



Islands Trust

ADOPTED

Mayne Island Local Trust Committee Minutes of Special Meeting

Date: November 15, 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 forty-three (43) members of the public.

1. CALL TO ORDER

Chair Grams called the meeting to order at 12:03 pm. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

Chair Grams introduced the following staff from the Capital Regional District:

- Ted Robbins, General Manager of Integrated Water Services
- Steve Henderson, Manager of Real Estate Services
- Carl Bunnin, Chair of the Southern Gulf Islands Harbour Commission (SGIHC).

Planner Richardson explained the purpose of the Community Information Meeting was to gauge the community support/concerns regarding the CRD application to rezone a water lot on Anson Road to allow for construction of a public dock facility.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 3.2 Response to Agri-Tourism and Farm Retail Sales in the Agricultural Land Reserve: Discussion Paper and Proposed Minister's Bylaw Standards September 14, 2015

By general consent the agenda was approved as amended.

3. COMMUNITY INFORMATION MEETING

3.1 MA-RZ-2015.1 (CRD) - Anson Road

Carl Bunnin, Chair SGIHC, presented a slide presentation that showed the water lot and detailed the rationale for the proposed rezoning and the need for a new docking facility.

There are 6 members on the Southern Gulf Islands Harbours Commission (SGIHC) who are responsible for eleven docks in the Salish Sea which, have been identified as an essential service for the southern gulf islands.

The CRD obtained the water lease in 2009 along with a double road allowance.

This area is an all-weather anchorage and construction of a public dock in this area is supported in the Mayne Island Community Plan.

There were a number of slides that indicated the lack of public docks on Mayne Island relative to the other islands and Mr. Bunnin emphasized that the SGIHC recognised the need on Mayne Island and was totally supportive of the proposed dock expansion.

Highlights of presentation included the following:

- There is less environmental damage with a dock as compared with anchoring boats;
- Additional dockage would positively impact on property values and facilitate transportation between islands for commerce and tourism;
- Public dock safer than moored boats and provides emergency access and egress;
- There is severe overcrowding at the existent Horton Bay Dock.

There was discussion through questions and answers.

The cost to build the facility is projected at \$400,000 to \$450,000. This could be financed through capital reserve funds, moorage fees, and the parcel tax.

Ted Robbins (CRD) spoke to funding resources. There is an engineering review underway of all the docks and this information will go to the SGIHC on November 25, 2015. There has been approximately \$2 million in repairs/upgrades forecasted for the next five years. The SGIHC is then responsible for deciding allocations according to priorities. Over the next 5 years there is no expectation of an increase to the parcel tax.

The first phase of the proposed dock would be approximately \$400,000 and would include the construction of the access and float structure (which would be ½ of the moorage capacity). Upon completion, this project would double the marine docking facilities for the island.

Planner Richardson spoke to the staff report. The application is requesting zoning on Water Lease No. 112548 be changed from Water Moorage (W2) to a zone that allows for construction and operation of a public dock facility and boat ramp. The upland portion of the lot is likely to require rezoning.

The Official Community Plan (OCP) identifies Anson Road as a possible location for a dock facility.

The expectation is that the proposal would require an environmental impact assessment report.

Planner Richardson then outlined the process for rezoning and that the next step is for the Mayne Island Local Trust Committee to consider application at Nov. 30, 2015 meeting. Staff will notify First Nations and Ministry of Transportation and Infrastructure of the application.

Planner Richardson described the rezoning processes.

There was discussion regarding provision of a pump out station – question of need and environmental issues.

CRD representatives suggested that such a facility would be similar to those provided by Parks Canada. It was also explained that there are marine bylaws for discharge.

Note: There was a break 1:09 p.m.

The meeting reconvened at 1:20 pm.

3.2 Regulating Agri-Tourism and Farm Retail Sales in the Agricultural Land Reserve: Discussion Paper and Proposed Minister's Bylaw Standards September 14, 2015

Local Trust Committees have until November 30, 2015 to respond.

Chair Grams reviewed the document and clarified what the LTC's can and cannot regulate.

General consensus was that there would be minimal impact for the island.

Chair Grams spoke to the Salt Spring Island response to document.

Trustees will send comments to staff.

4. ADJOURNMENT

By general consent the meeting was adjourned at 2:25 p.m.

George Grams, Chair

Certified Correct:

Pat Todd, Recorder