



# ADOPTED

## Mayne Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** January 29, 2018  
**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

**Members of the Public Present:** There were approximately six (6) members of the public in attendance.

#### 1. CALL TO ORDER

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

#### 2. APPROVAL OF AGENDA

For consideration, proposed additions to the agenda:

- 13.2 Montrose Road Ditch
- 13.3 Derelict Boats
- 13.4 Debris end of Wood Dale
- 13.5 Working Session Commercial Land Use Review

**By general consent**, the agenda as amended was Adopted.

#### 3. TOWN HALL AND QUESTIONS

**Glenda Johnson** wished to speak regarding Riparian Rights. This will be addressed later in the agenda.

#### 4. COMMUNITY INFORMATION MEETING

none

#### 5. PUBLIC HEARING

none

#### 6. MINUTES

##### 6.1 Local Trust Committee Adopted Minutes Dated October 30, 2017

For information.

**6.2 Section 26 Resolutions-without-meeting Report Dated January 2018**

For information.

**6.3 Advisory Planning Commission Minutes**

none

**7. BUSINESS ARISING FROM THE MINUTES**

**7.1 Follow-up Action List Dated January 2018**

Planner Richardson reported that Items have been completed except for Commercial Land Use Review which is ongoing.

**8. DELEGATIONS**

none

**9. CORRESPONDENCE**

none

**10. APPLICATIONS AND REFERRALS**

**10.1 MA-RZ-2017.1 (Reef Bay Holdings) - Staff Report - Bylaw 172**

Planner Richardson reviewed the application noting that land coverage has been set at 20%.

Trustee Dodds informed the LTC that she no longer has a pecuniary conflict of interest, having recently sold her mother's property.

Trustee Crumblehulme spoke in favour of usages except for "clubs and halls" and "freight depots".

Trustee Dodds supported these two exemptions.

**MA-2018-001**

**It was Moved and Seconded;**

That the Mayne Island Local Trust Committee Draft Bylaw No. 172 cited as "Mayne Island Land Use Bylaw 146, 2008, Amendment No. 1, 2017" be read for a First time as amended.

**CARRIED**

**MA-2018-002**

**It was Moved and Seconded;**

That the Mayne Island Local Trust Committee directs staff to schedule a Public Hearing for Bylaw No. 172, cited as "Mayne Island Land Use Bylaw 146, 2008, Amendment No. 1, 2017".

**CARRIED**

**MA-2018-003**

**It was Moved and Seconded;**

That the Mayne Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 172, cited as “Mayne Island Land Use Bylaw 146, 2008 Amendment No. 1, 2017”, is not contrary or at variance with the Islands Trust Policy Statement.

**CARRIED**

**10.2 Japanese Canadian Historic Places Project - Briefing**

Trustee Dodds informed the LTC that Kadonaga Bay is within the conservation protection area, as is Dinner Bay.

Trustee Crumblehulme, who had been involved in this project earlier, reported that there were some concerns with historical versus archeological sites. It is felt there are significant indigenous sites which should be recognized.

**10.3 Salt Spring Island Local Trust Committee Bylaws No. 504 & 505**

**MA-2018-004**

**It was Moved and Seconded;**

That Mayne Island Local Trust Committee interests are unaffected by Salt Spring Island Local Trust Committee Bylaws No. 504 and 505.

**CARRIED**

**10.4 Salt Spring Island Local Trust Committee Bylaw No.508**

**MA-2018-005**

**It was Moved and Seconded;**

That Mayne Island Local Trust Committee interests are unaffected by Salt Spring Island Local Trust Committee Bylaw No. 508.

**CARRIED**

**10.5 Salt Spring Island Local Trust Committee Bylaw No.509**

**MA-2018-006**

**It was Moved and Seconded;**

That Mayne Island Local Trust Committee interests are unaffected by Salt Spring Island Local Trust Committee Bylaws No. 509.

**CARRIED**

**11. LOCAL TRUST COMMITTEE PROJECTS**

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

Planner Richardson reviewed the staff report and stated that Montrose ditch has now been mapped.

Trustee Crumblehulme questioned if ditch was working and if Highways had had permission prior to diverting stream.

Planner Richardson stated it is presumed permission was acquired.

Trustee Dodds spoke to Streamside Protection Enforcement Area (SPEA) and buffers.

Planner Richardson reported that SPEA and set back distances will be noted on map.

**Glenda Johnson** questioned inclusion of the ditch. She also raised the issue of the ditch collapsing (significant rain volume). There is very little shoulder and the intersection has been compromised.

Trustee Dodds addressed the need to complete RAR and that the LTC has attempted to minimize impact on land owners.

**Ian Birtwell** suggested clarification of the definition of a “farmer” and cited that earlier report noted buffers as optional.

Planner Richardson confirmed that Madrone Report had recommended buffers to protect SPEA.

Trustee Dodds questioned who enforces regulations and suggested buffers be removed prior to Public Hearing.

Staff stated that regulations are more directed to large developments.

**MA-2018-007**

**It was Moved and Seconded;**

That the Mayne Island Local Trust Committee direct staff to remove the buffer area around the Streamside Protection Enforcement Area.

**CARRIED**

**MA-2018-008**

**It was Moved and Seconded;**

That the Mayne Island Local Trust Committee Bylaw No. 171 cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No.1, 2017” be read a First time as amended.

**CARRIED**

**MA-2018-009**

**It was Moved and Seconded;**

That the Mayne Island Local Trust Committee request staff to schedule a Public Hearing for Bylaw No. 171 cited as “Mayne Island Official Community Plan Bylaw NO. 144, 2007, Amendment No.1, 2017”.

**CARRIED**

**MA-2018-010**

**It was Moved and Seconded;**

That the Mayne Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 171, cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2017”, is not contrary or at variance with the Islands Trust Policy Statement.

**CARRIED**

## 12. REPORTS

### 12.1 Work Program Reports

#### 12.1.1 Top Priorities Report Dated January 2018

Planner Richardson reported that there have been many ideas and options presented for the Commercial Land Use Review. The preference would be to meet with the Trustees in a working session to review progress to date. Staff will arrange a working session, likely in Sidney.

#### 12.1.2 Projects List Report Dated January 2018

Planner Richardson spoke to options regarding waste management.

Trustee Crumblehulme stated there have been many letters, pro and con to current the garbage pickup arrangements.

Staff were asked to write a letter to MIID regarding meeting with the LTC informing the committee of future plans.

Trustee Crumblehulme questioned status of meeting with First Nations.

Planner Richardson reported having spoken with Senior Intergovernmental Policy Advisor (SIPA) MacRaild but is unsure of present status of project. He will speak with SIPA MacRaild and ask her to contact Trustee Crumblehulme.

### 12.2 Applications Report Dated January 2018

Staff reported that the draft permit for the Campbell Valley music festival (MA-TUP-2017.1) will be on the agenda for March.

### 12.3 Trustee and Local Expense Report Dated November 2017

Received for information.

### 12.4 Adopted Policies and Standing Resolutions

Received for information.

### 12.5 Local Trust Committee Webpage

Will be updated as needed.

### 12.6 Chair's Report

Chair Grams reported that Trust Council had identified two priorities: potential changes to the *Islands Trust Act* and initiatives to empower the Executive and Trust Program Committees to explore interagency governance. There was a meeting with the Minister of Municipal Affairs and Housing and there are no options to modifying the *Islands Trust Act* however the \$125,000 grant, that would have been allocated to Islands Trust if Salt Spring Island became incorporated, will still be forthcoming.

## **12.7 Trustee Report**

Trustee Dodds spoke of attending a session with Member of Parliament (MP) Elizabeth May. One issue raised was disappointment with Parks Canada regarding their management and co-ordination with communities. The Ministry is proposing Mayne Island be designated as an open hunting area; however there was no consultation with LTC, the Fallow Deer Committee or the community.

### **MA-2018-011**

#### **It was Moved and Seconded;**

That the Mayne Island Local Trust Committee send a letter on behalf of the Committee with regard to fallow deer to Sean Pendergast, Ministry of Forest Lands, Resource Operations and Rural Development.

**CARRIED**

Staff were asked to draft a letter.

Chair Grams suggested getting permission from Islands Trust Council to co-ordinate management of issues with various agencies.

Trustee Crumblehulme reported on the recent Housing Forum with Church personnel that there is renewed interest in Seniors Housing. The Trust Programmes Committee is looking at ways to improve services to the islands. The Financial Planning Committee will be recommending a 2% increase which is the first increase in 5 years. At the meeting with MP Elizabeth May the issue of broadband was brought forth. A provincial plan for rural areas did not have Galiano or Mayne islands identified. MP May informed him that this is being reviewed. The LTC was informed that Islands Trust staff have been invited to Ottawa regarding the issue of derelict vessels. It is felt this speaks to the credibility of Islands Trust.

## **12.8 Electoral Area Director's Report**

none

## **12.9 Trust Fund Board Report Dated November 2017**

Received for information.

## **13. NEW BUSINESS**

### **13.1 Housing Agreement Administration – Briefing**

Planner Richardson spoke to the focus of the Local Planning Committee on Seniors and Affordable Housing. The LTC is being looked at to hold housing agreements.

### **13.2 Montrose Road Ditch**

After discussion staff were asked to write a letter to Ministry of Transportation and Infrastructure to address concerns and safety issues.

### **13.3 Derelict Boats**

Trustee Dodds raised the issue of two sunken vessels – one in Horton Bay and one in Miners Bay. Staff were asked who to contact and whether Islands Trust can facilitate removal.

Trustee Crumblehulme queried involvement by the Harbours Commission.

**Dave Maude** informed LTC that Harbours Commission does not currently have authority however there is an initiative to expand authority of Commission.

### **13.4 Debris end of Wood Dale**

Staff was asked to contact the CRD to determine when the debris on a lot at the end of Wood Dale Drive, resulting from a house fire, will be removed.

### **13.5 Working Session for Community Land Use Review**

Discussed under item 12.1.1.

## **14. UPCOMING MEETINGS**

### **14.1 Next Regular Meeting Scheduled for February 26, 2018, at the Agricultural Hall, Mayne Island**

## **15. TOWN HALL**

**Glenda Johnson** expressed appreciation to the members of the LTC for listening to her frustrations regarding the RAR bylaw.

## **16. CLOSED MEETING (Distributed Under Separate Cover)**

### **16.1 Motion to Close Meeting**

*That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1) [a & d] for the purpose of considering:*

- *Adoption of In-Camera Meeting Minutes Dated January 30, 2017*
- *APC Membership Terms*

*AND that the recorder and staff attend the meeting.*

### **16.2 Recall to Order**

The meeting was recalled to order at 2:35 pm.

### **16.3 Rise and Report**

none

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:36 p.m.

\_\_\_\_\_  
George Grams, Chair

Certified Correct:

\_\_\_\_\_  
Pat Todd, Recorder