

ADOPTED

**MINUTES OF THE MAYNE ISLAND
LOCAL TRUST COMMITTEE MEETING
HELD ON WEDNESDAY, MARCH 26, 2014, AT 1:00 P.M.
AT THE MAYNE ISLAND AGRICULTURAL HALL**

PRESENT: Peter Luckham Chair
Jeanine Dodds Local Trustee
Brian Crumblehulme Local Trustee
Gary Richardson Island Planner
Pat Todd Recording Secretary

There were approximately six (6) 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

Add items:

10.1 OCP and LUB Technical Amendments – Staff Report

11.3 Expense/Budget Reports – LTC March 2014

The agenda was Adopted as amended by consensus.

2.2 Questions from the public on Agenda items

None

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 February 26, 2014

Page 4 second last paragraph: to read: "Trustee Dodds supports the TUP process continuing and..."

Page 6 third paragraph: to read: "Trustee Dodds and Trustee Crumblehulme support moving forward with the..."

The Mayne Island Local Trust Committee Business Meeting Minutes of February 26, 2014, as amended, were Adopted by consensus.

5.2 Public Hearing Records and Information Meeting Notes

5.2.1 Mayne Island Local Trust Committee Draft Public Hearing Record of February 26, 2014

The Mayne Island Local Trust Committee Public Hearing Record of February 26, 2014, were Received by consent.

5.2.2 Mayne Island Local Trust Committee Draft Community Information Meeting Note of February 26, 2014

Amend page 2, last sentence: to read: "Trustee Dodds explained this is why there is a TUP application, to change the permitted use."

The Mayne Island Local Trust Committee Community Information Meeting Notes of February 26, 2014, as amended, were Received by consent.

5.3 Section 26 Resolutions-without-meeting

None

5.4 Advisory Planning Commission Minutes

5.4.1 Mayne APC Adopted Minutes of January 13, 2014

The adopted Mayne Island Advisory Planning Commission Meeting Minutes of January 13, 2014, were received for information.

5.4.2 Mayne APC Draft Minutes of March 10, 2014

Received for information.

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action List

Planner Richardson reported that item (1) one is completed and that comments were received from the Advisory Planning Commission (APC) regarding MA-TUP-2013.1.

Trustee Dodds stated that, unfortunately, the Mayne Island Conservancy had been unaware of the APC meeting and therefore, unavailable to speak to their report. There is a need for a mechanism to co-ordinate the partnership with the Conservancy and the applicant. The APC did have the Conservancy report and recommended the applicant work with the Conservancy.

This will be further discussed under Agenda Item 9.2

Item 3 is ongoing, and Item 4 Nordquist Temporary Use Permit has been issued for 3 years.

Bylaws 159 and 160 (Secondary Suites) have been approved by the Executive Committee and will be forwarded to the Minister.

Chair Luckham reviewed the discussions at the Executive Committee and stated there is an increased focus by Islands Trust to ensure that LTC actions fit within Policies and Guidelines. There were some concerns that report was unspecific regarding secondary suites and density (not felt that density will increase) and parking. It is important that Mayne Island (MI) Bylaws meet Policy Statement and Guidelines.

Trustee Dodds stated that density needs to be defined within Bylaws.

Chair Luckham informed the Committee that Saturna Bylaws speak to secondary suites and density and that there is a cap on the number of suites. Chair Luckham was able to address the issues as he knew the MI LTC direction – it just wasn't specifically stated.

7. DELEGATIONS

None

8. CORRESPONDENCE

- 8.1 Response email letter dated March 5, 2014, from Minister Thomson re: RAR on Mayne Island

Chair Luckham spoke to the correspondence from the Ministry of Forests, Lands and Natural Resources. To date, everything has been by email and while the initial email was recalled, the email of March 5th is identical to the one recalled.

Trustee Dodds stated that the Land Owners Coalition has an email from the Ministry that states if able to prove no fish then they will be exempted from the Riparian Areas Regulations (RAR). It is now time to send this email to the current Minister and explain that this is what the community was told and why Mayne Island is requesting an exemption. The majority of watercourses are through agricultural land so there are a limited number of waterways that are affected by RAR.

Trustee Crumblehulme suggested having an information meeting with Ministry representatives.

Ian Dow (Citizens Coalition) reviewed actions to date. There has been \$15,000 spent for 3 reports proving an absence of salmonoids and why there are no salmonoids for the purposes of RAR. The existent waterways are acidic and toxic for fish.

MA-2014-018

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to invite Margaret Henigman, Ecosystem Biologist, West Coast Region, Ministry of Forests, Lands and Natural Resources, to attend a Community Information Meeting on Mayne Island to discuss and resolve the implementation of Riparian Area Regulations and to send an information package to Ms. Henigman.

CARRIED

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

9.1 North Pender Island Local Trust Committee Proposed Bylaw No. 194 Referral

MA-2014-019

It was Moved and Seconded that Mayne Island Local Trust Committee advise the North Pender Island Local Trust Committee that Mayne Island interests are unaffected by Bylaw No. 194.

CARRIED

9.2 MA-TUP-2013.1 (Mayne Island Resort)

9.2.1 Email from B. Wilks re: Bennett Bay and Other Foreshore

Trustee Dodds stated that the Advisory Planning Commission (APC) had received the above cited email and it was taken into consideration.

Planner Richardson noted that the recommendations from the APC had been received and asked if the LTC wished to continue with the application which would involve directing staff to prepare a more thorough staff report and to draft a Temporary Use Permit.

Murray Rosengren (applicant) stated that he had spoken with the Mayne Island Conservancy regarding the recommendations from the APC and plans are underway for signage and conservancy buoys, for which the Resort is willing to share the costs.

Trustee Dodds suggested there be a letter of agreement between the Conservancy and the Resort as part of the TUP to outline goals and intentions.

MA-2014-020

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to draft a Temporary Use Permit for the application MA-TUP-2013.1 (Mayne Island Resort) for the April 23, 2014, Local Trust Committee meeting.

CARRIED

Trustee Crumblehulme suggested signage to demark the three berths, specify a speed limit, and educate public regarding eelgrass.

Trustee Dodds reminded the Committee that the berths are for the use of strata owners – not tourists or commercial vessels.

9.3 MA-RZ-2012.1 (Oceanwood)

Trustee Crumblehulme suggested proceeding with a draft for the rezoning and that the water report be forwarded to the Village Point Improvement District for review.

Trustee Dodds stated that it would be more efficient to wait for the staff report to detail what can be managed through permit before sending a report to water district.

The applicant stated plans for a well test and report will be sent to the LTC.

Chair Luckham referred to the Ground Water Protection document which also includes a Well Head Protection Plan. The application increases density significantly and Chair Luckham questioned the mechanisms/tools available within rezoning to allow the LTC to ensure best practices are being implemented.

The applicant employs a Water Technician to monitor systems and the well has a concrete seal, is capped, and locked.

Trustee Crumblehulme spoke to the importance of protecting the water source and the quality of water.

Chair Luckham stated that there is a need to ensure that future owners are held to standards.

9.4 Saturna Island Local Trust Committee Bylaws No. 112, 113, 114 and 115

Planner Richardson outlined the Bylaws.

MA-2014-021

It was Moved and Seconded that Mayne Island Local Trust Committee advise the Saturna Island Local Trust Committee that Mayne Island interests are unaffected by Bylaw No. 112.

CARRIED

MA-2014-022

It was Moved and Seconded that Mayne Island Local Trust Committee advise the Saturna Island Local Trust Committee that Mayne Island interests are unaffected by Bylaw No. 113.

CARRIED

MA-2014-023

It was Moved and Seconded that Mayne Island Local Trust Committee advise the Saturna Island Local Trust Committee that Mayne Island interests are unaffected by Bylaw No. 114.

CARRIED

MA-2014-024

It was Moved and Seconded that Mayne Island Local Trust Committee advise the Saturna Island Local Trust Committee that Mayne Island interests are unaffected by Bylaw No. 115.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 OCP and LUB Technical Amendments – Staff Report

Planner Richardson reviewed the staff report which provides an overview of recommended amendments to the Official Community Plan (OCP) and the Land Use Bylaw (LUB), which would provide clarity, update information and remove ambiguity. There is additional information pertaining to some of the more complex amendments proposed where further discussion, direction and/or decision is required by the LTC.

MA-2014-025

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to refer Items No. 3-5, 10 and 15 in Table 1 and Item #1 and 12 in Table 2 in the staff report of March 18, 2014, to the Mayne Island Advisory Planning Commission for consideration.

CARRIED

11. REPORTS

11.1 Work Program Reports

Planner Richardson reported that Bylaws 159 and 160 have been sent on to the Minister.

Staff informed the LTC that the quotes for the fallow deer eradication project exceeded the budgeted allotment.

Trustee Dodds pointed out the need for a planning tool within the OCP as to how to deal with the issue of fallow deer.

Trustee Crumblehulme suggested looking at the applicant's quote to explore negotiation of costs and that maybe other community groups would be willing to assist funding the project.

MA-2014-026

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to develop a proposal as to how the Mayne Island Local Trust Committee might implement a plan as to fallow deer eradication within the Official Community Plan.

CARRIED

11.2 Applications Report

Applications Report dated March 2014

Planner Richardson stated there are 3 applications in process:

- rezoning – Oceanwood
- boundary adjustment
- TUP to increase dock berths

11.3 Expense/Budget Reports

LTC Expense Report March 2014 received for information.

Chair Luckham stated any questions should be directed to Staff and any expenses for March need to be received by April 4, 2014 for year end.

11.4 Bylaw Enforcement

Planner Richardson spoke to Trustee Dodd's suggestion that the Bylaw Officer be asked to attend a meeting and speak to the TUP for the Mayne Island Resort dock as the Bylaw Officer has historical information.

Chair Luckham asked that there be a summary and chronological history prepared on the dock situation.

MA-2014-027

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to invite the Bylaw Officer to conference call at the April 23, 2014, Local Trust Committee meeting and to request the Bylaw Officer to provide a chronological summary regarding the Bylaw file on the Mayne Island Resort dock.

CARRIED

11.5 Adopted Policies and Standing Resolutions

Received for information

11.6 Mayne Island LTC Web Page

Staff will update the page according to happenings at today's meeting.

11.7 Chair's Report

Chair Luckham spoke to the recent Trust Council meeting on Hornby Island and that the budget has been approved with a 0% tax increase. Executive Committee and Trustees attended the rally at Parliament regarding BC Ferries. Islands Trust is working on various plans and strategies on such topics as Advocacy Strategies, Oil Spill Response, etc. There was a recent oil spill in Houston due to a vessel collision which could happen within the Islands Trust area.

11.8 Trustee Report

Trustee Crumblehulme stated that BC Transit is willing to support up to 53% of the island bus service. There has been a letter sent supporting the Pathways Initiative and the group will be having a community meeting on March 29. There is a draft business plan for Miners Bay Dock and surplus monies could be directed towards the transit service. As the Mayne Island Broadband representative he will be attending a discussion meeting being organized by the MLA. The proposal/plans to link the islands with the Trans Canada Trail has been published and is very comprehensive.

12. **OTHER BUSINESS**

12.1 Upcoming Meetings

The next meeting of the Mayne Island Local Trust Committee will be held April 23, 2014, at 1:00 pm., at the Mayne Island Agricultural Hall.

12.2 Groundwater Toolkit and Memo

Received for information

Trustee Dodds suggested that this be emailed to the Mayne Island Integrated Water Systems.

13. **TOWN HALL MEETING**

Chair Luckham invited comments from the public.

Ian Dow provided information on the Miners Bay Dock Business Plan. Through the Residents and Ratepayers Association there was a request made through the Freedom of Information Act and there have been significant monies taxed on the dock and transferred to general revenues – 53%, while the Harbours Commission is claiming no dollars for repairs. The plan would increase moorage revenues which could then be used for a transit system be it bus or possibly a water taxi. The proposal has been presented to the CRD.

14. ADJOURNMENT

Chair Luckham declared the meeting adjourned at 3:00 p.m.

RECORDER

CHAIR