

ADOPTED

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

There were approximately fourteen (14) members of the public in attendance.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 1:00 pm, recognizing the Mayne Island 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

8.1 Correspondence: Addition - MI Conservancy Island Pathways

5.4.1 Addition – APC Minutes July 8, 2013

5.4.2 Addition – APC Minutes November 18, 2013

2.2 Questions from Public on Agenda Items

None

The agenda by consensus, as amended, was adopted.

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 Business Meeting Minutes of October 30, 2013.

Page 6 – second last paragraph: second sentence: to read - “there are no fish in water courses...”

The Mayne Island Local Trust Committee Business Meeting Minutes of October 30, 2013, by consensus, as amended, were adopted.

5.2 Public Hearing Records and Community Information Meeting Notes for Consideration

None

5.3 Section 26 Resolutions-without-meeting

5.3.1 RWM Report dated November 20, 2013

Received for information

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

5.4.1 Advisory Planning Commission Minutes of July 8, 2013

Received for information

5.4.2 Advisory Planning Commission Minutes of November 18, 2013

Received for information

Planner Richardson reviewed the recommendation from the APC regarding Proposed Bylaws No.159 and No.160. A Public Hearing will be scheduled for the February LTC meeting.

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Richardson spoke to the deer management project and the importance of following process.

Chair Luckham stated he had spoken with Linda Adams regarding this proposal and that it is critical to clarify the direction(s) of the plan.

Trustee Dodds reminded the LTC that the problem was not created by Mayne Island; there has been a lack of support on behalf of the Ministry of Agriculture and Ministry of Wildlife; the fallow deer are a critical environmental issue.

Planner Richardson will draft Terms of Reference and forward to the Trustees, the Mayne Island Conservancy, and the Ad Hoc Deer Committee for review and comment.

Planner Richardson stated the letter regarding the Riparian Area Regulations situation is almost ready for signature.

7. DELEGATIONS

7.1 Mayne Island Residents and Ratepayers Association – Small Craft Harbour Facilities

Ian Dow spoke to the letter sent to Islands Trust requesting support of more local control of expenditures, repairs, and management of island docks. On Mayne Island, marine access is limited to Miners Bay and Horton Bay which results in increased wear, utilization, and need of repairs. The dollars back to Mayne Island docks is not proportional to the revenue and tax levy.

Trustee Dodds stated these concerns date back to 2009. Harbours Commission is through the Capital Regional District (CRD) which results in limited communication and community involvement in decisions. The question was raised to invite Southern Gulf Islands Regional Director, David Howe, CRD, to a community information meeting to address this situation.

Chair Luckham supported this and suggested an invitation to Director Howe attend the LTC in March or April to facilitate a discussion of this issue.

Resolution MA-LTC-55-13

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to request Regional Director David Howe to attend a Mayne Island Local Trust Committee Business Meeting in March 2014 to discuss the operations of the Southern Gulf Islands Harbours Commission.

CARRIED

8. CORRESPONDENCE

8.1 Correspondence from Mayne Island Conservancy re: Island Pathways Initiative

Michael Dunn of the Mayne Island Conservancy informed the LTC that an assessment has been completed and a report will be available soon reviewing road safety for bikers and pedestrians. The Conservancy is requesting funding for the printing costs of the report.

Trustee Crumblehulme spoke in support of the Conservancy efforts.

Chair Luckham asked how the report fits with planning objectives.

Michael Dunn stated the report would facilitate discussions with the Ministry of Transportation regarding walkways and pathways required.

Resolution MA-LTC-56-13

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to review the request of the Mayne Island Pathways Initiative to clarify and advise how the report can be utilized to support the Mayne Island official Community Plan Policies.

CARRIED

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 Salt Spring Island Local Trust Committee Bylaw No. 471

Chair Luckham raised concerns as to the limited details in proposed Bylaw which makes it difficult to determine impact for Mayne Island.

Planner Richardson will ensure that staff forward complete packages in future to the Trustees.

Resolution MA-LTC-57-13

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to advise Salt Spring Island Local Trust Committee that Mayne Island Local Trust Committee interests are not affected by Bylaw No. 471 cited as Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2013.

CARRIED

9.2 MA-RZ-2012.1 (Oceanwood) Report

Planner Richardson reviewed the significant information regarding housing on Mayne Island and the status of senior's housing. There was a very good response level. The initial request was for 37 units; however, the report indicates much lower demand i.e.: less than 10 units over the next few years.

There is the option for the LTC Trustees to consider 10 units of Seniors Housing.

Trustee Dodds and Trustee Crumblehulme voiced appreciation for the comprehensive and informative report.

Chair Luckham thanked the applicant as the report gives a lot of information.

The applicant stated agreement for the most part with the report. It was restated that other areas on the island have the density required but there is no sign of development. The project has to be investment worthy. At this point, there is still interest in proceeding with the application to rezone and the applicant restated the importance for the island seniors, employment, and amenities.

Chair Luckham called for questions to the applicant.

Trustee Crumblehulme stated that it is important to balance community needs/concerns and the viability of a business. It was stated that a small size and a mixture of levels of care might be more successful.

Chair Luckham gave a reminder that the LTC is to consider use of land/density only.

Trustee Dodds spoke to the report by the Housing Committee and that while island seniors need housing options, filling 37 units would be a challenge. She further stated a preference for a mix of housing so as not to isolate seniors, and that she would like to see a more rural building design.

Chair Luckham spoke to the applicant as to amending the application, taking into consideration the needs assessment and the LTC comments.

Staff recommendation is to reduce the number of units.

The applicant would consider how this recommendation can be accommodated.

Resolution MA-LTC-58-13

It was Moved and Seconded that Mayne Island Local Trust Committee request the applicant of MA-RZ-2012.1 to revise the proposal by reducing the number of units being proposed.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Fallow Deer Eradication

This item was discussed earlier and Planner Richardson is clear on directions. It will be referenced as “Fallow Deer Eradication Plan”.

10.2 Secondary Suites – Memo w/ Proposed Bylaws No.159 and No. 160

Planner Richardson will be referring these proposed bylaws to appropriate agencies and a Public Hearing will be scheduled in February.

11. REPORTS

11.1 Work Program Reports

11.1.1 Work Program Report dated November 2013

Projects are ongoing and within timelines.

11.2 Applications Report

11.2.1 Applications Report dated November 2013

Planner Richardson stated there are currently two applications in process – Oceanwood rezoning (as discussed earlier) and a Temporary Use Permit from the Mayne Inn regarding the dock, which is scheduled for a Community Information meeting at the February LTC business meeting.

11.3 Expense/Budget Reports

11.3.1 LTC Expense Report October 2013

Received for information

11.4 Bylaw Enforcement

Trustee Dodds stated that the abandoned vehicle situation on Wood Dale Drive has improved. A trailer has been moved and remaining vehicles are less visible. The concern regarding a short-term vacation rental appears to be under control.

11.5 Adopted Policies and Standing Resolutions

Received for information

11.6 Mayne Island LTC Web Page

The Mayne Island home page can be found at:

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

Planner Richardson will post the Seniors Housing Needs Report and update the site tomorrow (Thursday)

11.7 Chair's Report

Chair Luckham informed the LTC that he has been busy with the Finance and Executive Committee. Budget increase has been held at .9%. Trust Council is in Victoria next week and an invitation was extended to all to attend. Chair Luckham is also involved with Ballenas-Winchelsea, Executive Islands (in the Nanaimo area) developing a Land Use Bylaw to protect these islands.

11.8 Trustee Report

Trustee Dodds reported being busy with the Finance Committee and efforts to hold budget increases within reasonable amounts. The Deer Committee is waiting to hear from Shawn Pendergast, Ministry of Forest Lands and Natural Resources.

Trustee Crumblehulme updated information on the Experience the Gulf Islands Project – pulling together information to raise profile, a workshop mid-December and a brochure to be ready for spring.

There was discussion concerning shellfish harvesting. There are issues with zoning, authority, production, harvesting, and companies not following processes, particularly around Denman Island.

Trustee Crumblehulme announced that Islands Trust had recently recognized four staff members in acknowledgment of years of public service. These staff members received public service awards from the Lieutenant Governor in recognition of 25 years and 35 years in public service. Planner Richardson was a recipient for 25 years of service to Islands Trust.

12. **OTHER BUSINESS**

12.1 Upcoming Meetings

12.1.1 Regular Business Meeting

The next Mayne Island Local Trust Committee meeting will be held February 26, 2014 at 1:00 pm at the Mayne Island Agricultural Hall.

12.2 Special Meeting

Concerns were raised as to time lapse from now to end of February. There are items that could be addressed.

After discussion it was determined that, there are no items of great urgency at this time and that if necessary could use Resolution-without-meeting or call a meeting in January.

13. **TOWN HALL MEETING**

Chair Luckham invited comments from the public.

Andrew Guy: spoke to the importance of a community balance; the need for a commercial tax base; employment opportunities; support of the Oceanwood development, and its importance to the island community.

Carl Bunnin: spoke to the reliability of the needs survey for Oceanwood.

Ian Dow: Thanked the Trustees for support of the Transit Initiative and it is anticipated that BC Transit will be forwarding a proposal for public transit with the possibility of four jobs. Appreciation was expressed for the LTC support of Experience the Gulf Islands and the support and input on the deer problem, and for the opportunity to speak to the docks issue.

14. **MOTION TO CLOSE MEETING**

Resolution MA-LTC-59-13

It was Moved and Seconded by the Mayne Island Local Trust Committee THAT, pursuant to Section 90(d), (f) and (g) of the Community Charter, the Mayne Island Local Trust Committee resolves to close the meeting to the public for the purpose of adopting the February 27, 2013 In Camera Minutes and further that staff and Recording Secretary remain present.

CARRIED

15. **RECALL TO ORDER**

By consensus, the meeting was re-opened to the public.

Chair Luckham reported that the in camera minutes of February 27, 2013 had been adopted.

16. **ADJOURNMENT**

Chair Luckham declared the regular business meeting adjourned at 3:15 p.m.

RECORDER

CHAIR