

ADOPTED



Mayne Island Local Trust Committee Minutes of a Regular Business Meeting

Date of Meeting: Wednesday, June 25, 2014, 1:00 p.m.

Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island

Members Present:

Peter Luckham	Chair
Jeanine Dodds	Local Trustee
Brian Crumblehulme	Local Trustee

Staff Present:

Gary Richardson	Island Planner
Pat Todd	Recording Secretary

Media and Others Present: Approximately nine (9) members of the public.

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

The following addition to the agenda was presented for consideration:

9.4 North Pender Island Local Trust Committee Bylaws No. 195 and 197 for Referral Response

By general consent, the agenda was approved as amended.

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 May 21, 2014

The May 21, 2014, minutes were amended as follows:

Page 5 of minutes – Peter Kennedy (not Kenny)

By general consent, the Mayne Island Local Trust Committee Business Meeting Minutes of May 21, 2014, were adopted as amended.

5.2 Public Hearing Records and Community Information Meeting Notes

None

5.3 Section 26 Resolutions-without-meeting

None

5.4 Advisory Planning Commission Minutes

None

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report June 2014

Planner Richardson reported that the technical amendments to the Official Community Plan and Land Use Bylaw are ongoing and will be presented at the next meeting. All other items have been completed or are on today's agenda.

7. DELEGATIONS

None

8. CORRESPONDENCE

Discussion as to correspondence received by individual Trustees, who to distribute correspondence to and when to forward to staff for inclusion on agenda.

If correspondence to be included on agenda Trustees will forward to Planner Richardson.

Trustee Crumblehulme will forward email from A. Maxwell of May 29, 2014 to Planner Richardson for next meeting's agenda.

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 MA-TUP-2013.1 (Mayne Island Resort) Staff Report

Planner Richardson reviewed the application and staff report. A notice and the draft Temporary Use Permit (TUP) was delivered to surrounding property owners and posted on notice boards. The only response to date is email from A. Maxwell of May 29, 2014 regarding advertising of the dock.

Staff is recommending that the draft TUP be issued for a three year term.

Chair Luckham spoke to the signage requirements and that signs should include maximum of three boats and that it is a private dock.

MA-2014-035

It was Moved and Seconded that Mayne Island Local Trust Committee application MA-TUP-2013.1 (Mayne Island Resort) be amended under 3(d) to state that it is a private dock and no more than three vessels are to be tied up.

CARRIED

The applicant had no objections to the amendment.

Chair Luckham thought that the TUP application would be better as a rezoning application.

MA-2014-036

It was Moved and Seconded that the Mayne Island Local Trust Committee approve MA-TUP-2013.1 (Mayne Island Resort)

CARRIED

9.2 Galiano Island Local Trust Committee Bylaws No. 246, 247 and 248 for Referral Response

MA-2014-037

It was Moved and Seconded that Mayne Island Local Trust Committee interests are not affected by Galiano Island Local Trust Committee Bylaws No. 246, 247 and 248.

CARRIED

9.3 MA-RZ-2012.1 (Oceanwood) Staff Report

Planner Richardson reviewed draft bylaws No. 163 and 164. Draft bylaw 163 places the entire property in the Groundwater Protection Development Permit Area (DPA); the Form and Character of Intensive Residential Development DPA; and the Form and Character of Commercial, Visitor Accommodation and Industrial Development DPA. Draft bylaw 164 places the entire property in a new Comprehensive Development Three (CD3) Zone, which allows for 10 seniors units, 10 vacation accommodation or residential units and 3 staff housing units.

The staff housing and seniors units are considered the amenity in this proposal.

The applicant questioned the flexibility of the construction phases as blocks of 5 units may be more than is needed or too costly.

Discussion regarding:

- Increments of 2 units i.e.: 2 seniors/2tourist
- Deletion of riding stables and agriculture as permitted uses
- Wording to change to “senior accessible”
- Staff to refer to Building Code re: accessible phrasing
- Referral back to APC for comment as there are significant changes to original application.

MA-2014-038

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to amend Draft Bylaws No. 163 and 164 to a) delete Riding Stables and Agriculture as permitted uses; b) to include senior accessible wording; c) amend staging to 2 senior units/2 tourist units and that amended bylaws be referred to the Mayne Island Advisory Planning Commission and referral agencies.

CARRIED

Planner Richardson reviewed the proposed covenant.

MA-2014-039

It was Moved and Seconded that the Mayne Island Local Trust Committee direct staff to enter into a cost recovery agreement with the applicant in order to have an appropriately worded covenant prepared to ensure a geohydrology report is prepared prior to the issuance of a groundwater protection Development Permit.

CARRIED

MA-2014-040

It was Moved and Seconded that the Mayne Island Local Trust Committee direct staff to arrange a Community Information Meeting and Public Hearing for draft bylaws No. 163 and 164.

CARRIED

9.4 North Pender Island Local Trust Committee Bylaws No. 195 and 197 for Referral Response

MA-2014-041

It was Moved and Seconded that Mayne Island Local Trust Committee interests are not affected by North Pender Island Local Trust Committee Bylaws 195 and 197.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 LUB/OCP Technical Review - Staff Report

Planner Richardson spoke to the extensive report that addresses definitions technical amendments, set-back clarifications, etc.

The report will be presented at the next meeting in Black-line Version to facilitate review of the changes.

Discussion included review of set-backs for Waste Transfer Stations as may need to be increased in consideration of surrounding residential properties. It was suggested that staff review Pender Island work on this item.

MA-2014-42

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to increase setbacks from existing residential developments for properties being zoned for use as a Waste Transfer Station.

CARRIED

10.2 Riparian Area Regulations (RAR)

Planner Richardson spoke to the report and recommendation to use the Simple Assessment Method.

There was discussion as to requirements to address RAR and that there is documentation to show no fish present on the island.

Trustee Crumblehulme read a draft bylaw for RAR.

MA-2014-043

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to draft a Riparian Area Regulation bylaw, incorporating Trustee Crumblehulme's document

CARRIED

MA-2014-044

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to draft Official Community Plan amendments indicating that Village Bay/Deacon Creek be Riparian Area Regulations compliant and that Horton Bay/Hunt Brook and Campbell Bay Creek be excluded due to natural barriers.

CARRIED

11. REPORTS

11.1 Work Program Reports

11.1.1 Work Program Report dated June 2014

Discussion as to need to get fallow deer issue back on the work program. To date there has been no word back from the Ministry regarding Secondary Suites.

11.1.2 Federal Marihuana for Medical Purposes Regulation

The LTC reviewed the options for the island.

MA-2014-044

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to add topic of Medical marihuana production facility to the Projects List.

CARRIED

11.2 Applications Report

Applications Report dated June 2014 was received for information.

11.3 Expense/Budget Reports

LTC expense report dated May 2014 was received for information.

11.4 Bylaw Enforcement

None

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. The Mayne Island website can be found at:

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

11.7 Chair's Report

Chair Luckham stated that the Islands Trust Council meeting on Saturna Island had exceptional attendance of past Saturna Trustees at the dinner and Department of Fisheries and Oceans made a telepresentation to Trust Council. The Stewardship Awards were presented and Brian Hollingshead received one for his efforts working on BC Ferries on behalf of islanders.

11.8 Trustee Report

Trustee Dodds attended a symposium for the Southern Gulf Islands Early Childhood Education which has conducted a survey as to numbers and needs. There was identification of available resources and gaps in services. It was facilitated by the Mayne Island Early Childhood Education Society.

Trustee Crumblehulme spoke about the participation of San Juan Councilors at Trust Council and restated the interest in increased connection between Southern Gulf Islands and San Juan's. The Pathways Association has now been formalized and can receive funds.

12. OTHER BUSINESS

12.1 Upcoming Meetings

The next meeting of the Mayne Island Local Trust Committee will be held Wednesday July 30, 2014, at 1:00 pm., at the Mayne Island Agricultural Hall.

12.2 SGIEDC Food and Agriculture Strategy Briefing

The CRD Director has been invited to LTC meetings. The invitation will continue to be extended and possibly the Director's alternate could attend.

13. TOWN HALL MEETING

Ian Dow: David Howe, CRD Director, asked that the LTC be informed that he is unable to attend meetings on Wednesdays due to a conflict. Ian expressed appreciation to the Trustees for efforts put forth regarding RAR. He reviewed the reports, documents, studies and court decisions on RAR. He spoke to the conflicting information that has been put forth from Ministry personnel. To date there have been no changes to the regulations in response to the legal decisions.

There was a discussion as to conflicting information between the laws and Ministry comments. Community has proven that there are no fish and the reports detail the lack of supportable habitat. Options were discussed should further action be necessary.

Ian Dow will forward the information from his presentation to the Trustees.

Dave Maude: Supported the historical information that there are no fish and there have never been fish in Village Bay and he disagrees with “potential of fish” as criteria to impose regulations.

14. ADJOURNMENT

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

X

Peter Luckham, Chair

CERTIFIED CORRECT:

X

Pat Todd, Recording Secretary