

ADOPTED



Mayne Island Local Trust Committee Minutes of a Regular Business Meeting

Date of Meeting: Wednesday July 30, 2014
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 five 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:
13. Town Hall: Brief Town Hall after item 3 to accommodate a member of the public. Discussion under Item 13.

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 June 25, 2014

The June 25, 2014 minutes were amended as follows:

Page 2 Item 6.1 first sentence insert “technical” prior to amendments
Page 3 Item 9.1 Chair Luckham...that signs should include “maximum of three boats”...

Page 3 Last sentence change restated to “thought”

Page 8 Chair’s Report: second sentence insert after attendance “of past Saturna Trustees at the dinner. Department of Fisheries and Oceans made a tele presentation to Trust Council.

Chair’s Report second last sentence - ...received one for his efforts - to add “working on BC Ferries issues and end sentence after “islanders”

By general consent, the Mayne Island Local Trust Committee Business Meeting Minutes of June 25, 2014, as amended were adopted.

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

5.4.1 Mayne APC Draft Minutes of July 14, 2014

Received for information

Concern raised that Applicant was not notified of meeting. This will be addressed.

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report July 2014

Planner Richardson commented that rezoning application has a couple of items still to be addressed and that Riparian Area Regulations (RAR) will be on work schedule for the fall.

7. DELEGATIONS

None

8. CORRESPONDENCE

8.1 Email May 29, 2014 A. Maxwell re: Mayne Island Resort Dock

Received for information.

Staff directed to forward a copy of the Temporary Use Permit to A. Maxwell and to direct him to forward any further questions to staff.

8.2 Email July 16, 2014 C. McLaren re: Georgina Point Road

Trustees visited the site prior to the meeting. At the meeting with the Ministry of Transportation and Infrastructure, this roadway was identified as a priority for Mayne Island and a letter was sent to the Ministry emphasizing this. Staff will collect information regarding this matter and draft a second letter.

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 North Pender Island Local Trust Committee Draft Bylaw No. 196

MA-2014-045

It was Moved and Seconded that Mayne Island Local Trust Committee interests are not affected by Pender Island Local Trust Committee Draft Bylaw No. 196.

CARRIED

9.2 MA-RZ-2012.1 (Oceanwood) Staff Report

Staff reviewed the application, the revisions that have been made to date, and reported on the APC recommendations. Regarding the installation of a fire hydrant, this would be the responsibility of the applicant, as Islands Trust cannot stipulate this.

The applicant agreed to the installation of a fire hydrant, as it would benefit insurance rates.

Concern was raised as to the impact this development would have on the neighbours. Location of structures can be directed through the Development Permit or through a split zoning. A request was made to the applicant for clarity as to where density will be sited.

Comment was made as to limited size of staff housing and that this could discourage families. Suggestion was made to enlarge one staff-housing unit to 969 sq. ft.

Review of staff report and draft bylaws

MA-2014-046

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to amend Objectives Bullet 1 to read “to protect and sustain access to a reliable and safe supply of drinking water for adjacent properties wells”.

CARRIED

MA-2014-047

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to amend Objectives Bullet 1 and add a Bullet 4 to read “to mitigate the impact of development to on- site wells”.

CARRIED

MA-2014-048

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to delete item b) from 2.8.5.

CARRIED

MA-2014-049

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to amend 2.8.4 as follows: Point 2. Third line to delete “from the” and Point 3 first line to delete “the” after “where”.

CARRIED

MA-2014-050

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to amend 2.8.4 Point 8 to state: "Where tree removal which is not exempt from the requirement for a permit, a qualified professional may be required to provide a report regarding the following:" **CARRIED**

MA-2014-051

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to work with the applicant to identify a "no build area" on the northern section of the property. **CARRIED**

There was discussion on Bylaw No. 164 specific to the size of the restaurant.

MA-2014-052

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to clarify the size of the restaurant to be consistent with the allowable square footage on the former Bennett property. **CARRIED**

There was a review of Policy Statement Directives Only Checklist Bylaws and File No. 163

No. 4.5.8 has been checked not applicable.

Chris Roehrig (neighbor to site) spoke of concerns regarding marine traffic and impact of increased anchorage and that land development can have significant impact on coastal water.

Mr. Roehring's concern is for the future and possible expansion.

This will be addressed under Work Program.

No. 5.3.7 Discussion regarding need to address transportation system and the decrease of private automobile use. Development is removed from island amenities and therefore transportation is required.

MA-2014-053

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to look at Islands Trust Policy Statement Directive Only Checklist Bylaws to address No. 5.3.7.

CARRIED

MA-2014-054

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to prepare an amendment to the Amenity zoning clause as part of this application to clarify the language as per Islands Trust Policy Statement Directive Only Checklist Bylaws No. 5.2.5

CARRIED

After discussion it was determined that the character of the development would be specified within the Development Permit Application.

9.3 MA-CL-2014.1 (Shaw/Ledcor) and MA-CL-2014.2 (Shaw/Ledcor)

Application is to allow a submarine fiber optic cable from Galiano to be affixed to Mayne Island and then be laid from Mayne Island to Saturna. Staff will notify the applicant that rezoning is not required.

There was a question as to impact on eelgrass and it was explained that this should be referred to the Department of Fisheries. It was also noted that such a project would be under a high level of scrutiny and that for Islands Trust it is just a matter of zoning. Staff will copy the application to the Mayne Island Conservancy

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Mayne Bylaws No. 161 and 162 Blackline Version

Chair Luckham expressed appreciation to staff regarding the extensive work on this document.

MA-2014-055

It was Moved and Seconded that Mayne Island Local Trust Committee give First Reading to draft Bylaw No. 162, cited as Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.1, 2014

CARRIED

MA-2014-056

It was Moved and Seconded that Mayne Island Local Trust Committee give First Reading to draft Bylaw No. 161, cited as Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No.1, 2014

CARRIED

MA-2014-057

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to schedule a Public Hearing for proposed Bylaw No. 162 and proposed Bylaw No. 161 to be held in conjunction with a regularly scheduled meeting of the Mayne Island Local Trust Committee.

CARRIED

MA-2014-058

It was Moved and Seconded that Mayne Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 162 and Bylaw No. 161 are not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

11. REPORTS

11.1 Work Program Reports

Staff to add to project list – zoning impacts on shoreline.

MA-2014-059

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to add to project list, water zoning for commercial properties.

CARRIED

Priorities remain the same.

11.2 Applications Report

Applications Report dated July 2014, received for information

11.3 Expense/Budget Reports

LTC expense report dated June 2014, 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 web 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 advised that some progress had been made regarding derelict vessels. The Provincial and Federal Ministries are talking.

11.8 Trustee Report

Trustee Dodds reported that the island fallow deer committee had met with Gary Holman, MLA and it is strongly felt the fallow deer need to be the responsibility of the Ministry of Forest, Lands, and Natural Resources. There will be a meeting September 22, 2014.

Trustee Crumblehulme advised that a recently presented Trail Plan, by the CRD, included very confusing maps; however, the Pathway has been approved. The Food and Agriculture Plan (CRD) met and there was representation from every island. There is interest in including the Islands Trust and Trustee Crumblehulme will be sitting on the committee. Broadband is meeting at the end of the week with Van City. Efforts are still underway to increase the autonomy of Miners Bay Dock.

12. OTHER BUSINESS

12.1 Upcoming Meetings

There was discussion regarding the next LTC meeting. September 3, 2014, is too early.

MA-2014-060

It was Moved and Seconded that Mayne Island Local Trust Committee ask staff to provide direction as to meeting dates for the fall that would allow a Public Hearing for MA-RZ-2012.1 prior to election.

CARRIED

13. TOWN HALL MEETING

John England: questioned who to contact regarding concerns about water, fire hazards, and disruptions in the community.

Fire Hazard issues should be directed to the Mayne Island Fire Chief. The CRD Bylaw Officer has a file open on these issues; water concerns are the responsibility of the Ministry of the Environment.

Chair Luckham suggested a letter be sent to the Trustees outlining concerns which can then be included on the agenda and forwarded to the appropriate agencies.

Dave Burroughs: spoke to fire hazard of dry wood on private properties and suggested a committee of volunteers to clear undergrowth.

Dave Maude: spoke to the installation of a fire hydrant on the Oceanwood development and stated that it is within the Official Community Plan as an amenity that can be requested by the Local Trust Committee.

Chris Roehrig: commented on the difficulty in controlling water zoning and development and the inability to stipulate to anchorage.

14. ADJOURNMENT

Chair Luckham declared the meeting adjourned at 3:30 p.m.

X

Peter Luckham, Chair

CERTIFIED CORRECT

X

Pat Todd, Recorder