3:24 p.m.

RECORDER

CHAIR