



# ADOPTED

## Mayne Island Local Trust Committee Minutes of Regular Meeting

**Date:** March 30, 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:** Gary Richardson, Island Planner  
Pat Todd, Recorder

**Members of the Public and Media Present:** 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 Local Trust Committee meeting and introduced the Trustees and staff attending; then acknowledged the Committee was meeting on Coast Salish territories.

### 2. APPROVAL OF AGENDA

Chair Grams asked if anyone had anything to add to the agenda.

**By general consent** the agenda was adopted.

### 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 Minutes Dated February 23, 2015

**MA-2015-21**

**It was Moved and Seconded that** Mayne Island Local Trust Committee Minutes dated February 23, 2015 be adopted.

**CARRIED**

**6.2. Section 26 Resolutions-without-meeting Report Dated February 2015**

Received for information

**6.3. Advisory Planning Commission Minutes**

None

**7. BUSINESS ARISING FROM THE MINUTES**

**7.1. Follow-up Action List Dated February 2015**

Planner Richardson, referring to the Follow-up Action List (FUAL) Report, stated the following:

- Information on Secondary Suites had been distributed on island.
- Item 4, OCP/LUB Amendments: a presentation will be prepared for the next meeting.
- Item 5, Secondary Suites is ready to be sent out for information.
- Item 3, MA-DVP-2014.1 permit has been issued.
- Item 6, the draft questionnaire will be ready for next meeting.
- Item 7, amend the work program, has been completed.

Chair Grams referred to the letter to the Ministry of Transportation regarding erosion on Georgina Point Rd. regarding road dedication concerns and the issue of drainage on Montrose Road.

Planner Richardson will finalize the document for signature.

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

**8. DELEGATIONS**

None

**9. CORRESPONDENCE**

None

**10. APPLICATIONS AND REFERRALS**

**10.1. MA-DVP-2015.1 (Mathison)**

Planner Richardson, referring to his staff report, reviewed the application for setback variances. There were a number of letters received from neighbours all supportive of the variances.

There was a brief discussion amongst the trustees and staff.

**MA-2015-022**

**It was Moved and Seconded that** Mayne Island Local Trust Committee development variance permit MA-DVP-2015.1 (Mathison) be Approved.

**CARRIED**

## 11. LOCAL TRUST COMMITTEE PROJECTS

### 11.1. Fallow Deer

Planner Richardson spoke to this ongoing issue. Of concern is the degradation of the environment. Options were reviewed and discussed.

It was agreed that the Capital Regional District (CRD) should be asked to take the lead in preparing a fallow deer strategy for the island and surrounding islands.

#### **MA-2015-23**

**It was Moved and Seconded** that Mayne Island Local Trust Committee send a letter to Capital Regional District Director, David Howe, requesting that the Capital Regional District prepare a fallow deer management strategy for the Southern Gulf Islands and manage and fund the preparation of such a fallow deer management strategy in conjunction with Islands Trust Staff.

**CARRIED**

### 11.2 OCP/LUB Amendments

Planner Richardson reviewed the draft Project Charter. Guidelines will be included regarding Temporary Use Permits for Short Term Vacation Rentals. In addition there will be clarification with respect to how density is controlled on large remaining lots after subdivisions have occurred. It is expected that there will be a Public Hearing on November 30, 2015 regarding the draft bylaws.

#### **MA-2015-24**

**It was Moved and Seconded that** Mayne Island Local Trust Committee request staff to proceed with Project Charter amendments as drafted.

**CARRIED**

## 12. REPORTS

### 12.1. Work Program Reports

#### 12.1.1. Top Priorities Report Dated March 2015

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

#### 12.1.2. Projects List Report Dated March 2015

Planner Richardson gave the status of the projects: Riparian Area Regulations (RAR) has been an ongoing issue since 2006 and the Ministry is now reviewing 23 recommendations from the Ombudsman Report and Islands Trust Executive is waiting to see if Salt Spring Island's plan is accepted.

Chair Grams commented that a large medical marijuana production facility had been built on Salt Spring according to all guidelines and it was denied a license by the Ministry of Health.

## **12.2. Applications Report Dated March 2015**

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

- MA-DVP-2015.1 – approved today.
- MA-SUB-2014.1 – final letter sent out.

## **12.3. Trustee and Local Expense Report Dated February 2015**

Received for information

## **12.4. Adopted Policies and Standing Resolutions**

Received for information

## **12.5. Local Trust Committee Webpage**

The committee was advised that the website would be updated as appropriate after the meeting. The Mayne Island webpage can be found at:

[www.islandstrust.bc.ca/islands/local-trust-areas/mayne](http://www.islandstrust.bc.ca/islands/local-trust-areas/mayne)

## **12.6. Chair's Report**

Chair Grams described his role as a Trustee and member of the Islands Trust Executive. Events over the past month included meetings to examine and improve economic co-operation and inter-island transportation. He informed the Committee that in July there would be a pilot project with free ferries between islands for 1 week. At the last Trust Council meeting there was much debate on the Strategic Plan, and it is expected there will be further initiatives.

Of particular interest was the recent celebration of the purchase of Grace Islet. Entertainment was by the First Nations and the presentation was representative of the spirits of Grace Islet. Chair Grams emphasized the importance of improving First Nations relationships and the need for adequate protective land measures.

## **12.7. Trustee Report**

Trustee Dodds reported that the Deer Committee is receiving increased input from the Ministry and that a long term goal is to have the Ministry of Agriculture take responsibility for this issue. Comments dealt with the increased communication and workings with the CRD.

Trustee Crumblehulme spoke to the recent Council meeting. The Economic Development Committee held a Town Hall on the island with 10 presenters and approximately 95 people in attendance. On March 31 there will be a meeting in Sidney of all the Southern Gulf Islands Trustees, CRD senior staff, Director David Howe, and Economic Development Commissioners to explore better ways to work together.

## **12.8 Trust Fund Board Report**

Received for information

## 12.9 Bylaw Enforcement Reports

Bylaw Enforcement Manager Drew's briefing to Trust Council dated February 17, 2015 was received for information and discussed.

## 13. NEW BUSINESS

### 13.1. Bylaw Enforcement Discussion

After discussion it was agreed that Planner Richardson would speak with the Bylaw Officer to request options for acting against complaints on a public/historical building – “non-conforming” structure.

The revised Bylaw Notification process was referred to the Advisory Planning Commission but to date has not been adopted.

## 14. UPCOMING MEETINGS

### 14.1. Next Regular Meeting Scheduled for April 27, 2015, at the Mayne Island Agricultural Hall

## 15. TOWN HALL

**Ian Dow** spoke of the importance of the community to pay attention to where tax dollars are going and of the available benefits. The recent joint meetings are educating participants as to better ways to do things; finance projects; demonstrating the value of working co-operatively.

**Paula Buchholz** expressed concerns as to the impact of the proposed changes to the OCP/LUB regarding density on large remaining lots.

Planner Richardson reported that the staff report would be prepared for April meeting and would include options and recommendations.

There was discussion of the current standards.

Chair Grams expressed that there would be a Public Meeting in November and that there would be a number of opportunities for community input.

## 16. CLOSED MEETING

### MA-2015-25

**It was Moved and Seconded** that the meeting be closed to the public in accordance with the Community Charter. Part 4, Division e, s. 90(1) (a) and (d) for the purpose of considering adoption of In-Camera Meeting Minutes dated November 27, 2013 and appointment of Advisory Planning Commission members and that the recorder and staff attend the meeting.

**CARRIED**

The regular business meeting was closed to the public at 2:15 p.m.

**16.2 Recall To Order**

The regular business meeting reconvened at 2:20 pm

**16.3 Rise and Report**

Chair Grams reported that the following 7 appointments to the Advisory Planning Commission were made: Ian Birtwell, Dennis Emmett, Sally Manson, Bill Bender, Stephen Cropper, Gerry Wise, and Chris Roehrig.

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:30 pm.

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George Grams, Chair

Certified Correct:

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Pat Todd, Recorder