

Mayne Island LTC Trustee Report – March 2018

The business meeting of March 26th was one of our most lengthy and difficult in many years. We had a large number of decisions to make and the Hall was filled with an audience to hear the discussion. We began with the application for the Campbell Bay Music Festival.

Large community events and festivals are usually held at the Halls or community parks. The exception is the very popular Campbell Bay Music Festival.

In 2017, the family held its ninth and largest fest with 750 attendees. This is a wonderful addition to the cultural and economic life of the island and well supported within the entire community. With the growing success of this event, in 2017 the LTC invited the Grey/Iredale family to discuss ways the festival could be formalized into a legally permitted use on their private land.

The LTC received a number of letters in support of the CBMF and a number of letters of concern, these letters were in support of the festival continuing but had concerns the festival might outgrow the capacity of the island. The application was for 1500 people. Concerns cited were: too many attendees, water use, waste disposal, safety, potential for fires and ferry congestion. All of these were taken into consideration and a decision made by your Trustees to limit the number of participants to 1000 (250 more than last year), to refer waste disposal methods to Island Health Authority, they have jurisdiction in this matter, and agreed with the Staff recommendation to extend the permitted use to 4 days to allow graduated arrival and departure times. A 3 year TUP was granted, consideration for increasing numbers of attendees can be undertaken in any future renewal.

The LTC highly commend the Grey/Iredale families (Meg and Adam) for this wonderful annual event and contribution to the island culture and we wish them continued success in future years.

Other items dealt with in this meeting were the rezoning application for 492 Dalton Drive, the former Remax office. This application received two letters from neighbours expressing concern as well as one oral presentation. Concerns focused primarily on the "what if" a licensed pub or restaurant was constructed on this site. The Planner explained the process for new development, new construction would require a Development Permit to be issued by the Local Trust Committee, this is a lengthy consultative process. In addition any liquor licensing would once again be a public process via the Trust Committee. One neighbour spoke in favor of having walkable access to more potential opportunities at this location.

After lengthy discussion the Trustees gave this rezoning a second and third reading and referred it back to Trust Council Executive for approval.

A proposed expansion of the Liquor License for the Springwater Lodge allowing for more seating on the patio was discussed. Currently the Springwater is limited to 12 seats on the patio and are asking to expand to 40 seats. Neighbours within 100 meters of the Springwater were notified and no responses were received. The Trust Committee

provided positive input to the application which is now back in the hands of the Liquor Control Licensing Board.

And finally the Riparian Area Regulations were give second and third readings. Concerns by landowners were heard and addressed within the capabilities of the Trust Committee. The Trustees are bound to impose the Provincial regulations as dictated by the Province. After eleven years, many Biologist reports and considerable public discussion we have mitigated any impacts we were legally able to do and have sent the bylaw to be approved.

The provincial "Speculation Tax" certainly created a flurry of letters and phone calls to both trustees. Given that this was much larger than our local needs, Trustee Brent (Saturna) and Crumblehulme proposed an action be sent on behalf of the Islands Trust Council. This was approved, carried out and received by the Minister of Finance. Subsequent letters were sent to MLA's. We were very pleased to hear directly from the ministry that the letter had been heard and all properties on all the islands in the Trust Area were exempt regardless of which regional district they were part of. Kudos to all those who wrote or called us and to Council and staff for their rapid response

We next meet on April 30th and I suspect will have a much shorter meeting which Brian will report on.

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