



# ADOPTED

## Mayne Island Local Trust Committee Minutes of Regular Meeting

**Date:** June 29, 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

**Public and Media Present:** There were 4 members of the public present

### 1. CALL TO ORDER

Chair Grams called the meeting to order at 1:00 pm. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. He introduced the Trustees and staff.

### 2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 9.1 Email from Paula Buchholz
- 9.2 Letter RE: Coates Family
- 9.3 Iredale letter RE: Campbell Bay property

**By general consent** the agenda, as amended, was Approved.

### 3. TOWN HALL AND QUESTIONS

**Paula Buchholz** requested that the Minutes of May 25, 2015 be amended to more accurately reflect her comments/concerns. She requested the following revisions: her comments under Town Hall, last sentence, first paragraph, to read: 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.

**By general consent** the Mayne Island Local Trust Committee agreed to revise the May 25, 2015 minutes with the above cited amendments.

**Ms. Buchholz** then questioned when the staff report dated April 16, 2015 would be finalized.

Planner Richardson stated that the remainder lots subject to proposed revision would be presented at the July LTC meeting.

**Ms. Buchholz** asked when LUB 146 paragraph 8.3 (which speaks to required covenants) was last changed.

Trustee Dodds reported it was inserted when Bylaw was created and was required in 1980.

**Ms. Buchholz** suggested that owners be notified if intending to change LUB/OCP if such changes affect their property.

Planner Richardson reviewed the notification process as required by the *Local Government Act*.

Trustee Dodds stated that a person can subscribe to automated updates from the local trust committee online. The proposed amendments will be presented at a Public Hearing for community input.

**4. COMMUNITY INFORMATION MEETING**

none

**5. PUBLIC HEARING**

none

**6. MINUTES**

**6.1. Local Trust Committee Minutes Dated May 25, 2015**

The following amendments to the minutes were presented for consideration:

Paula Buchholz's comments under Town Hall, last sentence, first paragraph, to read: 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.

**By general consent** the minutes were adopted as amended.

**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 June 2015**

Received for information

**8. DELEGATIONS**

none

**9. CORRESPONDENCE**

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

**9.1** Email from Paula Buchholz: see item 3. Town Hall

**9.2** Coates Letter: A request has been made to rename a road after the Coates family who resided on Mayne Island for many years and had a significant historical presence on the island prior to relocating to Salt Spring Island.

**MA-2015-46**

**It was Moved and Seconded** that the Mayne Island Local Trust Committee direct Trustee Crumblehulme to draft a letter that expresses support of commemorating the Coates family on Mayne Island.

**CARRIED**

**9.3** Iredale letter received June 29, 2015 questioning if Campbell Bay property is being considered for rezoning.

Planner Richardson will contact the Iredale's to clarify the situation.

**10. APPLICATIONS AND REFERRALS**

none

**11. LOCAL TRUST COMMITTEE PROJECTS**

**11.1. Commercial Land Use Review - Staff Report & Draft Project Charter**

Planner Richardson reviewed the work of the Task Force from 2011/2012. Moving forward, the intention now is to review reports from the Task Force and research commercial land use on island i.e. identify build-out potential. It was suggested there be a meeting with current commercial land owners to identify what is needed and identify parameters of growth. A community information meeting is planned, likely in April 2016.

**MA-2015-47**

**It was Moved and Seconded** that the Mayne Island Local Trust Committee approve the Draft Project Charter v1 June 26, 2015.

**CARRIED**

**NA-2015-48**

**It was Moved and Seconded** that the Mayne Island Local Trust Committee direct staff to put a moratorium on Commercial rezoning applications while the Draft Project Charter v1 is being completed for July 2016.

**CARRIED**

## **12. REPORTS**

### **12.1. Work Program Reports**

#### **12.1.1. Top Priorities Report Dated June 2015**

Trustee Dodds noted that the issue of fallow deer is now on the Strategic Plan for the CRD.

#### **12.1.2. Projects List Report Dated June 2015**

There are no changes to the list.

It was noted that there are now some posts on the shoulder of Georgina Point Road where erosion of the bank was of concern.

### **12.2. Applications Report**

none

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

Received for information

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

Received for information

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

Will be updated as appropriate after the meeting. The Mayne Island webpage can be found at [www.islandstrust.bc.ca/mayne](http://www.islandstrust.bc.ca/mayne)

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

Chair Grams reported on a very animated and adventurous Trust Council. The top ten objectives have been identified. A committee is being formed to review location of IT head office. There are a number of projects being undertaken at this time. BC Ferries addressed the Council and reported that ridership is up and at this time no further cuts to service are expected.

Having skippered a day with the interisland free boat(s) Chair Grams reported making 20 round trips with over 100 passengers. Planning is underway for next year and organizers will try to solicit interest from San Juan County.

A hiring committee has been established to recruit for the upcoming CAO vacancy.

Salt Spring Island continues with possible incorporation. The preliminary report is expected the end of September and would be presented to the Minister March 2016.

## **12.7. Trustee Report**

Trustee Dodds spoke to the recent Trust Council held on Galiano Island. There was a celebration for National Aboriginal Day on Mayne Island which was very well organized and well attended. There is now an Islands Trust representative on a committee that is addressing oil spill preparedness.

Trustee Dodds remembered Don Slinn who passed away in May. He was a long-time resident of the island and a strong advocate for Mayne. One of his more significant efforts was to lobby for the reinstatement of "Island" in the address for Mayne.

Trustee Crumblehulme reported that there were two recipients from Mayne Island for the Stewardship Awards: Michael Dunn and the Mayne Island Agricultural Society. He acknowledged the efforts of John Aiken in organizing the National Aboriginal Day celebration. San Juan County Council would like to meet with the Southern Gulf Islands Trustees to look at common concerns and economic development. The CRD has some financial assistance for this and plans are to meet in September.

Trustee Crumblehulme reviewed the presentation by the Conservancy at the Trust Council regarding concerns about potential oil spills.

## **12.8. Trust Fund Board Report - May 2015**

Received for information

## **13. NEW BUSINESS**

### **13.1. Questionnaire - Draft Questionnaire Regarding LTC Projects**

Planner Richardson will have questionnaire ready for July meeting.

There was discussion as to the design of the Mayne Island questionnaire.

### **13.2. Riparian Area Regulations – Update**

Salt Spring Island identified which waterways are Riparian Area Regulation (RAR) applicable. 60% were designated as Development Permit Areas.

It was restated that Mayne Island has no presence of fish or potential for fish. The Ministry has accepted setbacks for Prevost Island. Planner Richardson will review the status of Prevost.

### **13.3. Green Shores for Home - Thetis Pilot Reports – Discussion**

Trustee Crumblehulme spoke to Thetis Island starting to make changes to waterfront construction to protect the shoreline and address erosion concerns. There is a brochure available for contractors and home owners.

The brochure could be included with the questionnaire mail out to owners of water front properties.

**14. UPCOMING MEETINGS**

**14.1.** The next regular meeting is scheduled for July 27, 2015, at the Mayne Island Agricultural Hall

**15. TOWN HALL**

none

**16. CLOSED MEETING**

none

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:20 pm.

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George Grams, Chair

Certified Correct:

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Pat Todd, Recorder