



ADOPTED

Mayne Island Local Trust Committee Minutes of Regular Meeting

Date: May 30, 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

Public There were fifteen (15) members of the public in attendance.

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: 8.1 Delegations - Campbell Bay Music Festival

3. TOWN HALL AND QUESTIONS

Mary Cooper questioned the process for approval of Short Term Vacation Rentals (STVR).

Staff reported that the draft bylaws have been referred to appropriate agencies/organizations and comments are being received. The Public Hearing will be held at the June LTC meeting. Draft bylaws were not sent to Advisory Planning Commission (APC) and no further discussion will be permitted after the Public Hearing.

Barbara Judd asked as to the process of the agenda and presentations.

Chair Grams referred to the staff report and stated there would be an opportunity for discussion and comments regarding the application.

4. COMMUNITY INFORMATION MEETING

none

5. PUBLIC HEARING

none

6. MINUTES

6.1 Local Trust Committee Minutes Dated April 25, 2016 (for Adoption)

By general consent the Local Trust Committee meeting minutes of April 25, 2016 were adopted.

6.2 Section 26 Resolutions-without-meeting Report

none

6.3 Advisory Planning Commission Minutes Dated May 9, 2016 (for Receipt)

Received for information.

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated May 2016

No comments.

8. DELEGATIONS

8.1 Campbell Bay Music Festival

Adam Iredale-Grey reviewed the history of the festival. He is open to comments and questions.

Trustee Dodds questioned the use of a Temporary Use Permit (TUP) to control the site. There were concerns last year due to the volume of people in the village and washrooms being overused.

Adam reported working with the Farmers Market and agreed that the festival brings many extra people to the island. He has contacted the Parks Commission regarding the situation. The use of port-a-potties is expensive. He is also looking into port-a-potties at Church.

Trustee Dodds would like to see contingency plans for 2017 and feels there should be a TUP. Adam should work with Planner Richardson.

Ian Dow reported on the community bus and questioned the closure of toilets at Lighthouse Park.

Trustee Dodds stated these toilets are operated through Parks Canada.

Trustee Crumblehulme spoke in support of the festival and the use of a TUP for 2017.

Adam clarified that not all the extra traffic is from the festival as Tour des Isles is on the same weekend and that this year there are also two weddings.

Trustee Dodds spoke to the importance of groups getting together to resolve summer increase of people and need for more resources.

Heather Dow reported that the port-a-potties at the Church are owned by the community, available to all groups however must be pumped out after use. Pump out after Fall Fair was arranged for free after the company was assured of other island customers. Agricultural Hall washrooms are only for vendors however may be able to open to public if monitored.

9. CORRESPONDENCE

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

none

10. APPLICATIONS AND REFERRALS

10.1 Salt Spring Island Local Trust Committee Bylaw No. 488 Referral

For response

10.2 Salt Spring Island Local Trust Committee Bylaw No. 489 Referral

For response

10.3 Salt Spring Island Local Trust Committee Bylaw No. 490 Referral

For response

10.4 Salt Spring Island Local Trust Committee Bylaw No. 493 Referral

For response

MA-2016-030

It was Moved and Seconded

that the Mayne Island Local Trust Committee interests are not affected by Salt Spring Island Local Trust Committee Bylaws No. 488, No.489, No. 490 and No. 493.

CARRIED

Chair Grams updated that Salt Spring Island is altering zoning to replace Industrial zone; and looking at the effect of business on neighbourhood vs. type of industry.

10.5 MA-TUP-2016.2 (Lane) - Staff Report

Planner Richardson reviewed the application which is for use of a single family dwelling as a STVR. There is a lack of lot delineation and a question of trespass onto adjoining properties. It is a private location and staff recommends approval.

Trustee Dodds raised the concern of absentee owners and that one neighbour has submitted written concerns.

Barbara Judd (concerned neighbour) spoke to how the STVR has impacted her property. No notification was ever received as to the intention to operate a commercial business on the lot. There have been a number of issues reported over the past years including frequent trespassing and noise. There is concern regarding damage to the water system. A landscape barrier has been erected, however trespass continues.

Trustee Crumblehulme stated concern as to absentee owner and questioned if this is a Home Occupation or a Commercial Enterprise.

The applicant spoke to the STVR application and is very aware of neighbour's issues/concerns. There are rentals for approximately 100 nights per year and to date the other adjoining neighbours have not reported any problems. The owners are willing to erect signage to minimize trespass. There are two island contacts available, motion activated surveillance and owners are spending more time on island.

Trustee Dodds stated that house is intended to be a residence and STVR has an impact on commercial accommodations. The suggestion is to fence the property line and explore if concerns can be mitigated.

Trustee Crumblehulme suggested a 1 year TUP to allow monitoring and Trustee Dodds felt 6 months was more appropriate as winter STVRs put a strain on existing commercial rentals.

Planner Richardson spoke to the expense of requiring fencing for 6 months operation.

Barbara Judd informed the LTC that the rental is broadly advertised and problems are on-going. She is open to contact from applicant.

Applicant is to consult with the Planner regarding partial fencing and give contact information to neighbours and the LTC will consider the application at the June meeting.

10.6 MA-RZ-2015.1 (CRD) - Staff Report

Planner Richardson reviewed the application and amendments made from previous concerns of Trustees.

Carl Bunnin (Southern Gulf Islands Harbour Commission) informed LTC there was no intention of having buildings on dock other than a rain shelter.

MA-2016-031

It was Moved and Seconded

that the Mayne Island Local Trust Committee amend bylaw 169 cited as "Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2016" by adding in a new section to the new Community Wharf Upland zone regarding parking.

CARRIED

MA-2016-032

It was Moved and Seconded

that the Mayne Island Local Trust Committee amend bylaw 168 cited as "Mayne Island Official Community Plan Bylaw No. 144, 2007, amendment No. 1, 2016" be read a second time.

CARRIED

MA-2016-033

It was Moved and Seconded

that the Mayne Island Local Trust Committee bylaw 169 cited as "Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2016" be read a second time as amended.

CARRIED

10.7 MA-RZ-2015.2 (Rosengren) - Staff Report & Draft Bylaw No. 170

Staff reviewed the application and has drafted a bylaw to meet applicant's requests.

Trustee Crumblehulme and Trustee Dodds spoke in support of application.

MA-2016-034

It was Moved and Seconded

that the Mayne Island Local Trust Committee give First Reading to draft Bylaw No., 170, cited as Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 2, 2016.

CARRIED

MA-2016-035

It was Moved and Seconded

that the Mayne Island Local Trust Committee direct staff to schedule a community information meeting and public hearing for draft Bylaw 170.

CARRIED

MA-2016-036

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. 170 is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

10.8 MA-TUP-2016.1 (Leathers) - Staff Report

Planner Richardson outlined the application and stated the APC had recommended support of the application.

Trustee Dodds spoke in support of the application being sent out as per the referral process.

MA-2016-037

It was Moved and Seconded

that the Mayne Island Local Trust Committee direct staff to proceed with the application and request staff to bring a draft permit to the June Local Trust Committee meeting for the Local Trust Committee's review.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Riparian Area Implementation - Staff Report

Discussed the importance of completing the process.

MA-2016-038

It was Moved and Seconded

that the Mayne Island Local Trust Committee approve the Project Charter for Riparian Area Regulations implementation outlined in the staff report dated May 24, 2016.

CARRIED

Ian Dow reviewed the work done by the community and expenses incurred to date. There is concern at having to get a fourth report.

Planner Richardson is well aware of the history of this issue however there is impetus to complete the project.

Chair Grams spoke to the Qualified Environmental Professional (QEP) utilized on Salt Spring Island.

11.2 Commercial Land Use Review - Staff Report

Planner Richardson outlined this project with the expectation that it will take approximately 1 year to complete.

MA-2016-039

It was Moved and Seconded

that the Mayne Island Local Trust Committee approve the attached project charter dated April 25, 2016 as drafted.

CARRIED

12. REPORTS

12.1 Work Program Reports (attached)

12.1.1 Top Priorities Report Dated May 2016

No changes

12.1.2 Projects List Report Dated May 2016

No changes

12.2 Applications Report Dated May 2016 (attached)

Completed today.

12.3 Trustee and Local Expense Report Dated March 2016

Received for information

12.4 Adopted Policies and Standing Resolutions (attached)

Received for information

12.5 Local Trust Committee Webpage

To be updated according to meeting proceedings.

12.6 Chair's Report

The probationary period of the CAO has proven successful and is almost completed. Executive Trust Council will meet on North Pender in 2 weeks. The San Juan officials have cancelled attendance. Trust Federation is sponsoring a Visioning Exercise. The introduction will be on N. Pender and the main event will be in September on Mayne. SSI has concluded bylaws' regarding industrial zones and issue of the Board Walk is being resolved after 20 years. A working group has been established to review water management; zoning, densities, how to build capacity, harvest/distribute. Preliminary report regarding incorporation is expected in July. Major concern is roads and liability of road improvements. If Ministry agrees to a referendum then there will be community formal debates.

12.7 Trustee Report

Trustee Dodds reported having attended an APC meeting to discuss STVR.

Trustee Crumblehulme attended Trust Programmes in Nanaimo. It was reported that applications have increased across islands. A Marine Response Workshop will be held in Sidney. Addressing: response time to spills, lack of island presence (located in Duncan), Tsartlip Celebration Gathering (5 from Mayne Island).

12.8 Trust Fund Board Report Dated May 2016

Received for information. There is currently a vacancy on Board.

13. NEW BUSINESS

none

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for June 27, 2016, at 1:00 pm at the Mayne Island Agricultural Hall

15. TOWN HALL

Mary Cooper spoke to the water management systems on the island and some of the issues with water boards. Some improvement districts have rewritten standards and will not provide water to STVRs. It is important that septic needs be looked at for STVRs.

Discussion occurred regarding STVRs and impact on water systems. The future is looking complicated. Island communities are outgrowing existing systems.

16. CLOSED MEETING

none

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:46 pm.

George Grams, Chair

Certified Correct:
Pat Todd, Recorder