



# ADOPTED

## Mayne Island Local Trust Committee Minutes of Regular Meeting

**Date:** May 15, 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

**Staff Present** Gary Richardson, Island Planner  
Fiona MacRaid, Senior Intergovernmental Advisor  
Pat Todd, Recorder

**Public** There were approximately twelve (12) members of the public present.

### 1. CALL TO ORDER

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

### 2. APPROVAL OF AGENDA

**By general consent**, the agenda was approved as presented.

### 3. TOWN HALL AND QUESTIONS

**Dave Maude** asked as to any response from Harbours Commission regarding correspondence on leaking fuel pipes at Miners Bay Dock.

### 4. COMMUNITY INFORMATION MEETING

None

### 5. PUBLIC HEARING

None

### 6. MINUTES

#### 6.1 Local Trust Committee Minutes Dated April 24, 2017

**By general consent**, the Mayne Island Local Trust Committee meeting minutes of April 24, 2017 were adopted.

**6.2 Section 26 Resolutions-without-meeting Report**

None

**6.3 Advisory Planning Commission Minutes**

None

**7. BUSINESS ARISING FROM THE MINUTES**

**7.1 Follow-up Action List Dated May 2017**

Planner Richardson informed the LTC that draft bylaws for Riparian Area Regulations would be presented at the next meeting. Staff report by Miles Drew regarding unlawful dwellings will also be available at the next 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 North Pender Island Local Trust Committee Bylaw No. 213 Referral**

**MA-2017-016**

**It was MOVED and SECONDED,**

that Mayne Island Local Trust Committee interests are unaffected by North Pender Island Local Trust Committee Bylaw No. 213.

**CARRIED**

**10.2 MA-DVP-2017.1 (Adams) - Staff Report**

Planner Richardson reviewed the application for a variance to square footage of a secondary suite. The application was referred to the Advisory Planning Commission.

Chair Grams opened the discussion to the public.

**Glen Payan**, Minty Drive resident, spoke on concerns regarding the application and the potential to expand the number of bedrooms, residents and parking/traffic. There is also concern that allowing added square footage sets a precedent.

Jon Collier, agent for applicant, informed the LTC that there are currently nine parking spaces and that, if the building was rented as a single residence, it could accommodate more individuals.

Trustee Crumblehulme spoke to the discussion at the APC meeting of May 8, 2017, where the recommendation was to approve the application. He questioned staff as to parking and water.

Staff reported there is a cistern in place and three driveways. Conditions cannot be attached to the variance.

Trustee Dodds asked if the variance could be restricted to preclude increasing bedrooms with the increased square footage.

Staff stated that this cannot be stipulated. Measurements are from exterior walls, therefore living space is actually less. The inside of a structure can be modified at any time.

**MA-2017-017**

**It was MOVED and SECONDED,**

that the Mayne Island Local Trust Committee approve issuance of Development Variance Permit MA-DVP-2017.1 (Adams).

**CARRIED**

Chris Roehrig, member of the APC, spoke regarding concerns of neighbours.

The applicant stated that two tenants had vacated the property, so hopefully new residents will be more considerate of neighbours.

Trustee Dodds reiterated that the LTC has no jurisdiction over residents; however, she supported the owner in encouraging tenants to be "good neighbours".

## **11. LOCAL TRUST COMMITTEE PROJECTS**

### **11.1 Covenant Removal Request (Arbutus Bay Estates) - Staff Report**

Staff reviewed the report, which details covenants that have been attached to lots when severed from original parcel. There is a large remainder lot and no further subdivision is allowed. Removal of covenants from smaller lots has no impact on the remainder parcel.

**MA-2017-018**

**It was MOVED and SECONDED,**

that the Mayne Island Local Trust Committee request staff to proceed with facilitating the discharge of Covenants ES35984 and FA23235 from the title of Lot 1, Plan VIP83602, Mayne Island Cowichan District, and the Chair be designated as the signing authority from the discharge documents.

**CARRIED**

**MA-2017-019**

**It was MOVED and SECONDED,**

that the Mayne Island Local Trust Committee request staff to proceed with facilitating the discharge of Covenants ES35954 and EW162748 from the title of Lot A, Section 2, Plan VIP80525, Mayne Island, Cowichan District, and that the Chair be designated as the signing authority for the discharge documents.

**CARRIED**

**12. REPORTS**

**12.1 Work Program Reports**

12.1.1 Top Priorities Report Dated May 2017

Staff reported that the RAR report will be on next agenda, and a new Island Planner has been hired and will assist with the Commercial review.

12.1.2 Projects List Report Dated May 2017

**12.2 Applications Report Dated May 2017**

Received for information.

**12.3 Trustee and Local Expense Report Dated March 2017**

Received for information.

**12.4 Adopted Policies and Standing Resolutions**

Received for information.

**12.5 Local Trust Committee Webpage**

Following this meeting, the Mayne Island LTC webpage will be updated as directed.

## 12.6 Chair's Report

Chair Grams reported that Senior Staff and Executive met in Nanaimo to discuss some formative issues affecting Islands Trust. The meeting was co-chaired by Islands Trust Corporate Administrative Officer (CAO), Russ Hotsenpiller, and by Islands Trust Chair, Peter Luckham. Under discussion were potential changes to the *Islands Trust Act* and how local trust committee projects are resourced and delivered. The meeting was constructive. CAO Hotsenpiller agreed to revert to Executive with staff's thoughts on structural changes to staffing that might improve project delivery, and with staff's views on the ideas raised by Executive with regard to the *Islands Trust Act*.

## 12.7 Trustee Reports

Trustee Dodds updated the LTC regarding the Fallow Deer Working Group Committee. Members include various ministries, the Capital Regional District (CRD) and islanders. CRD is drafting a plan for eradication and work is underway to apply for funding such a project. The Conservation Officer is enthusiastic and concern is increasing as problem is spreading to other areas. There are plans for a concerted hunt in October. IT staff attended meeting with a focus on environmental damage. There will be collaboration with First Nations.

Trustee Crumblehulme informed those present that there will be a well water workshop, supported by Islands Trust Council, on various islands; Mayne Island's workshop is on June 2. The SGIESC is on track with a report due in June as to ways to procure capital funding. Public buildings are being reviewed on the island as appropriate sites for solar panels. An application for funding would be made to CRD. The CRD is hosting a Housing Forum in beginning of June, and there is a small group exploring housing options on Mayne. The CRD has requested to meet with representatives of First Nations Tsartlip Band, date to be determined.

## 12.8 Trust Fund Board Report

None

## 13. NEW BUSINESS

### 13.1 First Nations Presentation by Fiona MacRaidl - Staff Report

Senior Intergovernmental Advisor (SIA) MacRaidl reviewed the staff report.

Discussion points:

- First Nations top priorities are land justice and development of economic opportunities.
- There is a suggestion for a unique "super soft" approach.
- Guest speakers could facilitate the understanding and importance of indigenous names/titles.
- Individuals identified would come to the island to speak to local place

names.

- Currently First Nations collaboration is not identified as a Top Priority.

Trustee Crumblehulme spoke to this being a long-term initiative that needs to begin.

Trustee Dodds agreed with this and apologized that the history of First Nations was not included in Official Community Plan.

Planner Richardson stated that to add an item to Top Priorities would necessitate the removal of an item.

Discussion followed as to Project List, hosting a public event and Top Priorities.

**John Aitken** supported a slow, respectful approach and emphasized the importance of history to current issues. For reconciliation, there is a need to establish trust and a secure foundation.

**MA-2017-020**

**It was MOVED and SECONDED,**

that the Mayne Island Local Trust Committee host a public event, inviting Tsartlip elder, John Elliot, his niece, Menetiye Elliot and nephew Phillip Kevin Paul (and/or other elders and knowledge-keepers that they may recommend) to share the story of the SENCOTEN language revival in the Tsartlip First Nations and sharing why indigenous place names on Mayne Island are so important to Tsartlip members.

**CARRIED**

There was further discussion as to when to have the event and format.

SIA MacRaild told of the success of a shared meal on Saturna Island; Denman/Hornby to bring associations together, SIA MacRaild will present history as participants talk through concerns and fears. There may be funding assistance through the Victoria office.

Planner Richardson and SIA MacRaild will work on this item with a target of October.

Chair Grams expressed appreciation to staff.

### **13.2 Freedom Cell Tower Proposal**

Staff spoke to the report. This is for a replacement tower on Mount Parke and the proponent has advised in a letter dated May 12, 2017 that the proposal is excluded from community consultation as it is the replacement of an existing tower. There were three representatives for this project in the audience.

Chair Grams suggested an article in the Mayneliner magazine to inform the community of what is happening on the site.

This recommendation will be taken back to SBA Communications.

**14. UPCOMING MEETINGS**

**14.1 Next Regular Meeting Scheduled for June 26, 2017, at the Agricultural Hall, Mayne Island**

**15. TOWN HALL**

**Chris Roehrig** questioned not having ordinances similar to those in municipalities on the island.

**Glenda Johnson** expressed appreciation for staff efforts on behalf of the water issues on her property. Staff have contacted the Ministry of Transportation and Infrastructure; however, there is no new information at this time. Islands Trust has no jurisdiction over the situation, but has lobbied for a resolution of the situation.

Chair Grams recommended contacting the local Member of the Legislative Assembly (MLA) as this is a Provincial issue.

**16. CLOSED MEETING**

None

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:54 pm.

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George Grams, Chair

Certified Correct:

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Pat Todd, Recorder