

ADOPTED

**MINUTES OF THE MAYNE ISLAND
LOCAL TRUST COMMITTEE MEETING
HELD ON WEDNESDAY SEPTEMBER 4, 2013, AT 1:00 P.M.
AT THE MAYNE ISLAND COMMUNITY CENTRE**

PRESENT: Peter Luckham Chair
Jeanine Dodds Local Trustee
Brian Crumblehulme Local Trustee
Gary Richardson Regional 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

9.1 MA-RZ-2012.1 (Rosengren) – moved to prior to Item 3

8.1 Correspondence: add letter from Troy Tyrell

12.2 add article re: Riparian Areas Regulation

12.3 add Short Term Vacation Rentals Complaints

2.2 Questions from Public on Agenda Items

None

The agenda as amended, by consensus, was adopted.

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

None

5. **PREVIOUS MEETINGS**

5.1 Local Trust Committee Minutes

5.1.1 Draft Minutes of July 31, 2013, Local Trust Committee Meeting

Additions and/or deletions to the minutes were as follows:

Pg. 5 Second paragraph: to read – South Pender requested that the Capital Regional District co-ordinate a study, which has been approved, for the Southern Gulf Islands as a Food and Agricultural Project.

Pg. 3 Section 9.2 second last line: “Referendum” to change to “Resolution”

Pg. 6 just after Break first sentence: “Chair Luckham... change “present” to “presented”.

Pg. 6 second last paragraph: to read – Chair Luckham suggested speaking with the Ministry to find a resolution.

The Mayne Island Local Trust Committee Business Meeting Minutes of July 31, 2013, as amended, by consensus, were adopted.

5.2 Public Hearing Records and Information Meeting Notes

None

5.3 Section 26 Resolutions-without-meeting

None

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

5.4.1 Mayne APC draft Minutes of July 8, 2013

Received for information.

6. **BUSINESS ARISING FROM THE MINUTES**

6.1 Follow-up Action List

Planner Richardson stated that there has been no response from the Capital Regional District (CRD) regarding a request for a liaison to the Economic Development Commission (as per direction of Resolution MA-LTC-35-13).

All other items have been completed except - # 8 Emmett Jetty. The jetty is part of Strata Lot 2. Planner Richardson will contact Crown Lands as to options and report back to the LTC.

7. **DELEGATIONS**

None

8. **CORRESPONDENCE**

8.1 Correspondence from Troy Tyrell

Mr. Tyrell has concerns regarding water being redirected via ditching in the Dinner Bay Road area.

Ian Cocker, President of Mayne Island Holdings – the property cited - spoke to the concerns raised, and outlined the steps that have been taken over the past 70 years to protect the trees, etc.

The LTC has no jurisdiction over water and will respond to Mr. Tyrell.

Resolution MA-LTC-36-13

It was Moved and Seconded that the Mayne Island Local Trust Committee direct Planner Richardson to respond to Troy Tyrell correspondence of August 12, 2013, in answer to the water redirection and water conservation policies related to Mayne Island Holdings Limited.

CARRIED

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

9.1 MA-RZ-2012.1 (Rosengren)

Planner Richardson received two proposals for the needs assessment. The candidate from Mayne Island, Carol Monro, has been accepted and Planner Richardson will meet with her in the next few days.

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Secondary Suites

Planner Richardson reported that consultation has been completed. The following comments were received:

Advisory Planning Commission (APC) – bylaw should note a minimum and maximum size, 3000-gallon water cistern is too large, property to have either a cottage (if allowed) or a secondary suite but not both and decision to allow secondary suite should be a LTC decision – not a decision of the water district.

Mayne Island Integrated Water Systems - concern that water district may be at maximum and 3000 gallon tank is insufficient.

Vancouver Island Health Authority (VIHA) – no concerns although septic system may need to be increased.

Ministry of Transportation – no objections except to ensure off-street parking.

Capital Regional District (CRD) – concern as to water quality with cross connections.

Fire Department – secondary suite to have separate address.

Some of the water districts responded – some support bylaw/some to be excluded.

Planner Richardson has drafted the bylaw and can revise as to items discussed. Draft Bylaw will be brought back to the LTC October meeting for first reading.

Resolution MA-LTC-37-13

It was Moved and Seconded that the Mayne Island Local Trust Committee direct staff to amend Draft Bylaw 159 and Draft Bylaw 160 to include recommendation #4 from the Advisory Planning Commission, to exclude water districts that have requested to be excluded and to include wording around operation of a Bed and Breakfast and Home Occupation as discussed.

CARRIED

11. REPORTS

11.1 Work Program Reports – June 2013

No changes

11.2 Applications Report

Planner Richardson reported that there are two applications coming forward.

11.3 Expense/Budget Reports

11.3.1 LTC Expense/Budget Report

11.3.1.1 2014-15 Budget Requests

Resolution MA-LTC-38-13

It was Moved and Seconded that the Mayne Island Local Trust Committee approve and forward the draft 2014-15 Local Trust Committee Project Budget submission to Financial Planning Committee as presented.

CARRIED

11.4 Bylaw Enforcement

None

11.5 Adopted Policies and Standing Resolutions

11.5.1 Adopted Policies and Standing Resolutions Table

Received for information.

11.6 Mayne Island LTC Web Page

www.islandstrust.bc.ca/islands/local-trust-areas/mayne

11.7 Chair's Report

Chair Luckham informed the LTC that preparations are underway for next year's budget and next week Trust Council is meeting on Lasqueti Island.

11.8 Trustee Report

Trustee Dodds informed the LTC that official notice has been received from Canada Post as to the addition of "Island" so effective September 16, 2013, mailing address is now Mayne Island.

Trustee Crumblehulme reported that Broadband is meeting with Network BC next week. Island bus is operating and reports are very positive. The Capital Regional District (CRD) and BC Transit are interested in the bus system and will be completing surveys. The Southern Gulf Islands Harbours Commission has formally supported Experience the Gulf Islands. Ministry of Transportation has painted lines on roads and it was suggested that a letter of appreciation be sent to Main Roads with a copy to the Ministry of Transportation.

Resolution MA-LTC-39-13

It was Moved and Seconded that the Mayne Island Local Trust Committee direct Trustee Crumblehulme to draft a letter of thanks for recent road line painting.

CARRIED

12. OTHER BUSINESS

12.1 Upcoming Meetings

Next Business Meeting – Wednesday October 30, 2013, at 1:00 pm. at the Mayne Island Agricultural Hall.

12.2 B.C. Ombudsperson Investigating Riparian Areas Regulation Administrative Fairness

Trustee Dodds stated that Gabriola Island is just starting a complaint regarding Riparian Areas Regulation (RAR).

Ian Dow spoke to the issue on behalf of the Landowners Coalition: RAR only addresses fish – not habitat and there are no fish on the island. The Coalition funded two studies, showing no fish, and reports were forwarded to the Ministry of the Environment. RAR deals with the habitat and Mayne Island has been classified as a RAR. The Federal Government has removed seasonal streams; however, the Provincial Government has not therefore there is a conflict with Federal regulations.

The LTC did recommend reduction of setback regulations.

Chair Luckham stated that legislation is about habitat protection and there is a need to assess Mayne Island's current status.

Planner Richardson will update the LTC at next meeting as to what still needs to be done for Mayne Island.

12.3 Short Term Vacation Rentals (STVR's) Complaints

Correspondence has been received from Bill Borges.

Trustee Dodds reported that the complainant lives next door to a property being used as a STVR, without a Temporary Use Permit (TUP). There have been three complaints this summer as to property advertising on the Internet. Complainants have been directed to follow the Bylaw Enforcement process.

Resolution MA-LTC-40-13

It was Moved and Seconded that the Mayne Island Local Trust Committee direct staff to look into the recent Short Term Vacation Rental complaints and report to the Local Trust Committee.

CARRIED

13. **TOWN HALL MEETING**

Chair Luckham invited comments from the public.

Mary Cooper stated that an applicant for a Short Term Vacation Rental (STVR) Temporary Use Permit (TUP), which was turned down by LTC, is still operating. It was also stated that a number of STVR's in the Bennett Bay area are advertising on the Internet. It was restated that complaints should be directed to Bylaw Enforcement; however, there is concern as to follow-up.

Ian Dow reported the bus has been very successful. BC Transit is interested and survey information should be back in October. There may be some funding from BC Transit.

Bill Warning spoke to secondary suites – water that is provided to more than one household requires an operator. Planner Richardson will check with Vancouver Island Health Authority (VIHA).

Mary Cooper spoke again, concerned as to pressures on water systems if secondary suites are permitted.

There was a reminder for the Community Information Meeting on September 28, 2013, at the Community Centre from 3 to 5 p.m., regarding the Conservancy Shoreline report. There have been 518 notifications sent out to waterfront property owners and agencies.

14. **ADJOURNMENT**

Chair Luckham declared the meeting adjourned at 2:47 p.m.

RECORDER

CHAIR