

ADOPTED



Mayne Island Local Trust Committee Minutes of Regular Meeting

Date: April 24, 2017
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island, BC

Members Present ___ George Grams, Chair
 ___ Jeanine Dodds, Local Trustee
 ___ Brian Crumblehulme, Local Trustee: absent with regrets

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

Agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

None

4. COMMUNITY INFORMATION MEETING

None

5. PUBLIC HEARING

None

6. MINUTES

6.1 Local Trust Committee Minutes Dated March 27, 2017 (for Adoption)

By general consent the Local Trust Committee meeting minutes of March 27, 2017 were adopted.

6.2 Section 26 Resolutions-without-Meeting Report

None

6.3 Advisory Planning Commission Minutes Dated September 12, 2016 & March 13, 2017 (for Receipt)

Received for information.

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated April 2017

Planner provided update.

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-DVP-2017.1 (Adams/Campbell) - Staff Report

Planner Richardson reviewed the application and staff report. The request is to vary the square footage of a secondary suite from permitted 629 sq. ft. to 929 sq. ft. To date, one neighbour has responded against application.

Trustee Dodds, while in support of location and rental provision, raised concerns as to precedent of enlarging secondary space and recommended that application be referred to APC.

MA-2017-014

It was Moved and Seconded

That MA-DVP-2017.1 (Adams/Campbell, 526 Minty Drive) be referred to the Advisory Planning Commission for consideration.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

None

12. REPORTS

12.1 Work Program Reports (attached)

12.1.1 Top Priorities Report Dated April 2017

Received for information.

12.1.2 Projects List Report Dated April 2017

Received for information.

12.2 Applications Report Dated April 2017(attached)

Staff reviewed the applications: MA-DVP-2017.1 for variance as discussed above; MA-DVP-2017.2 for variance as house is 2 in. too close to property line and MA-TUP-2917.1 for Campbell Bay Music Festival.

The music festival will have occurred before the consideration of issuance of a TUP. Advertising will occur in June and July. TUP issuance will take into consideration impact on island community/amenities.

12.3 Trustee and Local Expense Report Dated February 2017 (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, together with Executive Committee, met with Malahat Nation representatives regarding the proposed LNG plant, as Trust Council has been asked to respond to proposal. There is no unanimous support of the project. Trust Council will await the Malahat Nation response. There was a meeting at Nanoose Bay as well. Ministry is funding debates on SSI referendum and the first one is scheduled for August 30, 2017 with George Abbott to moderate. On April 25 Chair Grams stated he will be bringing 4 travel writers to the island as part of the Experience the Gulf Islands. These writers have an expansive readership and articles could significantly impact tourism.

12.7 Trustee Report

Trustee Dodds reported on attending activities of Active Pass Festival that was held over the past weekend. This is the 3rd year for the Festival and Saturna participated for the first time. Trustee Dodds informed the LTC that the Agricultural Society has received a \$25,000 grant from Canada 150. Funds will be used to scan glass plate photographs of John Aitken (islander, circa 1880) to preserve these historical items. Photos will be archived at the Museum.

12.8 Trust Fund Board Report - April 2017

Received for information.

13. NEW BUSINESS

13.1 Bylaw Enforcement Policy (unlawful dwelling) - Staff Report

Bylaw Enforcement Manager Miles Drew reviewed the staff report. To date this has not been an issue for Mayne Island. Complaints must be in writing from either an individual or a permitting agency, e.g. CRD. Unlawful housing could impact on safety and density.

Trustee Dodds acknowledges the rental shortage on the island and would like to be proactive in the development of a policy to establish specific criteria for complaints. It was then suggested the item be deferred until Trustee Crumblehulme is in attendance.

Staff clarified that a sleeping cabin is an accessory building and that there have been occasions when CRD and Bylaw Enforcement have had conflicts.

Planner Richardson will put this item on agenda for May LTC.

Bylaw Manager Drew spoke to the recommendation of the APC regarding STVRs.

MA-2017-015

It was Moved and Seconded

That the Mayne Island Local Trust Committee refer the recommendation of the Mayne Island Advisory Planning Commission to Bylaw Enforcement.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for May 15, 2017, at the Agricultural Hall, Mayne Island

15. TOWN HALL

Chris Roehrig spoke to the APC consideration of STVRs. It was difficult for members to review the issue when unaware of the number of unlawful STVR units.

Staff stated that it is difficult to enforce policies as some operators remove advertising when notified by Bylaw Enforcement; however, some sites have been “grabbed” by other sites and operators have no control of the secondary site. Enforcement on Mayne Island has been fairly effective and the use of a TUP is a good option as it details a standard of operation.

Paula Buccholz queried the IT advertising/notification policies for owners who live off-island. Staff reported responding to her concerns.

It was restated by staff and the Chair that Islands Trust advertising policies are specified in the Local Government Act. The most efficient way to stay up to date regarding IT is to receive the IT email notifications.

It was noted that, while staff is trying to work with Ministry of Transportation regarding RAR and Montrose drainage issue, it is unlikely anything will happen until after Election in May.

16. CLOSED MEETING

None

17. ADJOURNMENT

By general consent the meeting was adjourned at 1:50 pm.

George Grams, Chair

Certified Correct:

Pat Todd, Recorder