

ADOPTED



Mayne Island Local Trust Committee

Minutes of Regular Meeting

Date: May 27, 2019
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island, BC

Members Present: Dan Rogers, Chair
David Maude, Local Trustee
Jeanine Dodds, Local Trustee

Staff Present: Gary Richardson, Island Planner
Brad Smith, Island Planner
Patricia Todd, Recorder

Public: There were approximately fourteen (14) members of the public.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 1:00 pm. Chair Rogers acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

Item New Business 13.5 Proposed Road Closure was added and Item 13.5 moved to 13.6.
By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Peter Askin (MI Parks Commission) questioned information from April minutes regarding Cotton Park and the definition of a park. The Commission is currently revising Parks Plan.

Trustee Dodds responded that the LTC appreciated the importance of learning of the Commission plans and that LTC was deferring further discussion until receipt of Parks Commission Parks Plan.

4. COMMUNITY INFORMATION MEETING

none

5. PUBLIC HEARING

none

6. MINUTES

6.1 Local Trust Committee Minutes Dated March 25, 2019

By general consent the Local Trust Committee meeting minutes of March 25, 2019 were adopted.

6.2 Public Hearing Record Dated March 25, 2019

Received for information

6.3 Section 26 Resolutions-without-meeting Report

none

6.4 Advisory Planning Commission Minutes

none

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated May 2019

Planner Richardson reported that items have been completed or are on today's agenda.

8. DELEGATIONS

none

9. CORRESPONDENCE

LTC in receipt of one item regarding an application.

Trustee Maude recused himself for items MA-DVP-2019.2 and MA-RZ-2018.1. He left the meeting room at 1:20 p.m. for the following two items due to conflict of interest.

10. APPLICATIONS AND REFERRALS

10.1 MA-DVP-2019.2 (LaRock)

Planner Richardson summarized the application for an over height accessory building – Bylaw states 16.5 ft. and variance request is for 28.6 ft. This height is within residential height restrictions. Plans are for a full bathroom on each floor and there has been one response received opposed to application.

The Planner reviewed the staff report and recommendation for approval.

Trustee Dodds questioned the square footage which would be 1750 sq. ft. and the proposed bathrooms within an accessory building.

Chair Rogers stated that drawing of structure appears larger than residence and noted that there is a park next to proposed siting. It also appears that structure is larger than many neighbouring buildings.

Trustee Dodds queried notification to water district and restated concerns regarding washrooms.

Planner stated water district not notified at this time.

Discussion led to suggestion that application be referred to APC.

Delegate of Applicant raised point that a washroom in a workshop is common place and under bylaw is allowed in an accessory building.

Trustee Dodds acknowledged that issue is part of a larger conversation for LTC, when reviewing accessory building bylaws, however emphasized importance of notifying water district and having APC review size of building and inclusion of two full washrooms.

MA-2019-031

It was Moved and Seconded,

That the Mayne Island Local Trust Committee refer MA-DVP-2019.2(LaRock) to the Advisory Planning Commission for recommendation(s) regarding number of washrooms, significant size of structure and impact of proposed height.

CARRIED

Chair Rogers explained that the DVP is discretionary and that the LTC is not prepared to approve variance at this time.

10.2 MA-DVP-2019.3 (Hill & Pearson)

Planner Richardson spoke to the application to allow increased building height for an accessory building. Request is for 25 ft. while permitted is 16 ft. One response has been received – no concerns.

The Planner reviewed the staff report and staff recommendation to approve variance.

Chair Rogers questioned sideline encroachment.

The applicant reported that neighbour's drive encroaches however to date it has not been an issue and that due to lot slope building would not appear overly tall from upper road.

MA-2019-032

It was Moved and Seconded,

That the Mayne Island Local Trust Committee approve the issuance of Development Variance Permit MA-DVP-2019.3 (Hill/Pearson).

CARRIED

Chair Rogers detailed that each variance is unique and any future applications for a variance would be considered on individual circumstances.

10.3 MA-RZ-2018.1 (Cotton Park)

Trustee Dodds advised that the Parks Commission is currently reviewing the long term parks development plan.

MA-2019-033

It was Moved and Seconded,

That the Mayne Island Local Trust Committee defer M-RZ-2018.1 until September Local Trust Committee meeting.

CARRIED

Trustee Maude returned to the meeting room at 1:46 pm.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Housing Project

In preparation of drafting Project Charter Planner Richardson requested direction from Trustees.

Trustee Dodds spoke to the need to rethink housing: i.e.: size needed, build out, ecological impact, foot print, affordability – what should housing look like?

Discussion addressed options for different types of housing, incentives for creative solutions and increase in housing with less impact on land. There is a recognized need to include community.

Trustee Maude stated that housing issues are a significant concern for island residents, both availability and affordability. It was also noted that consideration should be given to rain water catchment and desalination (which is not included in bylaws)

Brian Crumblehulme recognized the Trustees for addressing this issue however he noted that a small house, with low energy impact, could be very expensive.

Deb Foote noted that her site is 1.7 acre and there is a small area that could be utilized for a housing unit.

Trustee Dodds informed her that a lot in excess of 1.5 acre could have a cottage.

Brad Hanning commended IT for project as rentals help support purchases.

Debra Goldman (Housing Society) also spoke in favour of increasing availability.

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated May 2019

Received for information

12.1.2 Projects List Report Dated May 2019

Received for information

12.2 Applications Report Dated May 2019

Received for information.

12.3 Trustee and Local Expense Report Dated March 2019

Received for information.

12.4 Adopted Policies and Standing Resolutions

Received for information.

12.5 Local Trust Committee Webpage

To be updated upon conclusion of meeting.

12.6 Trustee Report

Trustee Dodds acknowledged the passing of former Trustee Colin Shew and outlined his contributions to the island. There is to be a Celebration of Life on June 8th. at the Ag Hall.

Trustee Maude noted that Colin had encouraged him to run for Islands Trust and he will be missed by islanders. The Food Bank has received a grant for equipment and has purchased fridges, freezers and will share kitchen with Firefighters.

12.7 Chair's Report

Chair Rogers summarized the June agenda for Trust Council to be held on Galiano. Items include Outreach on Trust Policies, Reconciliation Action Plan, Trust Council (future) and Action Steps – Climate Emergencies. Focus will be on discussions rather than reports.

12.8 Islands Trust Conservancy Report Dated March 2019

Received for information and it was noted that Mayne Island has not been included in Report.

13. NEW BUSINESS

13.1 Annual Report

MA-2019-034

It was Moved and Seconded,

That the Mayne Island Local Trust Committee endorse the following text for inclusion in the 2018-2019 Annual Report for approval by the Islands Trust Council and submission to the Minister of Municipal Affairs and Housing: "The Mayne Island Local Trust Committee (MA LTC) held six regular business meetings in the 208/2019 fiscal year.

Work for this period focused on advancing the Local Trust Committee priorities on a Commercial Land Use review and completing the Riparian Area Regulations project. The Local Trust Committee has also initiated a project on groundwater sustainability. The Mayne Island Local Trust Committee also considered one rezoning application and five development variance permits."

CARRIED

13.2 Salt Water Intrusion Vulnerability Mapping

Planner Richardson posted the map and indicated the areas most susceptible to salt water intrusion.

The Ministry is adamant there be no increase in intensity of use in yellow/orange areas so this will need to be considered in future applications.

Trustee Dodds noted that the majority of development area are within the "at risk" zones.

Chair Rogers added that this has been discussed with Executive. There is a question of accuracy of map however the Province is using it when considering development. Water is key for all islands and this is on the Council agenda for June.

Trustee Maude stated that interpretation by the ministry is very inflexible.

MA-2018-035

It was Moved and Seconded,

That the Mayne Island Local Trust Committee direct staff to place Salt Water Vulnerability Mapping on Trust Council agenda for discussion.

CARRIED

13.3 Groundwater Sustainability Project

Chair Rogers reported on the work of a Water Specialist on ground water sustainability. Mayne Island could be included in the review if item is on Priority List.

MA-2019-036

It was Moved and Seconded,

That Mayne Island Local Trust Committee request staff to move Zoning for Contractors Yards from Top Priority List to Projects and put Ground Water Sustainability Project on Top Priority List.

CARRIED

The Chair reviewed Project Charter for Ground Water Sustainability.

Planner Richardson will bring a Mayne Island specific Charter to June meeting.

Doug Hill (Trustee MIID) raised concerns as to wells and the significant delay in registration program.

13.4 Capital Regional District re: Draft Mgmt. Plans for Mt. Parke and St. John Regional Parks

Generally the LTC had no concerns regarding the draft management plans.

Trustee Dodds voiced concern that issue of fallow deer has not been addressed and that the fallow deer committee will be responding to CRD. Drafting a management plan, without input from First Nations was questioned.

13.5 Proposed Road Closure

Planner Richardson detailed an application to close a dedicated road access adjacent to the Community Centre. There was limited detail given in application.

Trustee Dodds suggested item be forwarded to the Paths and Trailways Society as there is a license of occupation on the parcel.

Question raised as to whether Community Centre, Parks and Recreation Commission were notified.

Deborah Goldman stated that application started from the Housing Society and that she was surprised notices not sent to other agencies.

Chair Rogers spoke to requesting an extension for response; what is the plan – housing presentation, consideration of Paths and Trailways.

MA-2019-037

It was Moved and Seconded,

That the Mayne Island Local Trust Committee direct staff to request more information regarding project and to request Ministry notify community stakeholders and to extend response time to June 30, 2019.

CARRIED

13.6 Public Engagement on Mayne Island for Visions 2099: The future of the islands in the Salish Sea

Chair Rogers addressed this public engagement item which is included in the revised Trust Policy Statement. This document has not been revised in over 20 years and is a major project. There is a request as to whether this would work on Mayne Island.

Trustee Maude commented that it appeared to be a complex and expensive consultation process that could be simplified. He further added that incentives for participants in project sounded like a marketing exercise and a Town Hall meeting would likely suffice.

Trustee Dodds agreed with Trustee Maude's comments. While there are changes to be made document does not address consultation with First Nations. She emphasized the importance of doing this prior to further consultation.

Chair Rogers explained that 18 months ago the plan was to go to First Nations at beginning of project however, this step was delayed a number of times. Currently intent is to consult with all the stakeholders at the same time and this will be happening in 13 communities.

Chair Rogers will forward information/comments/suggestions to Trust Council.

Motion cited on page 52 of agenda package was deferred.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for June 24, 2019, at the Agricultural Hall, Mayne Island

15. TOWN HALL

Paula Buchholz speaking to item 13.4 questioned the CRD management plan prior to application to rezone St. John Point for a park.

Planner Richardson that while area is not zoned yet for a park this does not preclude CRD drafting a management plan.

It was further stated that questions and/or concerns could be directed to CRD via web site.

16. CLOSED MEETING

16.1 Motion to Close Meeting

MA-2019-038

It was Moved and Seconded,

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 March 25, 2019*
- *Appointment of APC Members*

AND that the recorder and staff attend the meeting.

CARRIED

16.2 Recall to Order

Meeting recalled 3:02 p.m.

16.3 Rise and Report

Chair Rogers reported that the in-camera minutes from March 25, 2019 are adopted and that Vania Williams has been appointed to the APC.

17. ADJOURNMENT

By general consent the meeting was adjourned 3:05 p.m.

Dan Rogers, Chair

Certified Correct:

Pat Todd, Recorder