

**MINUTES OF THE MAYNE ISLAND  
LOCAL TRUST COMMITTEE MEETING  
HELD ON WEDNESDAY MAY 29, 2013 AT 1:00 P.M.  
AT THE MAYNE ISLAND AGRICULTURAL HALL, MAYNE ISLAND, BC.**

<b><u>PRESENT:</u></b>	Peter Luckham	Chair
	Jeanine Dodds	Local Trustee
	Brian Crumblehulme	Local Trustee
	Gary Richardson	Island Planner
	Pat Todd	Recording Secretary

There were approximately ten (10) 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

None

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 was adopted by consensus.

**3. COMMUNITY INFORMATION MEETING**

None

**4. PUBLIC HEARING**

None

**5. PREVIOUS MEETINGS**

5.1 Local Trust Committee Minutes

5.1.1 Mayne Island Local Trust Committee Special Meeting Minutes of April 20, 2013

The Mayne Island Local Trust Committee meeting minutes of April 20, 2013, as drafted were adopted by consensus.

5.1.2 Mayne Island Local Trust Committee Business Meeting Minutes of April 24, 2013

The following amendments were made:

Page 1: 2.2 Item 12.4 Discussion regarding fallow deer - to be moved to Additions/Deletions of Agenda.

The Mayne Island Local Trust Committee Meeting Minutes of April 24, 2013 were adopted as amended by consensus.

5.1.3 Mayne Island Local Trust Committee Special Meeting Minutes of April 24, 2013

The Mayne Island Local Trust Committee Special Meeting Minutes of April 24, 2013, as drafted were adopted by consensus.

5.2 Public Hearing Records and Community Information Meeting Notes

5.2.1 Mayne Island Local Trust Committee Community Information Meeting Notes of April 20, 2013

Received for information

5.3 Section 26 Resolutions-without-meeting

None

5.4 Advisory Planning Commission and/or Mayne Island Commercial Land Use Task Force Minutes

5.4.1 Advisory Planning Commission Meeting Minutes of March 11, 2013

Received for information.

5.4.2 Advisory Planning Commission Meeting Minutes of April 8, 2013

Received for information.

**6. BUSINESS ARISING FROM THE MINUTES**

6.1 Follow-up Action Report

Planner Richardson advised the LTC that Bylaw 158, regarding water supply when there is a boundary adjustment between 2 lots, will be going to a Public Hearing at June LTC meeting and then if so directed, to Islands Trust Executive. The Bylaw could then come back to LTC in July for adoption.

Staff are working with the Emmett family regarding the sea wall.

Planner Richardson spoke with Bylaw Enforcement and was advised that regarding abandoned vehicles issue is the responsibility of the RCMP or the Ministry of Transportation and Infrastructure.

Trustee Dodds will report back to complainants regarding the procedure.

Planner Richardson spoke with Regional Planning Manager (RPM), Robert Kojima regarding funding community projects. Projects must result in a specific product or service.

There is a Shoreline Review today by the Mayne Island Conservancy.

Fallow Deer: There is a meeting on June 3, 2013, initiated by the Ministry of Wildlife, to bring everyone together regarding concerns with fallow and black-tail deer. The Mayne Island Conservancy has a report regarding deer density that will be presented at this meeting.

## **7. DELEGATIONS**

### **7.1 Mayne Island Conservancy Society**

Leanna Boyer, Senior Biologist for the Conservancy, presented information as to the ecological characteristics and anthropogenic disturbances for the Mayne Island shoreline. There is a request that the LTC adopt the Mayne Island Shoreline Atlas as a land use planning tool and that it be used to develop policy and procedures for shoreline protection through bylaws.

Presentation reviewed study area, methodology, shore use, habitat and polluting factors. An ecological rating system was developed using data, the Sensitive Ecosystem Inventory and near shore habitat mapping. Data identifies areas of high ecological value, areas of high modification, the number of docks and areas of erosion.

Discussion was very supportive of report and information provided.

Chair Luckham felt there could be interest in using the data base throughout Islands Trust Area.

Planner Richardson informed the Trustees that IT has access to the report as a planning tool.

There was a discussion regarding making information more public and the privacy rights of the property owners, in addition to concerns regarding BC Ferries and Active Pass erosion issues.

Chair Luckham expressed appreciation for the efforts of the Conservancy.

**Resolution MA-LTC-23-13**

It was Moved and Seconded that the Mayne Island Local Trust Committee direct staff to organize an Information Meeting in September on the topic of the Mayne Island Shoreline Mapping and specifically to invite the Mayne Island Boaters Association, Shoreline property owners and the Mayne Island Conservancy.

**CARRIED**

**8. CORRESPONDENCE**

8.1 Email and Letter from Mayne Island Chamber of Commerce re STVR TUP

Planner Richardson met with the Mayne Island Chamber of Commerce and reviewed Short Term Vacation Rentals and the Temporary Use Permit process. There is an effort to get information into the Mayneliner so all are informed. There was also a request for LTC support of a tourism initiative grant application.

**Resolution MA-LTC-24-13**

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to write a letter of endorsement of the Mayne Island Community Chamber of Commerce's application to the Community Tourism Foundation.

**CARRIED**

**9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS**

9.1 MA-RZ-2012.1 (Oceanwood)

Planner Richardson is working with the applicant on development of the needs assessment.

Murray Rosengren, agent for the applicant, asked to receive an estimate of cost for study prior to consulting with a third party. It was agreed that the assessment be focused, simple and provide useful feedback. Due to poor lighting conditions at the Community Information Meeting in April, Mr. Rosengren "re-presented" the presentation for clarity as to proposed construction.

**10. LOCAL TRUST COMMITTEE PROJECTS**

10.1 Secondary Suites

10.1.1 Draft Bylaw

The primary concern raised at the Stakeholders meeting in April, was regarding water supply. Planner Richardson met with Tim Tanton (CRD Manager of Skana and Surfside Water Districts) advising there is no room on existent systems to support secondary suites.

There was discussion as to the potential number of secondary suites: Bowen Island, which has three times the population of Mayne, had requests for eight.

Question was raised as to address for suite. This would not be a factor in the Bylaw.

Unit must be accessible to fire equipment and while this would not be included in the Bylaw, Islands Trust would seek input from the Fire Department and CRD – Building Inspection.

Further discussion regarding water systems, options, exclusions.

Bylaw could be drafted specific to each water district.

Trustees felt unit size should be limited to that of a cottage.

**Resolution MA-LTC-25-13**

It was Moved and Seconded that the Mayne Island Local Trust Committee direct staff to amend the draft bylaw to allow that the proposed size of a secondary suite be a maximum of 60 square meters

**CARRIED**

**Resolution MA-LTC-26-13**

It was Moved and Seconded that the Mayne Island Local Trust Committee direct staff to forward the draft bylaw, as amended, to each water district, CRD Building Inspection, CRD water system staff, Vancouver Island Health Authority, Mayne Island Fire Department, Mayne Island Independent Water System Society and the Advisory Planning Commission for review and comment.

**CARRIED**

10.1.2 Correspondence from Tim Tanton

Planner Richardson has met with Mr. Tanton and will keep him informed as to progress of Bylaw.

Refreshment Break at 2:53 pm. ----- Reconvene at 3:03 pm.

**11. REPORTS**

11.1 Work Program Reports

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

Planner Richardson reviewed the Work Program report.

11.2 Applications Report

11.2.1 Mayne Island Applications report dated May 2013

Planner Richardson advised that the Beeson application went to the Board of Variance on Monday, May 27, 2013. The resolution was to reduce the top and bottom decks to within setback and the middle deck to be a width to allow use as an egress.

Question was raised as to when work had to be completed. Bylaw Enforcement will follow-up regarding compliance and there would not be issuance of an Occupancy Permit without completion of work.

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 has been information from Trust Area Services that the new web page system will be operational by June 4, 2013.

11.7 Chair's Report

Trust Council will meet on Mayne Island, June 11, 12 and 13. Kinder Morgan is to speak on Marine Tanker Safety and Preparation for a Spill.

## 11.8 Trustee Report

Trustee Dodds suggested that those wishing to attend Trust Council arrive early due to space limitations. Mayne Island Community Chamber of Commerce and Mayne Island Health Board, will be doing presentations on Tuesday, 11<sup>th</sup>, and the Recycling Society are to be a delegation on Wednesday, 12<sup>th</sup>.

Trustee Crumblehulme attended a meeting on Gabriola and an Experience the Gulf Islands Conference in Sidney. There is now an operating budget for this project with the CRD for 2 years. The Economic Development Commission has identified a high interest on islands for transit systems. A request has been made to BC Transit regarding a study. An Agricultural and Food Plan Committee has been approved for the islands. Mayne Island Conservancy Society has agreed to hold the liability insurance for the Trails Program. There is a minibus due to be delivered next week to the island, complete with a chair lift. This will run for a 3 month trial.

Trustee Crumblehulme has received a letter from Linda Adams regarding Trustees acting as liaison with community groups. The recommendation is that Local Trust Councils confirm Trustee's participation through resolution.

## 12. OTHER BUSINESS

### 12.1 Upcoming Meetings

12.1.1 Next Business Meeting – Wednesday June 26, 2013 at 1:00 pm. at the Mayne Island Community Centre

### 12.2 Follow Up Report on Meeting with Ministry of Transportation and Infrastructure

Trustee Dodds questioned any action on behalf of the Ministry and concerns raised on conditions of Georgina Point Road. To date there has been no feedback, no answers and no communication regarding the roads work program. There does not appear to have been any follow-up on Georgina Point Road even though it was identified as a high priority.

#### Resolution MA-LTC-27-13

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to write a letter to the Ministry of Transportation and Infrastructure requesting how the Local Trust Committee can be involved in road improvements and what are the plans to address concerns on Georgiana Point Road.

**CARRIED**

## 13. TOWN HALL MEETING

Chair Luckham invited comments from the public.

**Ann Johnston:** The Recycling Society is working with the Conservancy on the issue of organics being banned from garbage effective May 2014. There is a survey going out to households and a brochure available to educate residents. Over the next few months there will be a number of demonstrations of Green Cone Digesters. This is a Provincial Initiative.

**14. ADJOURNMENT**

Chair Luckham declared the meeting adjourned at 3:49 p.m.

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**RECORDER**

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**CHAIR**