



ADOPTED

Mayne Island Local Trust Committee Minutes of Regular Meeting

Date: September 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: Robert Kojima, Regional Planning Manager
Gary Richardson, Island Planner
Pat Todd, Recorder

Public and Media Present: There were 27 members of the public present and no media

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.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

none

4. COMMUNITY INFORMATION MEETING

none

5. PUBLIC HEARING

none

6. MINUTES

6.1 Local Trust Committee Minutes Dated July 27, 2015

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

6.2 Section 26 Resolutions-without-meeting Report Dated September 2015

none

6.3 Advisory Planning Commission (APC) Minutes

6.3.1 APC Adopted Minutes Dated April 14, 2014

Received for information

6.3.2 APC Adopted Minutes Dated July 14, 2014

Received for information

6.3.3 APC Draft Minutes Dated August 10, 2015

Planner Richardson noted the APC recommendation of the Bylaw Enforcement Notification Bylaw (BEN) and that this bylaw has been amended: the LTC may want to add this item to the work program.

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated September 2015

All tasks completed. The LTC expressed appreciation to staff for efforts to finalize the items.

Planner Richardson stated that there have already been some responses to the survey regarding the LTC work program. The closing date for submission is November 6, 2015. Paper copies are available at the real estate office and the Mayneliner advertisement has a link to survey.

8. DELEGATIONS

none

9. CORRESPONDENCE

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

9.1 Arbutus Bay Estates LTD - P. Buchholz, Letter Dated September 20, 2015

Received for information

10. APPLICATIONS AND REFERRALS

10.1 MA-RZ-2015.1 (CRD) Anson Road Dock - Staff Report

Planner Richardson spoke to the application from the Capital Regional District (CRD) to rezone the water lease site for a community dock (Horton Bay area). The Ministry of Transportation and Infrastructure has been informed of the application and First Nations will be notified.

The following concerns were noted:

1. Winds, tides, depth
2. Environmental concerns
3. Gauging public input – suggest Community Information Meeting early in the process

Trustee Crumblehulme spoke in support of having a Community Information Meeting (CIM) early in the process.

Trustee Dodds concurred and suggested having an environmental review first, which would answer some questions.

It was noted that the CRD obtained some of this information when acquiring the water lease.

MA-2015-54

It was Moved and Seconded that the Mayne Island Local Trust Committee request staff to begin organizing the Community Information Meeting regarding MA-RZ-2015.1 subsequent to receipt of environment report currently held by the Capital Regional District.

CARRIED

Discussion pertaining to recommendations 2 and 3 from the Staff Report to be brought forward after the Community Information Meeting.

Planner Richardson indicated that a CIM would likely be early in November and that it would be co-ordinated with applicant.

There were questions as to the process of an application. Discussion outlined that the information meeting would be to determine the community wants/needs and that the LTC would be looking at the suitability of the site for the application.

Al Canon spoke to the application and volunteered to provide environmental information from previous studies and it was requested that CIM be on a Saturday for optimal attendance.

Trustee Dodds reviewed the rezoning process and that it typically takes 6 months to a year for completion.

The question was raised as to expediting the process to alleviate the crowded conditions at Horton Bay dock.

Trustee Crumblehulme clarified that the LTC has an obligation to follow due process.

There was a question as to financing the proposed project should LTC approve the rezoning application.

The Trustees spoke to the application and the responsibility of the LTC to determine if this is an appropriate land use. The LTC has no control over the time frame to complete the project and can only proceed with the expectation that a project will be completed.

10.2 Galiano Island Local Trust Committee Bylaw No. 253 Referral

MA-2015-55

It was Moved and Seconded that Galiano Island Local Trust Committee Bylaw No. 253 does not affect Mayne Island Local Trust Committee area.

CARRIED

10.3 Salt Spring Island Local Trust Committee Bylaw No. 484 Referral

Chair Grams spoke to this bylaw which provides a mechanism to control the number of septic systems within a specific development area.

MA-2015-56

It was Moved and Seconded that Salt Spring Island Local Trust Committee Bylaw No. 484 does not affect Mayne Island Local Trust Committee area.

CARRIED

10.4 Salt Spring Island Local Trust Committee Bylaw No. 483 Referral

MA-2015-57

It was Moved and Seconded that Salt Spring Island Local Trust Committee Bylaw No. 483 does not affect Mayne Island Local Trust Committee area.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Official Community Plan (OCP) / Land Use Bylaw (LUB) Amendments – Update

Planner Richardson spoke to reviewing the LUB regarding large remainder lots and STVR.

Trustee Dodds spoke to the complications with remainder lots due to the number of covenants and questioned the number of such lots and if this project is critical at this time: warrants the volume of the planner's time required.

Trustee Crumblehulme supported the ongoing review of Temporary Use Permits (TUP's) for Short Term Vacation Rental (STVR's) and the deferment of amending remainder lots.

Planner Richardson suggested that review of remainder lots could be moved to the project list.

MA-2015-58

It was Moved and Seconded that the Mayne Island Local Trust Committee request staff to move the Work Program Priority large remainder lots to the projects list.

CARRIED

Note: There was a break for the Community Stewardship Awards from 2:30 p.m. to 3:00 p.m.

The Trustees spoke to the history and importance of the Agricultural Society – which has had an island presence for 90 years.

Heather Dow accepted the award, on behalf of the Society, and referred to the vast number of volunteers who have worked on behalf of the Society over the years.

The Trustees outlined some of Michael Dunn's accomplishments over the past 20 years including the following: efforts on behalf of sustainability; founding the Gulf Islands Centre for Ecological Learning; and work on behalf of the Conservancy.

Michael Dunn thanked the LTC and expressed how honoured he felt to raise his family in such a beautiful place.

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated September 2015

Planner Richardson questioned if the LTC wanted the Bylaw Enforcement Notification (BEN) bylaw on the Priorities list.

Trustee Dodds stated that the majority of bylaw infractions involve STVRs and that this item should be dealt with rather than BEN.

Regional Planning Manager (RPM) Kojima spoke to the need to amend the BEN and that this would be Bylaw Enforcement's responsibility rather than the island planner's.

Trustee Dodds did not support having BEN as a Top Priority and does not feel this bylaw is necessary.

Trustee Crumblehulme spoke to proceeding with BEN however not as a Top Priority.

MA-2015-59

It was Moved and Seconded that the Mayne Island Local Trust Committee request the Bylaw Enforcement Manager clarify the benefits that the Bylaw Enforcement Notification Bylaw would offer specific to Short Term Vacation Rentals and that the bylaw Enforcement Manger attend a Local Trust Committee to explain.

CARRIED

12.1.2 Projects List Report Dated September 2015

Staff to place BEN as last item on the Projects List.

Question received regarding Riparian Area Regulations (RAR) and when this item would be completed.

Chair Grams stated that the Salt Spring Island LTC passed their bylaw without Ministry of Environment approval.

There was a review of steps taken to date regarding RAR.

12.2 Applications Report Dated September 2015

Received for information

12.3 Trustee and Local Expense Report Dated August 2015

Received for information

12.4 Adopted Policies and Standing Resolutions

Received for information

12.5 Local Trust Committee Webpage

The webpage will be updated subsequent to meeting details. The Work Program Priorities survey is on the web site. Member of the public found a problem on one of the pages. Staff will check the operation of the survey.

12.6 Chair's Report

Chair Grams reported that the hiring committee for Chief Administrative Officer (CAO) replacement have offered the position to one of the candidates and is awaiting reply. The Trust Council Strategic Plan has been passed and is in place and the budget is being drafted for 2016/17. A study is underway as to relocation of the Islands Trust Victoria office. There will be a draft report available Oct. 19 regarding the incorporation of Salt Spring Island and it will be available on line. If

there is going to be a referendum it would occur in June 2016. Trust Council met with Bowen Council to update protocol agreement. Chair Grams said he will be attending a seminar on Pender Island October 10th regarding aquifer depletion and commented that on Salt Spring Island, St. Mary's Lake is at an all-time low and there is a moratorium on construction or anything that would increase water demands. Application has been made to raise water levels and there is legal action against the water district and Islands Trust by the primary development firm for the island.

12.7 Trustee Report

Trustee Dodds attended the Islands Trust/San Juan Islands County meeting, organized under the auspices of the CRD and the Economic Development Commission held recently in Sidney. It was an excellent opportunity to share common issues and concerns. There was a lot of information with over 60 participants. Details are available on the Sustainable Islands web site. Appreciation was expressed to the organizers.

Trustee Crumblehulme thanked the CRD for organizing the Sidney meeting and was enthusiastic as to the information shared and the opportunity to network.

12.8 Electoral Area Director's Report

none

12.9 Trust Fund Board Report Dated August 2015

Received for information

13. NEW BUSINESS

13.1 Request for Covenant Removal (Buchholz) - Staff Report

Planner Richardson reviewed the staff report and clarified that the most recent covenant is accurate. The request is to remove old covenant references.

MA-2015-60

It was Moved and Seconded that the Chair of the Mayne Island Local Trust Committee be designated to sign covenant removal documents in order to remove covenants ES35984, EW162748 and FA23235 from the title of the South East ¼ of Section 2, Mayne Island, Cowichan District, Except Those Parts in Plans 6166, 49353, 51014; VIP52279, VIP55242, VIP59475, VIP72321, VIP78014, VIP80525 and VIP83602, PID 009-626-786.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for October 26, 2015, at the Mayne Agricultural Hall

15. TOWN HALL

Ian Dow, who attended the “cross border” meeting, spoke very highly of the proceedings. The latest information on Broadband is that costs of equipment have decreased significantly and that Mayne Island could bring Broadband from Saturna and then relay the signal to Galiano.

Paula Buchholz addressed large lot remainder density.

Trustee Dodds reviewed earlier comments and that this item has been lowered in priority.

Paula Buchholz referred to information received from Regional Planning Manager Kojima (2011) and Planner Richardson (2012) regarding density.

Trustee Dodds stated that the LTC can change plans, after due process, and it was agreed by all that the LUB required clarification. Paula Buchholtz was reassured that she would be notified as to any proposed changes to bylaw.

16. CLOSED MEETING (Distributed Under Separate Cover)

16.1 Motion to Close Meeting

The following motion to close meeting was made at 3:13 pm.

MA-2015-61

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) & (d) for the purpose of considering:

Adoption of In-Camera Meeting Minutes Dated March 30, 2015

Appointment of BOV Members

AND that the recorder and staff attend the meeting.

CARRIED

16.2 Recall to Order

The regular business meeting was recalled to order at 3:18 p.m.

16.3 Rise and Report

Chair Grams reported that Priscilla Zimmerman, James White, and Jim Petrie had been reappointed to the Mayne Island Board of Variance for a 3-year term.

17. ADJOURNMENT

There was discussion as to need of meeting in October as there was going to be a CIM in early November and possibly these meetings could be combined. Staff will consider this dependent on date of CIM.

By general consent the meeting was adjourned at 3:20 pm.

George Grams, Chair

Certified Correct:

Pat Todd, Recorder