



ADOPTED

Mayne Island Local Trust Committee Minutes of Regular Meeting

Date: January 26, 2015
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island, BC

Members Present: George Grams, Chair
Jeanine Dodds, Local Trustee
Brian Crumblehulme, Local Trustee

Staff Present: Robert Kojima, Regional Planning Manager
Gary Richardson, Island Planner
Sharon Lloyd-deRosario, Recorder

There were approximately thirteen (13) members of the public present.

1. CALL TO ORDER

Chair Grams called the meeting to order at 1:00 pm. He welcomed the public to the first Local Trust Committee meeting of the new term and introduced the Trustees and staff attending; then gave a brief introductory of himself, stating his history as a Trustee on Salt Spring Island, adding he is a newly elected member of the Islands Trust Executive Committee.

2. APPROVAL OF AGENDA

Chair Grams asked if anyone had anything to add to the agenda; a letter from Rick and Deb Milne was added to the existing agenda item 10.2.

By general consent the amended agenda was approved.

Trustee Dodds took a moment to remember Barry Wilks (a long standing member of the community who had recently passed away) by stating some of his history on the island. She added that the trustees were grateful for his input regarding Sensitive Ecosystem Mapping (SEM) and Riparian Area Regulation (RAR); she said he will be missed.

3. TOWN HALL AND QUESTIONS

No members of the public spoke at this time.

4. COMMUNITY INFORMATION MEETING

None

5. PUBLIC HEARING

None

6. MINUTES

6.1. Local Trust Committee Adopted Minutes Dated September 20, 2014

Received for Information.

6.2. Section 26 Resolutions-without-meeting Report Dated January 2015

Planner Richardson gave a brief summary on each item on the RWM report.

6.3. Advisory Planning Commission Minutes

None

7. BUSINESS ARISING FROM THE MINUTES

7.1. Follow-up Action List Dated January 2015

Planner Richardson referring to the Follow-up Action List (FUAL) Report, stated that all the items had been done except for item #2; he informed the Trustees that the Oceanwood application had been withdrawn by the Applicant.

By general consent the Follow-up Action Report was received.

8. DELEGATIONS

None

9. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted to the LTC webpage

9.1. Email Dated October 3, 2014, From V. Lefler re: Mount Parke Run-Off Water

After Trustee Dodds gave a brief update/history on to the status of this issue, the Trustees directed staff to send the Lefler email to Ministry of Transportation and Infrastructure (MOTI), seeking a resolution to the water flow issue.

MA-2015-001

It was Moved and Seconded that Mayne Island Local Trust Committee Chair Grams, write a letter to Honorable Minister Todd Stone, requesting his attention to the water flow issue at Montrose Road on Mayne Island.

CARRIED

10. APPLICATIONS AND REFERRALS

10.1. MA-DVP-2014.2 (Reiber)

Planner Richardson referring to his staff report read aloud the proposal to vary the rear, front and side yard setbacks; he added that there were three variances required to legalize the siting of the dwelling and deck as currently sited.

Planner Richardson advised that notification had been sent out to the neighbours and that there were no written responses at the time the staff report had been drafted; however they did receive verbal feedback from one neighbour wishing the deck be cut back and be replaced with stairs.

There was a brief discussion amongst the trustees and staff.

Dianne Wilson (applicant's daughter) addressed the committee on behalf of her mother explaining their view of the situation and concerns around safety.

Planner Richardson then referred to the recommendations as quoted in the staff report.

MA-2015-002

It was Moved and Seconded that Mayne Island Local Trust Committee approve development variance permit MA-DVP-2014.2 (Reiber) as drafted.

CARRIED

10.2. MA-SUB-2014.1 (Milne) Road Dedication

Planner Richardson reviewed his memo advising the committee of the proposal as presented in the survey. He informed the trustees of MOTI's 2nd Preliminary Layout Approval (PLA) where the road dedication is not required. There was some discussion.

Staff was asked to write a letter (for Chair's signature) to the applicants, thanking them for reducing their density.

The Local Trust Committee (LTC) directed staff to write a letter to the Approving Officer, expressing concerns with the lack of long term planning and that Chair Grams include this issue in his letter to the Minister (as mentioned in item 9.1).

By general consent the email dated January 21, 2014, from Rick and Deb Milne was received.

10.3. Mount Parke Covenant

Planner Richardson referred to his staff report regarding Capital Regional District (CRD) request to amend Access Covenant to Mt. Parke Communications site; the existing covenant limits the use of the easement to vehicular access for the coastguard communications site and restricts the area for local park use. He commented that he would work with the CRD to prepare an acceptable covenant. He added that the covenant would require the Chair Grams signature to execute it; therefore, Chair Grams would require signing authority on behalf of the LTC. Planner Richardson then reviewed the two (2) recommendations in his report.

Trustee Dodds asked staff to circulate this report to the Parks Commissioner on Mayne Island.

MA-2015-003

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to work with the Capital Regional District to prepare an amended covenant for the communications site on Mount Parke.

CARRIED

MA-2015-004

It was Moved and Seconded that Mayne Island Local Trust Committee grant Chair Grams signing authority for the amended covenant.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1. Secondary Suites - Bylaws No. 159 & 160 for Consideration to Adopt

MA-2015-005

It was Moved and Seconded that Mayne Island Local Trust Committee Bylaw No. 159 cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2013” be Adopted.

CARRIED

MA-2015-006

It was Moved and Seconded that Mayne Island Local Trust Committee Bylaw No. 160 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 2, 2013” be Adopted.

CARRIED

12. REPORTS

12.1. Work Program Reports

12.1.1. Top Priorities Report Dated January 2015

Planner Richardson gave the status of the top priorities to date.

12.1.2. Projects List Report Dated January 2015

Planner Richardson gave the status of the projects not currently being worked on.

MA-2015-007

It was Moved and Seconded that Mayne Island Local Trust Committee request staff advertise, inviting the community to submit their views on Local Trust Committee Projects in writing or at the next Local Trust Committee meeting.

CARRIED

12.1.3. Work Program Review 2015

Planner Richardson presented his staff report providing an overview of the Top Priorities, Projects, Budgets and Follow-Up Action items at the start of the new term of office. Staff were asked to prepare a report on Fallow Deer advocating a plan of action.

MA-2015-008

It was Moved and Seconded that Mayne Island Local Trust Committee retain Housing Options – Secondary Suites on the Top Priority List until an implementation plan is presented at the February meeting.

CARRIED

MA-2015-009

It was Moved and Seconded that Mayne Island Local Trust Committee retain Official Community Plan and Land Use Bylaw amendments on the Top Priority List and that staff be instructed to prepare a report for the February 23, 2015, Local Trust Committee meeting regarding waste transfer stations being permitted in the industrial zone.

CARRIED

MA-2015-010

It was Moved and Seconded that Mayne Island Local Trust Committee request that Riparian Area Regulation implementation be removed from the Top Priority List and placed on the Projects List.

CARRIED

MA-2015-011

It was Moved and Seconded that Mayne Island Local Trust Committee item - Fallow Deer Eradication, be placed on the Top Priorities List.

CARRIED

12.2. Applications Report Dated January 2015

Planner Richardson advised the status to date on the following applications stating that:

MA-DVP-2014.1 - will be on the next meeting agenda;

MA-DVP-2014.2 - is being issued today;

MA-RZ-2012.1- has been withdrawn

MA-SUB-2014.1 - a letter is being written to applicant as per item 10.2

12.3. Trustee and Local Expense Report Dated December 2014

Received for information.

Regional Planning Manager Kojima, advised that as we approach the end of fiscal year, there is plenty of money left in the budget.

12.4. Adopted Policies and Standing Resolutions

Received for information.

Regional Planning Manager Kojima explained Liquor Control and Licensing with the inclusion of weddings/beer gardens.

12.5. Local Trust Committee Webpage

The committee was advised that the website would be updated as appropriate after the meeting.

12.6. Chair's Report

Chair Grams reported that at Trust Council, they endorsed a management plan regarding the Watershed Protection Society; he addressed a Salt Spring Island issue that may be of general interest to the Islands Trust Area regarding an Incorporation Study for a possible Referendum, which is 2/3rd through the process; Grace Islet was a success and First Nations elevated heritage sites.

12.7. Trustee Report

Trustee Dodds reported that she is no longer on the Finance Committee; she spoke about the orientation meeting for the trustees in Sidney, finding it very informative and she added that she has been attending Fallow Deer meetings and will continue to do so.

Trustee Crumblehulme reported that he is on the Program Committee; he enjoyed the trustee orientation in Sidney and thought it was well done; he is attending a Southern Gulf Island Roundtable on the CRD in the Spring; with regards to the Broadband Committee, he reported the application is done and that, it was at a cost of \$340,000.00 just for service on Mayne and Galiano areas; and he will be attending a meeting regarding Food Agriculture.

13. NEW BUSINESS

13.1. Fallow Deer

13.1.1. Do We Have a Fallow Deer Problem? – Picture

Chair Grams stated that this issue had been discussed and dealt with earlier in the meeting.

13.1.2. Letter Dated January 2015, From Kim Harris, Mayne Island Fallow Deer Eradication Committee

The letter was received.

13.2. Advisory Planning Commission (APC) Membership

MA-2015-012

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to invite the end of term Advisory Planning Commission members to submit a letter of interest if they would like to be reappointed.

CARRIED

14. UPCOMING MEETINGS

14.1. Next Regular Meeting Scheduled for February 23, 2015, at the Mayne Island Agricultural Hall

15. TOWN HALL

David Maude stated that the fallow deer issue is the number one problem on the island and fits in with the mandate of the Islands Trust, to preserve and protect; it has a huge impact on the island and he considers it to be an invasive species.

RPM Kojima commented that the problem of fallow deer is a CRD issue and it would be something to discuss with their Area Director.

Trustee Crumblehulme commented that the CRD doesn't have it on their radar because it isn't a plant, therefore isn't on their invasive list.

Chair Grams suggested that the community look for ways to raise funds to assist in this issue.

Ian Dow spoke about Riparian Area Regulations (RAR), he stated that there is a lot of information on this topic on the island that could be shared with other islands. He spoke about the current status of the island as being Urban and not Rural; CRD looking into taking off the urban status and joining CVRD when dealing with things like broadband for example. He asked if Islands Trust has looked into a change of status.

Chair Grams responded that the Islands Trust has not, however Salt Spring Island has looked into this, as Cowichan has Rural status. Politically it is a very difficult thing to do and there could be disadvantages to it.

David Maude raised issue with land owners not having access to information out there regarding archeology sites on their property.

Don Slinn added that the onus was on him to provide proof to the Province that he had heritage sites on his property.

Trustee Dodds introduced a late comer to the meeting, **Mary Cooper** who spoke a bit about her experience with the Water District on Mayne Island.

16. CLOSED MEETING

None

17. ADJOURNMENT

By general consent the meeting was adjourned at 3:12 pm.

George Grams, Chair

Certified Correct:

Sharon Lloyd-deRosario, Recorder