



ADOPTED

Mayne Island Local Trust Committee Minutes of Regular Meeting

Date: May 25, 2015
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island, BC

Members Present: Jeanine Dodds, Local Trustee, Acting Chair
Brian Crumblehulme, Local Trustee

Staff Present: Gary Richardson, Island Planner
Pat Todd, Recorder

Regrets: George Grams, Chair

Public and Media Present: There were four (4) members of the public present

1. CALL TO ORDER

By general consent Trustee Dodds was appointed Acting Chair.

Acting Chair Dodds called the meeting to order at 1:00 pm and acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

It was noted that the agenda had the meeting beginning at 12:00 p.m. This needs to be changed for future meetings.

Additions to the agenda for consideration:

- 8.1 Rob Underhill, Biologist, Mayne Island Conservancy
- 13.2 Email from Village Point Water District

By general consent the agenda, with proposed additions, was Adopted.

3. TOWN HALL AND QUESTIONS

There was some discussion as to this item preceding the approval of the agenda as the public may have some additions.

4. COMMUNITY INFORMATION MEETING

None

5. PUBLIC HEARING

None

6. MINUTES

6.1. Local Trust Committee Minutes

6.1.1. Mayne Local Trust Committee Meeting Minutes Dated April 27, 2015 (for Adoption)

By general consent the Local Trust Committee meeting minutes of April 27, 2015 as presented, were Adopted.

6.1.2. Mayne Local Trust Committee Public Hearing Record Dated April 27, 2015 (for Receipt)

By general consent the Local Trust Committee Public Hearing record of April 27, 2015 as presented, was Adopted.

6.2. Section 26 Resolutions-without-meeting Report

None

6.3. Advisory Planning Commission Minutes

None

7. BUSINESS ARISING FROM THE MINUTES

7.1. Follow-up Action List Dated May 2015

Planner Richardson stated he will be organizing the Advisory Planning Commission over the next 2 weeks and then Bylaw Enforcement Manager Drew will arrange a presentation.

After speaking with staff, page numbers cannot be added to Escribe (agenda creation software): however, the numbers do show on the pdf document on the Islands Trust web site.

Bylaws No. 161 and No. 162 will be going to the Executive Committee in May.

The letter regarding tankers will be taken to the Executive Committee as it is felt this is a Southern Gulf Islands issue.

MA-2015-42

It was Moved and Seconded that the Mayne Island Local Trust Committee direct staff to add development of a management plan for fallow deer to the Strategic Plan.

CARRIED

There was discussion as to issues/concerns regarding the fallow deer population.

8. DELEGATIONS

8.1 Rob Underhill, Biologist, Mayne Island Conservancy

Rob presented information from a Wetlands Mapping Project. Information was based primarily on air photos however small wetlands were not readily visible. There was a ground inspection of 46 wetland features. Seasonally flooded areas (swamps/marshes) and man-made (ponds) were surveyed. A literature review identified potential threats for the 4 amphibian species known to be on the island. It is important to educate land owners as to how to construct a pond to encourage design as a wet land habitat. The full report is available on the Conservancy web site and has been provided to Islands Trust.

9. CORRESPONDENCE

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

None

10. APPLICATIONS AND REFERRALS

10.1. Galiano Island Local Trust Committee Bylaw No. 250 Referral

See MA-2105-43

10.2. Galiano Island Local Trust Committee Bylaws No. 251 and 252 Referral

See MA-2105-43

10.3. Galiano Island Local Trust Committee Bylaws No. 242 and 243 Referral

See MA-2105-43

10.4. Galiano Island Local Trust Committee Bylaws No. 254 and 255 Referral

MA-2015-43

It was Moved and Seconded that the Mayne Island Local Trust Committee interests were not affected by Galiano Island Local Trust Committee proposed Bylaws No. 250, 251, 252, 242, 243, 254, and 255.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1. OCP/LUB Review - Amended Project Charter

Planner Richardson informed the local trust committee (LTC) that an amended project charter has been prepared to include the review of using cottages as short term vacation rentals.

MA-2015-44

It was Moved and Seconded that the Mayne Island Local Trust Committee project charter, OCP and LUB Amendments - Version 2 May 14, 2015 as drafted be Approved.

CARRIED

11.2. Commercial Land Use Review - Task Force Reports

Planner Richardson reported that staff will be reviewing the three reports from this review. The potential build-out will be identified.

MA-2015-45

It was Moved and Seconded that the Mayne Island Local Trust Committee direct staff to prepare a report and draft a project charter regarding the Commercial Land Use Review.

CARRIED

12. REPORTS

12.1. Work Program Reports

12.1.1. Top Priorities Report Dated May 2015

Items identified in the report are ongoing.

12.1.2. Projects List Report Dated May 2015

Ministry of Transportation and Infrastructure (MoTI) is studying the issues on Georgina Point Road. The local trust committee emphasized the need for a safety barrier.

Riparian Areas Regulations is not on the project list however will be added to June 29, 2015 meeting agenda for discussion.

12.2. Applications Report

None

12.3. Trustee and Local Expense Report Dated March 2015

Received for information

12.4. Adopted Policies and Standing Resolutions

Received for information

12.5. Local Trust Committee Webpage

The website will be updated as appropriate after the meeting. The Mayne Island webpage can be found at www.islandstrust.bc.ca/mayne.

12.6. Chair's Report

Chair Grams was unable to attend due to other commitments.

12.7. Trustee Report

Acting Chair Dodds reported meeting with a Driftwood newspaper reporter regarding the fallow deer problem.

Trustee Crumblehulme stated that the CRD Economic Development Commission met last week regarding local transportation. The Marine Oil Spill Response was noted as not being under the review of the LTC however it is a significant island concern. Trustee Crumblehulme will be asking the Trust Planning Committee to explore how to support interisland travel.

It was reported that there were two nominees for Stewardship Awards from Mayne Island - Michael Dunn, and the Mayne Island Agricultural Society.

12.8. Trust Fund Board Report

None

13. NEW BUSINESS

13.1. Input Into Strategic Plan

Discussed under item 7.1 Follow-up Action Report.

13.2 Email from Village Point Water District

There was discussion earlier as to the STVR issue. Staff will draft a letter to go to all Mayne Island water districts, which can be forwarded to residents. This item is under review by the LTC however at the present time STVRs are not a permitted use.

14. UPCOMING MEETINGS

14.1. Next regular meeting is scheduled for June 29, 2015 at 1:00 p.m. at the Mayne Island Agricultural Hall.

15. TOWN HALL

Ian Dow spoke to discussions which occurred last fall that communities should have oil spill safety equipment and that Kinder Morgan could fund this.

Paula Buchholz expressed concerns regarding the proposed OCP/LUB rewording for "large remainder lots". There is a covenant on her property and at the original time of subdivision her decisions may have been different if proposed wording had been in place. The assumption was that remainder lot could be utilized at a later time. The subdivision would have been designed differently. Owner's understanding during various times of subdivision was that there would be 9 residences allowed on the 96 acres remainder. Proposed LUB change would only allow 2 residences.

A/Chair Dodds explained that the OCP/LUB has always been clear that lot averaging permits the same number of dwellings, that the Land Use Bylaw can change constantly and the local trust committee can change zoning.

Planner Richardson stated that the LUB is the senior document to a covenant and that it is important to clarify in the LUB number of houses and number of lots allowed. A/Chair Dodds spoke to the proposed changes going to a Public Hearing and that comments/concerns will be considered at that time.

16. CLOSED MEETING

None

17. ADJOURNMENT

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

Jeanine Dodds, Acting Chair

Certified Correct:

Pat Todd, Recorder