

ADOPTED



Mayne Island Local Trust Committee Minutes of Regular Meeting

Date: June 26, 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
Miles Drew, Bylaw Enforcement Manager
Pat Todd, Recorder

Public: There were approximately thirty-six (36) 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

Addition: Item 13.4 - BC Ferries

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

None

4. COMMUNITY INFORMATION MEETING

4.1 Temporary Use Permit for Campbell Bay Music Festival

Planner Richardson reviewed the staff report regarding the TUP application for this special event and informed the LTC that the application had been forwarded to appropriate agencies.

Chair Grams opened the discussion to the public.

Discussion points:

- No complaints to date.
- Quiet time (11 p.m. to 8 a.m.) could be further defined. Atmosphere after closure of main stage very enjoyable and noise level not intrusive.

- Event is extremely well organized and runs smoothly – Vancouver Island Health Authority (VIHA) and Liquor Board may have conditions to be met.
- TUP conditions may become too onerous for operation of festival and quiet time questioned if no complaints.
- Value of festival to island economy.
- Number of events strain community facilities (toilets) why target festival – this is a community issue.
- Concern with use of Port-a-Potties and removal of effluent.
- Facilities are a VIHA issue, not Islands Trust.
- TUP to address operation of a commercial event on private property which is not zoned for this type of activity.
- Festival is a registered non-profit society.

Staff spoke to the flexibility of quiet time, benefits of event to community and that VIHA oversees health and safety issues. Trustees can give direction for TUP conditions.

5. PUBLIC HEARING

None

6. MINUTES

6.1 Local Trust Committee Minutes Dated May 15, 2017 (for Adoption)

The following amendments to the minutes were presented for consideration:

Item 1. Call to Order – remove “tradition” in second line.

By general consent the minutes were adopted as amended.

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 June 2017

Chair Grams and the Trustees expressed appreciation to staff for completion of tasks.

8. DELEGATIONS

None

9. CORRESPONDENCE

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

9.1 P. Buchholz May 31, 2017 Letter re Reversal Zoning of Foreshore Property (attached)

Planner Richardson detailed that this issue has been discussed a number of times and there has been a written response to P. Buchholz. Due process and diligence were adhered to and all legal statutory requirements implemented. The rezoning was lawful and there is no need to revisit.

Trustee Dodds reviewed the steps taken over a number of years to review the Land Use Bylaw (LUB) - that change was to terminology. P. Buchholz has been sent correspondence detailing the LTC response to this issue and there is no need for further discussion.

MA-2017-021

It was Moved and Seconded,

That the Mayne Island Local Trust Committee no longer have this issue on the Local Trust Committee agenda as verbal and written responses have clarified that the Local Trust Committee decision was a lawful land use decision.

CARRIED

P. Buchholz attempted to speak to the situation a number of times.

Chair Grams explained the decision of the LTC and informed P. Buchholz that if any further attempts were made to discuss issue the LTC meeting would be recess.

At 1:42 pm. Chair Grams called a recess.

The meeting reconvened at 1:45 p.m.

10. APPLICATIONS AND REFERRALS

10.1 Salt Spring Island Local Trust Committee Bylaws 487 & 496 Referral

MA-2017-022

It was Moved and Seconded,

That the Mayne Island Local Trust Committee interests are unaffected by Salt Spring Island Local Trust Committee Bylaws 487 and 496.

CARRIED

10.2 MA-TUP-2017.1 (Iredale-Gray) - Staff Report

Staff reviewed the application which is for a special event (which had occurred on TUP weekend) and TUP is being prepared for 2018.

There was discussion regarding the quiet time – noise bylaw is under Capital Regional District (CRD). It was suggested that phrase “noise heard at lot line” could be included. If quiet time is not included within TUP, the CRD Bylaw is still in force.

Staff will discuss the toilet facilities issue with the Vancouver Island Health Authority (VIHA).

The Applicant spoke to the labour involved with pit privies, cost of port-a-potties, questioned and use of composting toilets. The Applicant is very receptive to ideas and working with community to address these situations.

The LTC was informed that the event has maximized use of all camping sites, that there were approximately 600 people in attendance this year and organizers are keen to work with community to enhance accommodations. Attendees are encouraged to walk/bike to minimize vehicles.

Staff were directed to meet with VIHA and requested to draft an amended bylaw that addresses the issues brought forth at the CIM.

10.3 MA-DVP-2017.2 (Watson) - Staff Report

No comments have been received regarding this development variance permit.

MA-2017-023

It was Moved and Seconded,

That the Mayne Island Local Trust Committee approve issuance of Development Variance Permit MA-DVP-2017.2 (Watson)

CARRIED

10.4 MA-TUP-2017.2 (Mayne Island Resort) - Staff Report

MA-2017-024

It was Moved and Seconded,

That the Mayne Island Local Trust Committee renew Temporary Use Permit MA-TUP-2017.2 for a period of three years.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Riparian Area Regulations (RAR) - Staff Report & Draft Bylaw 171

Planner Richardson spoke to the staff report and draft bylaw which is based on the Madrone Report.

MA-2017-025

It was Moved and Seconded,

That the Mayne Island Local Trust Committee request staff arrange a Community Information Meeting for July 24, 2017 to obtain community input on draft Bylaw 171.

CARRIED

12. REPORTS

12.1 Work Program Reports (attached)

12.1.1 Top Priorities Report Dated June 2017

RAR is progressing and there will be a discussion paper available for the July LTC meeting regarding Commercial Land Use.

12.1.2 Projects List Report Dated June 2017

No discussion required.

12.2 Applications Report Dated June 2017 (attached)

Staff have received a request to rezone the lot on Dalton Drive which once housed the RE/MAX office. It is zoned Commercial however only can be used for offices.

While Trustees supported expanding uses it was felt a community information meeting be held for additional input.

Staff will prepare an initial report for the July LTC meeting and plan for a CIM in September.

12.3 Trustee and Local Expense Report Dated April 2017 (attached)

Trustee Crumblehulme questioned allocation of Madrone report cost.

Staff will follow-up.

12.4 Adopted Policies and Standing Resolutions (attached)

Received for information.

12.5 Local Trust Committee Webpage

Will be updated upon completion of meeting.

12.6 Chair's Report

Chair Grams reported on the Staff Satisfaction survey. Results were very supportive with 88% of staff reporting positively which is important for staff retention. Two important exercises are underway; review of the *Islands Trust Act*

and review of the Islands Trust Policy Statement. There was an encouraging meeting with Member of the Legislative Assembly (MLA) Adam Olsen, Trustees and the CRD regarding the incorporation of Salt Spring Island (SSI) and an agreement to meet quarterly. Referendum debates for SSI are scheduled for August 30 and 31 with the referendum to be held September 9, 2017.

12.7 Trustee Report

Trustee Crumblehulme reported on attending the CRD workshop on affordable housing. Canada Mortgage and Housing Corporation (CMHC) have a large budget and a strategic plan will be announced later this year. Housing Assessment is being completed with the CRD. The Well Water Workshop was well attended with good feedback. At Trust Council there were 38 applications for Community Stewardship Awards; no Mayne Island recipients. It was noted that Trustees are responsible to constituents, Trust area and BC citizens in general.

12.8 Trust Fund Board Report

None

13. NEW BUSINESS

13.1 2016-2017 Annual Report - Approval of Mayne Island LTC Section - RFD Attached

MA-2017-026

It was Moved and Seconded,

That the Mayne Island Local Trust Committee approves the attached text for inclusion in the 2016-2017 Annual Report for approval (as amended) by Trust Council and submission to the Minister of Community, Sport and Cultural Development.

CARRIED

13.2 Bylaw Enforcement Policy, Unlawful Dwelling - Staff Report

Bylaw Enforcement Manager (BEM) Drew spoke to the staff report and draft enforcement bylaw. To date, there had been little need for enforcement with only a few unlawful dwelling files. Trustees were reminded that while travel trailers are permitted as dwellings on the island, they do not meet codes for a dwelling. Bylaw would only be enforced by complaint of an immediate neighbour.

Trustee Dodds would like to see bylaw in place as a proactive measure.

MA-2017-027

It was Moved and Seconded,

That the Mayne Island Local Trust Committee adopt the Enforcement on Unlawful Dwellings Policy as presented at the June 26, 2017 Local Trust Committee business meeting.

CARRIED

13.3 Short Term Vacation Rentals (STVR) Enforcement Policy - Staff Report

BEM Drew spoke to the STVR enforcement policy and reviewed the recommendation of the Advisory Planning Commission. The policy has worked well to date.

MA-2017-028

It was Moved and Seconded,

That the Mayne Island Local Trust Committee adopt the Unlawful Short Term Vacation Rental Bylaw Enforcement Policy as presented at the June 26, 2017 Local Trust Committee business meeting.

CARRIED

13.4 BC Ferries

Trustee Crumblehulme raised concerns regarding the past weekend fiasco with BC Ferries, and while ferry operations is not typically a Local Trust Council issue, the chaos affected a large portion of the Trust area. Vehicles were parked well up Village Bay Road, no one was directing traffic and if there had been an emergency response vehicle it would not have gotten through.

Trustee Dodds agreed with concerns and suggested getting more information from the Ferry Advisory Committee and ferry staff. This could be an item at the next business meeting.

Dave Maude, member of Ferry Advisory Committee related that BC Ferries was aware of island events and sailings/terminal operations were very disorganized especially with the Queen of Nanaimo being unavailable.

Glenda Johnson, former ferry employee, stated that vehicles were moved off to the road shoulder in past years.

An organizer of the music festival, which BC Ferries was a sponsor of, reported staff being on hold with BC Ferries for 3 hours and that when speaking with BC Ferries the staff was unaware of Nanaimo breakdown.

Chair Grams supported considering BC Ferries as a coastal issue, not just a local concern. The LTC could forward a resolution to Trust Council and Executive.

Information will be brought forward to the July LTC meeting and a response to BC Ferries drafted.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for July 24, 2017, at the Agricultural Hall, Mayne Island

15. TOWN HALL

None

16. CLOSED MEETING

None

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:48 pm.

George Grams, Chair

Certified Correct:

Pat Todd, Recorder