



# ADOPTED

## Mayne Island Local Trust Committee Minutes of Regular Meeting

**Date:** November 7, 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

### 1. CALL TO ORDER

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

### 2. APPROVAL OF AGENDA

Add Items: 3.1 Road closure  
13.3 First Nations  
16 In Camera

The agenda was adopted as amended.

### 3. TOWN HALL AND QUESTIONS

A question regarding Salt Spring Island (SSI) incorporation was raised. Chair Grams will provide an update on this in his report later in the agenda.

There was a question regarding the Bylaw Amendment for the Mayne Island Resort. This item will be addressed at the Public Hearing Item 5.

**Paula Buchholz** asked who monitors bylaw infractions and the collection of fines.

Staff commented the bylaw complaint processes. The process is available on the Islands Trust website and complaints can be made online.

#### 3.1 Road Closure

Planner Richardson reviewed the request of a property owner to close an unused road which abuts property.

The owner described the geography of the site as being very steep.

Trustee Crumblehulme suggested that the LTC not provide comment until further responses are received, and that the owner, the Parks and Recreation Commission and Mayne Island Pathways and Trails get together to review the site and provide comment.

Trustee Dodds spoke in support of a review of site.

#### **4. COMMUNITY INFORMATION MEETING**

##### **4.1 Mayne Island Local Trust Committee Bylaw No. 170**

Planner Richardson spoke to the amendment which would allow for some tourist accommodation units to be used as residential/employee. The proposed bylaw also adds some retail space. There has been one response received supporting the application.

A member of the public questioned housing staff/families and what would happen should person's employment be terminated.

Staff detailed that this would be part of the rental agreement and that the Residential Tenancy Act would be applicable.

There was a question as to the increase of retail space bringing more boats to the location and thus increasing contamination/possibility of oil spills.

Trustee Dodds clarified that the TUP for the dock only allows for three boats and that retail traffic is more likely to be local residents.

**Chris Rhoerig** asked if there is a difference between residential and employee housing.

Staff stated that they are both residential use.

#### **5. PUBLIC HEARING**

##### **5.1 Recess for Public Hearing**

###### **5.1.1 Mayne Island Local Trust Committee Bylaw No. 170**

Chair Grams closed the regular meeting at 1:26 pm. for the purposes of the Public Hearing. See separate Public Hearing (PH) record dated November 7, 2016.

##### **5.2 Recall to Order**

Chair Grams recalled the regular business meeting at 1:31 pm.

**6. MINUTES**

**6.1 Local Trust Committee Minutes Dated September 12, 2016 (for Adoption)**

The following amendments to the minutes were presented for consideration:

Page 5 second paragraph Trustee Report: delete last sentence "On September...".

**By general consent** the minutes were adopted as amended.

**6.2 Section 26 Resolutions-without-meeting Report Dated October 2016**

Received for information

**6.3 Advisory Planning Commission Draft Minutes Dated September 12, 2016 & Adopted Minutes Dated May 9, 2016 (for Receipt)**

Received for information

**7. BUSINESS ARISING FROM THE MINUTES**

**7.1 Follow-up Action List Dated October 2016**

The LTC expressed appreciation to staff for the completion of items.

**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-2015.2 (Rosengren) - Mayne Island Resort)- Staff Memo - Bylaw 170**

Planner Richardson stated that now the Public Hearing for proposed bylaw 170 has closed the proposed bylaw could be considered for 2<sup>nd</sup> and 3<sup>rd</sup> reading and could be forwarded to the Islands Trust Executive Committee for consideration.

**MA-2016-062**

**It was MOVED and SECONDED**

that the Mayne Island Local Trust Committee proposed Bylaw No. 170, cited as "Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 2, 2016" be read a Second time.

**CARRIED**

**MA-2016-063**

**It was MOVED and SECONDED**

that the Mayne Island Local Trust Committee proposed Bylaw No. 170, cited as "Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 2, 2016" be read a Third time.

**CARRIED**

**MA-2016-064**

**It was MOVED and SECONDED**

that the Mayne Island Local Trust Committee proposed Bylaw No. 170, cited as "Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 2, 2016" be forwarded to the Secretary of the Islands Trust for Executive Committee approval.

**CARRIED**

Trustee Dodds spoke to the need to be more flexible with zoning.

**10.2 MA-TUP-2016.2 (Lane) - Staff Report**

Planner Richardson reported speaking with the applicants and has informed them of the APC recommendation not to approve this TUP application.

Trustee Dodds spoke to the discussion at the APC meeting and accepts the recommendation not to proceed with application.

Trustee Crumblehulme is in agreement and feels current operation is more of a commercial use.

**MA-2016-065**

**It was MOVED and SECONDED**

that the MA-TUP-2016.2 (Lane) application not be approved.

**CARRIED**

**11. LOCAL TRUST COMMITTEE PROJECTS**

none

**12. REPORTS**

**12.1 Work Program Reports (attached)**

12.1.1 Top Priorities Report Dated October 2016

Received for information

12.1.2 Projects List Report Dated October 2016

Received for information

## **12.2 Applications Report Dated October 2016 (attached)**

Staff informed the LTC that there is one new application coming forward, likely in January.

## **12.3 Trustee and Local Expense Report Dated September 2016 (attached)**

Received for information

## **12.4 Adopted Policies and Standing Resolutions (attached)**

### **12.4.1 New Policy - Purchasing Procedure (attached)**

Planner Richardson reviewed the procedure and has added the standing resolution regarding advertising in the MayneLiner.

#### **MA-2016-066**

#### **It was **MOVED** and **SECONDED****

that the Mayne Island Local Trust Committee direct staff to remove Resolution MA-LTC-70-07.

**CARRIED**

## **12.5 Local Trust Committee Webpage**

Will be updated at conclusion of meeting.

## **12.6 Chair's Report**

Chair Grams reported having met with the Ministry of Transportation recently and informed them of the deficiencies on Mayne Island however there was no indication of action. The Trust Council has been advocating for these issues as well. There was also a meeting with the Agricultural Land Commission to discuss the uniqueness of agricultural land within the Trust areas. To date a disproportionate number of applications to the ALC by from the islands have been refused. The study regarding SSI incorporation is almost complete and plans are for 3 Open Houses to explain the Executive Summary. The final decision will rest with the residents. If SSI incorporates it will still be part of Islands Trust.

## **12.7 Trustee Report**

Trustee Dodds spoke to the information session sponsored by the Conservancy regarding Oil Spill Concerns. There was a presentation of the San Juan Islands response programme and Western Canada Marine Response Corporation was represented. Options are being explored for a local response team. This was a very informative and interesting educational opportunity.

Trustee Crumblehulme also attended the session and agreed with Trustee Dodds comments. There will be a meeting with Fiona MacRaid, Senior Intergovernmental Policy Advisor. In speaking with her Trustee Crumblehulme learned that Mayne Island in Salish is S'Ktak. The Community Economic Sustainability Commission (CESC) met last week and there was a motion for CRD to extend an invitation to First Nations to join the Commission. Efforts are underway to co-ordinate island educational resources – EcoTourism. The Food and Agriculture Strategy report is now available. An application has been submitted to Provincial Food Initiative. There will be a meeting the end of November regarding interisland transport.

#### **12.8 Trust Fund Board Report Dated September 2016 (attached)**

Received for information

### **13. NEW BUSINESS**

#### **13.1 Cotton Park – Update**

Staff provided an update on Cotton Park.

#### **13.2 Japanese Historic Places**

Trustee Crumblehulme informed the LTC that he was in receipt of a letter asking for communities to identify Japanese Historic Sites. Mayne Island has significant history regarding Japanese settlers. Trustee Crumblehulme and Trustee Dodds will submit a letter outlining Mayne Island sites.

#### **13.3 Fiona MacRaid - Senior Intergovernmental Policy Advisor**

Trustee Crumblehulme reported having spoken with Fiona MacRaid, who has been hired by Islands Trust to advise on First Nations interests. He suggested inviting her to the island for an introduction/presentation.

It was recommended that this be a Top Priority with the request being directed through the Planning Manager.

To date there have been no issues requiring a dialogue with First Nations on Mayne Island however it would be beneficial to have a plan in place for the future.

Planner Richardson will speak with the Planning Manager.

### **14. UPCOMING MEETINGS**

#### **14.1 Next Regular Meeting Scheduled for November 28, 2016, at 1:00 pm, at the Agricultural Hall, Mayne Island**

#### 14.2 Proposed 2017 Annual LTC Meeting Schedule - Staff Memo

The proposed 2017 schedule was reviewed. Meeting scheduled for May 23, 2017 is not convenient for Trustee Dodds.

**MA-2016-067**

**It was MOVED AND SECONDED**

that the proposed 2017 Annual Local Trust Committee Meeting Schedule be adopted as presented.

**CARRIED**

#### 15. TOWN HALL

**Ian Dow** reported meeting with Gary Holman, MLA, regarding fallow deer issue and the condition of Miners Bay Dock. There was provincial intervention in another area to eradicate fallow deer and the question is why not on Mayne Island. Mr. Holman will pursue this issue. The avenue of a class action suit against the government is still being explored.

**Dave Maude** raised concerns regarding the abandoned fuel lines at Miners Bay Dock and the possibility of leakage. Shoreline communities are increasing becoming more concerned as to oil spills and if designing a marine response Mayne Island would be an ideal location for a response vessel.

This issue is an ongoing project for Trust Council.

It was suggested that a letter be sent to the CRD Harbours Commission and the Ministry of the Environment to express concerns regarding pipe lines.

**MA-2016-068**

**It was MOVED AND SECONDED**

that staff be directed to write to Ted Robbins, Capital Regional District Harbours Commission, expressing concern regarding condition of oil pipelines existent on Miners Bay Dock with a copies to David Howe and Ministry of the Environment.

**CARRIED**

**Paula Buchholz** stated she had not received a response to letter submitted to the Islands Trust in July or October. addressing concerns.

Requested was noted and staff will review.

#### 16. CLOSED MEETING

##### 16.1 In Camera

The meeting was closed at 2:34 pm.

**MA-2016-069**

**It was MOVED AND SECONDED**

that the meeting be closed to the public in accordance with Community Charter Part IV Division 3s)90(1)9F) for the purpose of considering legal advice

AND that the recorder and staff attend the meeting.

**CARRIED**

The regular meeting was reopened at 2:47 pm.

There was nothing to rise and report.

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:52 pm.

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George Grams, Chair

Certified Correct:

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Pat Todd, Recorder