



ADOPTED

Mayne Island Local Trust Committee Minutes of Regular Meeting

Date: October 30, 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
Robert Kojima, Regional Planning Manager
Jennifer Eliason, Trust Fund Board Manager
Pat Todd, Recorder

Public Present: There were approximately thirty six (36) members of the public in attendance.

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

Change 13.1 from Garbage Service to CRD Affordable Housing

Add 3.1 Garbage Service (moved from 13.1)

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

3.1 Garbage Service

Planner Richardson outlined the current status of garbage service which is being provided by an individual. The Waste Transfer Station (WTS) is now closed and the site is for sale. The individual's property who is now operating the garbage service is not zoned as a WTS.

Trustee Crumblehulme spoke to the responsibility of the Mayne Island Improvement District (MIID) to manage garbage services.

Trustee Dodds stated that garbage services have historically been operated by individuals with disposal being at Hartland Landfill.

Dave Maude, current service provider, reviewed discussions with Bylaw Enforcement and questioned the interpretation of a WTS. The definition of waste materials on a vehicle equating to a WTS could be applied to a number of island properties. There is no interest in applying for a Temporary Use Permit (TUP) only approval to park the truck for one night prior to taking garbage off island.

Regional Planning Manager (RPM) Kojima spoke to bylaw enforcement on the storage of waste materials on a residential property. Bins located at business sites are considered part of a commercial operation. LTC would be responsible to zone land for WTS.

Debra Bell cited the need for a long term solution and suggested that the MIID buy the property currently zoned as WTS and lease back to an operator. It was questioned as to how to ensure garbage leaves island day after collection.

Lee-Ann McKintuck spoke to the current service being consistent and well managed and questioned Islands Trust purchasing the property.

RPM Kojima clarified that the LTC cannot buy or lease land however the Capital Regional District (CRD) can do so.

Deb Foote questioned setting a precedent if exemption made for one type of business and supported proper zoning for a WTS.

Annette Witteman spoke favourably of the current service and support of a variance so service can continue. There should be no smell to garbage as green waste is not allowed and maybe increased education as to what can and cannot be included in garbage would help. The significant costs of a TUP application - with no guarantee of approval - is a factor for consideration.

Chris Roehrig asked if a bylaw could be designed to meet the current operation structure.

RPM Kojima stated that bylaw could be amended.

Trustee Crumblehulme informed the Local Trust Committee (LTC) that there is an Ad Hoc Committee looking at options.

Dave Maude reviewed discussions with the owner of WTS property and costs to purchase or lease are significant which would then be reflected in the cost of service. It is not feasible to collect and remove garbage on same day and many contractors have waste materials on their trucks at home prior to taking off island.

Chair Grams asked if Trustees had any instructions for the operator.

Trustee Dodds spoke of acquiring a staff report detailing how to manage all forms of waste.

Trustee Crumblehulme supported a report of legal options and queried the LTC facilitating a meeting with MIID.

4. COMMUNITY INFORMATION MEETING

4.1 Commercial Land Use Review

Planner Richardson presented a number of slides outlining the background and recommendations of the 2011 Commercial Land Use review.

Trustee Crumblehulme spoke of Fernhill Road being a primary commercial site.

Trustee Dodds questioned the next step in review process.

Planner Richardson reported that comments and information from this meeting would be collected and a report presented at next LTC meeting.

Deb Foote (member of Task Force) emphasized the need to review and clarify the OCP. Some items to address are farm stands, adherence to “goods produced on Mayne Island” and signage on trees and poles.

Chris Roehrig questioned if amending the OCP with more restrictive language is a good plan.

Kathy Warning, specific to Reef Bay Holdings site, said it has always been considered Commercial.

Annette Witteman spoke in support of clarification. Applications for rezoning are costly, especially for a home based occupation, and there is no guarantee of approval.

The co-owner of Mayne Inn questioned if applications within the boundaries of Miners Bay core could be fast tracked.

RPM Kojima stated Comprehensive Zoning with designated boundaries and policies would provide guidance to Planners and Trustees

Debbie Lancaster spoke in favour of Miners Bay as commercial core and would like her property to be included within boundary in addition to the importance of clarifying policies in the OCP and ensuring zoning of residential and commercial.

Jim Heshedahl (neighbour of Lancaster property) raised concern with designating site as Residential and Commercial as development could impact on aesthetics of property.

Trustee Crumblehulme stated importance of Home Occupations keeping a “low profile” to maintain nature of island – commercial development generally is more visible and in some aspects rezoning can be streamlined.

5. PUBLIC HEARING

none

6. MINUTES

6.1 Local Trust Committee Minutes Dated September 18, 2017 (for Adoption)

By general consent the Local Trust Committee meeting minutes of September 18, 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 October 2017

Planner Richardson reports that work is underway on Montrose ditching. Water course will be mapped after rain for Riparian Area Regulation (RAR). All other items are done or ongoing.

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 Islands Trust Fund 5-year Plan - RFD & Referral

Jennifer Eliason, Islands Trust Fund Manager (ITF), reviewed the 5 year plan which by statute must be submitted to the Ministry of Municipal Affairs and Housing.

The document addresses policies on acquisition, management and disposal of property, investment of money, goals for major acquisition and other matters as required.

MA-2017-039

It was Moved and Seconded

That the Mayne Island Local Trust Committee receive the draft Islands Trust Fund Plan for information.

CARRIED

10.2 Islands Trust Fund Regional Conservation Plan (2018-2027) - Referral

ITF Manager Eliason spoke to the draft Conservation Plan. This is the first 10 year plan and the report was prepared by Kate Emmings, Ecosystem Protection Specialist.

Goals are:

1. Identify, investigate and communicate about important natural areas to generate action on conservation priorities.
2. Strengthen relationships with First Nations to identify and collaborate on shared conservation goals.
3. Continue to secure and manage Trust Fund Board lands and conservation covenants to maximize ecological integrity.
4. Continue to build internal and shared organizational strength and resilience to ensure long term nature conservation in the Islands Trust Area.

Discussion addressed loss of trees and options/incentives to conserve trees. There is a 5 acre minimum for a covenant. OCP policies could identify protected land. A significant issue for the island is Fallow Deer as they destroy trees.

10.3 North Pender Island Local Trust Committee Bylaws No. 214 & 215 Referral

MA-2017-040

It was Moved and Seconded

That the Mayne Island Local Trust Committee interests are unaffected by North Pender Island Local Trust Committee Bylaws No. 214 and 215.

CARRIED

10.4 North Pender Island Local Trust Committee Bylaws No. 211 & 212 Referral

MA-2017-041

It was Moved and Seconded

That the Mayne Island Local Trust Committee interests are unaffected by North Pender Island Local Trust Committee Bylaws No. 211 and 212.

CARRIED

10.5 Salt Spring Island Local Trust Committee Bylaw No. 507 Referral

MA-2017-042

It was Moved and Seconded

That Mayne Island Local Trust Committee interests are not affected by Salt Spring Island Local Trust Committee Bylaw No. 507.

CARRIED

Trustee Dodds recused herself for the next agenda item due to conflict of interest.

10.6 MA-RZ-2017.1 (Reef Bay Holdings) - Staff Report

Planner Richardson detailed the rezoning application. Current zoning is restrictive as to uses and the applicant is asking for the full range of Commercial Zone 1 usages. The site is within a Development Permit area and C1 zoning would give increased flexibility.

The applicant spoke in support of the staff report and stated that under the current zoning, the property is underutilized.

MA-2017-043

It was Moved and Seconded

That the Mayne Island Local Trust Committee direct staff to prepare a draft bylaw for the Local Trust Committee's consideration changing the zoning of Lot 36, Section 6, Mayne Island, Cowichan District, Plan 22057 from C1(a) to C1 with a limit on the area that can be used for retail use.

CARRIED

Trustee Dodds rejoined the meeting.

11. LOCAL TRUST COMMITTEE PROJECTS

none

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated October 2017

Planner Richardson spoke to priorities and that Waste Disposal could be added to the Projects List.

MA-2017-44

It was Moved and Seconded

That the Mayne Island Local Trust Committee direct staff to add Solid Waste Management to the projects list.

CARRIED

MA-2017-045

It was Moved and Seconded

That the Mayne Island Local Trust Committee recommend to suspend Bylaw Enforcement regarding Waste Transfer Station on 484 Cherry Tree Bay Road, subject to a meeting with Mayne Island Improvement District Board of Directors, for a six month period.

CARRIED

12.1.2 Projects List Report Dated October 2017

Planner Richardson reports projects are progressing.

12.2 Applications Report Dated October 2017

Received for information.

12.3 Trustee and Local Expense Report Dated August 2017

Received for information.

12.4 Adopted Policies and Standing Resolutions

Received for information.

12.5 Local Trust Committee Webpage

Will be updated according to meeting discussion/actions.

12.6 Chair's Report

Chair Grams commented that the Executive Committee is working on the agenda for the December Trust Council meeting.

12.7 Trustee Report

Trustee Dodds reported that to date, 150 fallow deer have been eradicated. There was one incident with a property owner however the Conservation Officer came to the island and the issue was resolved.

Trustee Crumblehulme spoke to the CRD Economic Sustainability individual island presentations, which are almost completed and have been very well received.

12.8 Trust Fund Board Report Dated October 2017

Received for information.

13. NEW BUSINESS

13.1 CRD Affordable Housing

Trustee Crumblehulme informed the LTC that the CRD is looking to increase affordable housing units and to this end is looking for land which could be public or privately owned. It is important to let the community know and specifically the Housing Forum.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for November 27, 2017, at the Agricultural Hall, Mayne Island

14.2 Draft 2018 LTC Meeting Schedule – Memo

MA-2017-046

It was Moved and Seconded

That the Mayne Island Local Trust Committee adopt the proposed 2018 meeting schedule as presented.

CARRIED

15. TOWN HALL

There was a discussion regarding potential housing development as there is funding being made available and now is the time to act.

16. CLOSED MEETING

none

17. ADJOURNMENT

By general consent the meeting was adjourned at 3:30 p.m.

George Grams, Chair

Certified Correct:

Pat Todd, Recorder