



ADOPTED

Mayne Island Local Trust Committee Minutes of Regular Meeting

Date: March 21, 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
Miles Drew, Bylaw Enforcement Manager
Pat Todd, Recorder

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

Add to New Business: 13.3 Project presentation by John Aitken

3. TOWN HALL AND QUESTIONS

None.

4. COMMUNITY INFORMATION MEETING

None.

5. PUBLIC HEARING

None.

6. MINUTES

6.1 Local Trust Committee Minutes Dated February 22, 2016 (for Adoption/Receipt)

The following amendments to the minutes were presented for consideration:

Page 9, third paragraph - first sentence to read: Trustee Dodds has started a Face Book page titled "History of Mayne Island".

Page 9, second paragraph - first sentence to read: There will be a second cross borders meeting in April, hosted by County Council, San Juan Islands. Delete remainder of paragraph.

By general consent the minutes were adopted, as amended.

6.2 Section 26 Resolutions-Without-Meeting Report

None.

6.3 Advisory Planning Commission Minutes (for Receipt)

None.

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated March 2016

Planner Richardson reported that Item 3 is in progress. Item 4 is on today's agenda and Item 6 has been deferred to the April Local Trust Committee (LTC) meeting.

8. DELEGATIONS

None.

9. CORRESPONDENCE

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

None.

10. APPLICATIONS AND REFERRALS

10.1 MA-RZ-2015.1 (CRD) - Staff Report - Draft Bylaws No. 168 and 169

Planner Richardson spoke to the application regarding Anson Road Water Lease. Bylaw 168 is drafted to amend the OCP and to identify the lease area as a Development Permit Area. The draft bylaw also addresses public access and sensitivity to ecosystems, as reflected in the Consultant's report and Best Practices.

Draft Bylaw 169 amends the Land Use Bylaw (LUB) and changes the zoning of the lease area to W4. There is a new zone being proposed for the upland which allows for parking and washrooms. There are a number of uses permitted which the LTC should review. Any changes could be resolved with a technical amendment; also the applicant may request amendments.

Staff recommendations are included with the report.

Discussion addressed a number of the allowable uses, as well as parking requirements and whether to allow structures on the dock.

Staff was requested to replace the word “building” with “structure”, and to define the parameters of a structure.

MA-2016-014

It was Moved and Seconded,

that the Mayne Island Local Trust Committee give first reading to Draft Bylaw No. 168, cited as “Mayne Island Official Plan Bylaw No. 144, 2007, Amendment No. 1, 2016” .

CARRIED

MA-2016-015

It was Moved and Seconded,

that the Mayne Island Local Trust Committee give First Reading to Draft Bylaw No. 169, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2016” .

CARRIED

MA-2016-016

It was Moved and Seconded,

that the Mayne Island Local Trust Committee forward Draft Bylaw No. 168, cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2016” and Draft Bylaw No. 169, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2016” to the Advisory Planning Commission for review and comment.

CARRIED

MA-2016-017

It was Moved and Seconded,

that the Mayne Island Local Trust Committee review the Islands Trust Policy Statement Directives Only Checklist and determine that Draft Bylaw No. 168 is not contrary to, or at variance with, the Islands Trust Policy Statement.

CARRIED

MA-2016-018

It was Moved and Seconded,

that the Mayne Island Local Trust Committee review the Islands Trust Policy Statement Directives Only Checklist and determine that Draft Bylaw No. 169 is not contrary to, or at variance with, the Islands Trust Policy Statement.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

None.

12. REPORTS

12.1 Work Program Reports (attached)

12.1.1 Top Priorities Report Dated March 2016

Planner Richardson reported that a new project charter for the Commercial Land Use Review will be prepared for the next LTC meeting.

12.1.2 Projects List Report Dated March 2016

Received for information.

12.2 Applications Report Dated March 2016 (attached)

Planner Richardson stated that there are currently three applications: MA-RZ-2015.1 was addressed at today's meeting; MA-RZ-2015.2 will be on the April meeting agenda, together with MA-TUP-2016.1.

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

Received for information. Chair Grams expressed that a number of areas are not using all allocated projects funds. There may need to be a review of forecasting procedures.

12.4 Adopted Policies and Standing Resolutions (attached)

Received for information.

12.5 Local Trust Committee Webpage

Will be updated according to meeting details.

12.6 Chair's Report

Chair Grams reported on a number of LTC meetings and work on the Trust Council agenda for the upcoming meeting on Hornby Island. Primary emphasis was on the budget for 2016/2017. The budget has no additional tax burden except for Salt Spring Island (SSI). There have been many opportunities to work with the new Chief Administrative Officer who is settling in to the role and proceeding with a positive, fresh perspective. Chair Grams spoke to his attendance at a Media Training workshop which addressed tools to improve communication abilities and interview skills.

12.7 Trustee Report

Trustee Crumblehulme presented a number of items:

1. The Capital Regional District Economic Development Commission has changed its name to Southern Gulf Islands (SGI) Community Economic Sustainability Commission. A three year action plan has been drafted. A solar

project on Galiano Island is being studied. There has been a grant from the Union of British Columbia Municipalities to study connecting SGI with Sidney and SSI.

2. There is a new initiative to explore opportunities for higher education courses on the SGI.
3. Beacon Wireless has received grant dollars to extend its range. A tower is planned for Mt. Parke and a transfer site on Hall Hill.
4. Discussions have been addressing the need to increase collaboration between islands and regional districts throughout the Province.

12.8 Trust Fund Board Report Dated March 2016

Received for information.

13. NEW BUSINESS

13.1 Bylaw Enforcement Notice (BEN) Bylaw No. 156 - Staff Report

The BEN Bylaw has been approved by Trust Council. There was a review of the bylaw and discussion as to the authority of Bylaw Officers to adjust a levy to facilitate compliance.

Bylaw Officer Drew stated that if a BEN is erroneously issued then the fine should be cancelled. Also, officers can negotiate compliance according to the attached schedule.

MA-2016-019

It was Moved and Seconded,

that the Mayne Island Local Trust Committee adopt Bylaw No. 156, cited as "Mayne Island Local Trust Area Bylaw Enforcement Notification Bylaw No. 156, 2011".

CARRIED

13.2 Bylaw Enforcement Notice (BEN) Policy - Staff Report

MA-2016-020

It Was Moved and Seconded,

that the Mayne Island Local Trust Committee appoints the Bylaw Enforcement Assistant, the Bylaw Enforcement Coordinator and the Regional Planning Manager as Screening Officers pursuant to Mayne Island Local Trust Area Bylaw Enforcement Notification Bylaw No. 156, 2011.

CARRIED

MA-2016-021

It was Moved and Seconded,

that the Mayne Island Local Trust Committee adopt the Bylaw Enforcement Bylaw Screening Officers' Powers and Duties Policy attached to the staff report dated March 3, 2016; and that the Mayne Island Local Trust Committee stipulates that the attached Bylaw Violation Notice is the form of violation notice to be used pursuant to the Bylaw Enforcement Notice Bylaw No. 156, 2011.

CARRIED

13.3 Presentation by John Aitken

Trustee Crumblehulme introduced John Aitken to those present. He outlined John's request for project funding and spoke in favour of the request. John is planning a documentary about an island family who has dealt with the effects of Residential Schooling.

Discussion proceeded as to the need for a product to deliver: strengthening relations with First Nations; does a video benefit the LTC and the community; this is part of an ongoing process for the island which includes the Welcoming Figure, reading programme, etc.

John spoke to the importance of building bridges towards reconciliation by creating dialogue and healing opportunities. Also, the project could be relevant to other islands.

MA-2016-022

It Was Moved and Seconded,

that the Mayne Island Local Trust Committee requests the Executive Committee to release \$5,000.00 from the Trust Council fund "to support enduring relationships with First Nations"; for the purpose of creating a legacy project created and made by First Nations Mayne Island residents for reconciliation with regard to the consequences of residential schools.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for April 25, 2016, at the Agricultural Hall, Mayne Island

15. TOWN HALL

Millie Leathers questioned bylaw violation notices. Staff explained the process and that if there is a refusal to pay the fine the claim ultimately goes to Small Claims Court.

Paula Buchholz spoke to two issues:

1. Density: Ms. Buchholz stated that her remainder lot was permitted 9 dwellings and 9 guest cottages and that she was concerned regarding the item on the projects list to review covenants on remainder lots.

It was explained by staff and Trustees that this is a complex and time-consuming project and that it had been decided not to proceed with the review at this time. The information received from Ms. Buchholz would be considered when the review was activated. There are a number of other projects on the priority list and the LTC is unable to specify a time frame for this project.

Ms. Buchholz spoke to the need to resolve this issue and to concerns regarding marketability of the property.

Chair Grams re-affirmed that this project is not on the Top Priority List; this type of review is not under the jurisdiction of Trust Council; it is impossible to predict when the review will commence.

2. Response correspondence from the Planner regarding Horton Bay dock did not address Ms. Buchholz's concerns. It was stated that this is private property, that there is existing litigation and that permission had not been given to the Federal government for use of the dock. The question was raised as to rezoning of the dock from W4 to W3.

Planner Richardson confirmed that the dock is in W4 and that referenced correspondence had been thorough and complete.

Chair Grams spoke to the zoning process and that the LUB is the responsibility of the LTC. He clarified that W4 is titled Community Dock and that the zoning stipulates what can be done within the zone and that this has not changed. It was further stated that the LTC can create, modify and/or revise bylaws at any time; however there is a lengthy process that must be followed.

Ms. Buchholz requested a letter to stipulate responses to her concerns.

16. CLOSED MEETING (Distributed Under Separate Cover)

None.

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:35 pm.

George Grams, Chair

Certified Correct:

Pat Todd, Recorder