

ADOPTED



Mayne Island Local Trust Committee Minutes of Regular Meeting

Date: February 22, 2016
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
Miles Drew, Bylaw Enforcement Manager

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

Add: 13.2 Update on Fallow Deer

The agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

None

4. COMMUNITY INFORMATION MEETING

None

5. PUBLIC HEARING

None

6. MINUTES

6.1 Local Trust Committee Adopted Minutes Dated November 30, 2015 (for Receipt)

By general consent the Local Trust Committee meeting minutes of November 30, 2015 were adopted by Resolution without Meeting.

6.2 Section 26 Resolutions-without-meeting Report Dated February 2016

Received for information.

6.3 Advisory Planning Commission Minutes for Receipt

None

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated February 2016

All items have been completed. Chair Grams expressed appreciation for staff efforts.

8. DELEGATIONS

None

9. CORRESPONDENCE

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

9.1 Email Dated December 15, 2015, from I. Dow re Letter of Support for More Docks in Miners Bay

Received for information.

10. APPLICATIONS AND REFERRALS

10.1 MA-RZ-2015.1 (CRD c/o Robbins) - Staff Report

Planner Richardson reviewed the staff report. An Environmental report has been received and circulated to the Trustees. The area does not have a Development Permit so the Capital Regional District (CRD) would be responsible for monitoring construction.

A question was asked as to whether a Development Permit could be attached to the property. Staff confirmed this was possible.

The applicant commented that the budget is based on the use of steel pilings, and that a pump-out has been considered. The price for a portable pump-out would be approximately \$5,000. There is a vaulted toilet on the upland portion.

There is a question as to adequate parking space. The Bylaw currently requires 1 space per berth.

MA-2016-01

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff to draft a Land Use Bylaw and Development Permit Bylaw for rezoning application MA-RZ-2015.1 (CRD) to ensure compliance with the Environmental Assessment Report recommendations and best management practices.

CARRIED

Carl Bunnin, Chair, CRD Harbours Commission, questioned the engineering report. The function of a Development Permit was explained: the permit is attached to the site and would focus on environmental concerns.

Al Maxwell referred to the OCP regarding installation of a boat ramp. One has been installed at Spud Point. It was noted that a boat ramp was not included with the application.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Short Term Vacation Rentals (STVRs) and Temporary Use Permit (TUP) Guidelines - Staff Report

Planner Richardson reviewed the staff report. There is a comprehensive list of conditions/guidelines and draft bylaws have been attached. There is a draft bylaw to include STVR use of cottages as a Home Occupation. The owner would have to be on site and the cottage would have to be lawfully constructed.

CIM could be scheduled for March. It was recommended that the items be discussed individually for clarification of operations. It was also recommended that only one STVR be allowed per parcel.

MA-2016-02

It was Moved and Seconded,

that the Mayne Island Local Trust Committee give First Reading to draft Bylaw No. 165, cited as Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2015.

CARRIED

MA-2016-03

It was Moved and Seconded,

that the Mayne Island Local Trust Committee give First Reading to draft Bylaw No. 166, cited as Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 2, 2015, as amended.

CARRIED

MA-2016-04

It was Moved and Seconded,

that the Mayne Island Local Trust Committee give First Reading to draft Bylaw No. 167, cited as Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 2, 2015.

CARRIED

MA-2016-05

It was Moved and Seconded,

that the Mayne Island Local Trust Committee direct staff to arrange a public hearing for draft Bylaws 165, 166 and 167.

CARRIED

MA-2016-06

It was Moved and Seconded,

that the Mayne Island Local Trust Committee review the Islands Trust Policy Statement Directives Only Checklist and determine that Bylaw No. 165 and Bylaw No. 166 are not contrary to, or at variance with, the Islands Trust Policy Statement.

CARRIED

MA-2016-07

It was Moved and Seconded,

that the Mayne Island Local Trust Committee review the Islands Trust Policy Statement Directives Only Checklist and determine that Bylaw No. 167 is not contrary to, or at variance with, the Islands Trust Policy Statement.

CARRIED

11.2 Mayne Island BEN Bylaw No. 156 - Staff Report

Bylaw Enforcement Manager Drew distributed Schedule A, Mayne Island Land use Bylaw No. 146, 2008 Contraventions and Penalties. The Land Use Bylaw (LUB) has been amended a number of times and Schedule A reflects these changes.

Staff reported that the practice has been to write a ticket – if the owner complies, the fine is reduced. It is now felt that the system would be improved if once an infraction is rectified, the fine would be reduced to zero except in those situations involving dumping of waste.

MA-2016-08

It was Moved and Seconded,

that Mayne Island Local Trust Committee rescinds Third Reading of proposed Mayne Island Local Trust Area Bylaw Enforcement Notification Bylaw, No. 156, 2011.

CARRIED

MA-2016-09

It was Moved and Seconded,

that Mayne Island Local Trust Committee amend Proposed Mayne Island Local Trust Area Bylaw Enforcement Notification Bylaw, No. 156, 2011, by deleting existing Schedule A and replacing it with the new Schedule A attached to the staff report dated February 10, 2016.

CARRIED

MA-2016-010

It was Moved and Seconded,

that Mayne Island Local Trust Committee give Third Reading to proposed Mayne Island Local Trust Area Bylaw Enforcement Notification Bylaw, No. 156, 2011, as amended.

CARRIED

MA-2016-11

It was Moved and Seconded,

that Mayne Island Local Trust Committee forward Proposed Mayne Island Local Trust Area Bylaw Enforcement Notification Bylaw, No. 156, 2011 to the Executive Committee for consideration of approval.

CARRIED

12. REPORTS

12.1 Work Program Reports (attached)

12.1.1 Top Priorities Report Dated February 2016

Planner Richardson reported having met with CRD staff regarding the fallow deer problem. Staff is working on a letter to the CRD and the provincial ministry.

12.1.2 Projects List Report Dated February 2016

Staff met with the Riparian Area Regulations (RAR) provincial representative. Mayne Island is one of very few unresolved areas. The representative is to report to the Minister by the end of March. It was recommended that an invitation be extended to attend the March LTC meeting.

MA-2016-12

It was Moved and Seconded,

that Mayne Island Local Trust Committee direct staff to invite the Provincial Representative of Riparian Area Regulations to attend the Local Trust Committee March meeting.

CARRIED

12.2 Applications Report Dated February 2016 (attached)

Received for information.

12.3 Trustee and Local Expense Report Dated January 2016 (attached)

Received for information.

12.4 Adopted Policies and Standing Resolutions (attached)

Received for information.

12.5 Local Trust Committee Webpage

Will be updated after meeting.

12.6 Chair's Report

Chair Grams has met with Islands Trust CAO, and they both recently attended the 2 day Leadership Academy for local government persons. Of particular interest was a seminar on First Nations Collaboration. There was discussion regarding the LNG plant. There have been a number of meetings on the Islands Trust budget for 2016-2017.

Salt Spring Island is addressing the need for industrial zoning. The population has doubled since original zoning established 40 years ago and there is an increased need for services. Current industrial zoning is primarily arts/crafts works. It is felt that industrial zoning could be re-designated to represent employment/environment impact.

12.7 Trustee Report

Trustee Crumblehulme has accepted the CRD request to be a Commissioner on the Economic Development Committee. The CRD has drafted an Integrated Services Plan, which has incorporated Islands Trust Policy, and there will be a consultant hired to develop priorities and recommendations.

There will be a second cross borders meeting in April, hosted by County Council, San Juan Islands.

Trustee Dodds has started a Face Book page titled "History of Mayne Island". There will be a report about the fallow deer problem later on the agenda. A letter has been sent regarding the name changes/spelling corrections as discussed at the November meeting.

12.8 Trust Fund Board Report

None

13. NEW BUSINESS

13.1 Georgina Point Road - Discussion

13.1.1 Email Dated December 10, 2015 from G. Holman

Correspondence from Mr. Holman questioned the island's satisfaction with Ministry of Transportation work on Georgina Point Road.

Discussion spoke to work completed and areas still to be addressed.

MA-2016-13

It was Moved and Seconded,

that Mayne Island Local Trust Committee direct staff to draft a letter to Gary Holman to detail that completed items are satisfactory and to specify those items (guardrails) yet to be completed on Georgina Point Road.

13.2 Fallow Deer

Trustee Dodds reported the committee met in January. A Grant-in-Aid has been approved for this year to help defray costs. Efforts are underway to design a web page to increase community education. Consideration is being given to drafting a legal brief to present to the Ministry of Agriculture, who originally approved bringing the species to the island. There is a need for a plan and financial commitment to eradicate the fallow deer which are now considered an invasive species by the CRD.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for March 21, 2016 at the Agricultural Hall, Mayne Island

15. TOWN HALL

None

16. CLOSED MEETING (Distributed Under Separate Cover)

None

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:26 pm.

George Grams, Chair

Certified Correct:

Pat Todd, Recorder