

ADOPTED



Mayne Island Local Trust Committee

Minutes of Regular Meeting

Date: October 28, 2019
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island, BC

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

Staff Present: Gary Richardson, Island Planner
Brad Smith, Island Planner
Lauren Edwards, Recorder

Public: There were approximately 100 members of the public.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 1:00 p.m. and acknowledged that the meeting was being held in traditional territory of the Coast Salish Tsartlip First Nation. Chair Rogers mentioned the government's announcement last week of the *Reconciliation Act*. He relayed that Islands Trust is fully committed to reconciliation and has an action plan to support this.

Chair Rogers introduced himself, the trustees and Islands Trust staff.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. DISCUSSION ITEM

3.1 Waste Management – Discussion

Trustee Maude indicated that he had a conflict of interest with the upcoming item because he is involved with the waste management business and recused himself at 1:10 p.m.

Chair Rogers made the following points below:

- Acknowledged the numerous emails received;
- Islands Trust has not initiated efforts to close down garbage services and has no agenda to do so;
- The value and importance of this service is recognized;
- Islands Trust is a land use regulatory authority and the land in question is zoned settlement residential and adjacent to other residences and rural properties; and

- Islands Trust addresses bylaw complaints and will work towards cooperation, compliance and continuation of service.

Discussion was held on the following points:

- It was suggested that an application can be made for a temporary use purpose; and
- It was suggested that Mayne Island Improvement District (MIID) be contacted to address current and future garbage collection needs as this falls within their responsibility.

MA-2019-057

It was Moved and Seconded,

that staff write a letter to Mayne Island Improvement District requesting that they come up with long-term planning for garbage service for Mayne Island; and that Mayne Island Improvement District be asked for some sort of facility space so that garbage won't be parked on residential land.

CARRIED

4. TOWN HALL AND QUESTIONS

The following points were raised:

- Contractors' yard issue in the past minutes is not related to garbage collection;
- For consideration and discussion is MIID's parking area between the health centre and fire hall or one of the three land parcels zoned for waste transfer;
- Islands Trust requires an application to provide a Temporary Use Permit or to rezone and there are no current applications in the system;
- The solution is to find bylaw compliance through MIID, the community and the property owner; and
- Bylaws are community drafted and issues are normally resolved through the bylaw officer and property owner. Legal action requires approval from the local trust committee.

Trustee Maude returned to meeting at 1:36 p.m.

5. COMMUNITY INFORMATION MEETING

None

6. PUBLIC HEARING

None

7. MINUTES

7.1 Local Trust Committee Minutes Dated September 30, 2019 (for Adoption)

The following amendments to the minutes were presented for consideration:

- Item 1 Call to Order, second paragraph, first line, be amended to read: Trustee Dodd's reported it was the annual Orange Shirt Day today, September 30th;
- Item 12.1.2 Projects List Report, dated September 2019, have last sentence removed and further amended to read: It was indicated that the fallow deer plan is underway being led by CRD, part of which we hope will be a future partnership with First Nations hunters;
- Item 12.7 Trustee Reports, Trustee Dodd's section, third bullet be amended to read: There was a First Nations ceremony to unveil plaques at the museum;
- Item 12.7 Trustee Reports, Trustee Dodd's section, fifth bullet be amended to read: The First Nations attendees generously complemented the preparation of the food including the salmon, bannock and venison;
- Item 12.6 Chair's Report, sixth bullet, be amended to read: Community engagement will be staff showing up on every island to engage islanders for input into what they think the islands' future should look like.

By general consent the minutes were adopted as amended.

7.2 Section 26 Resolutions-without-meeting Report

None

7.3 Advisory Planning Commission Minutes

None

8. BUSINESS ARISING FROM THE MINUTES

8.1 Follow-up Action List Dated October 2019

Received for information.

9. DELEGATIONS

None

10. CORRESPONDENCE

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

None

11. APPLICATIONS AND REFERRALS

11.1 MA-DVP-2019.4 (Peace) - Staff Report

Planner Richardson indicated that the variance being requested is to reduce 20 metres of required road frontage to 15 meters. He recommended approval.

Discussion ensued on details and no concerns arose.

Planner Richardson provided the applicant with a printed copy of letter of concern from a neighbour of an adjacent property.

The neighbour's concern is possible increased traffic and driveway development on land that shares boundary with her property on three sides and easements for road use.

Clarification was provided regarding Islands Trust's responsibilities.

MA-2019-058

It was Moved and Seconded,

that the Mayne Island Local Trust Committee approve issuance of Development Variance Permit MA-DVP-2019.4 (Peace).

CARRIED

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Project Charter - Land Use Bylaw (LUB) Technical Amendments - Staff Report

This item emerged as a result of a motion from the September 2019 meeting to advance as top priority. Discussion was held on the inclusion of contractors' yards and Trustee Dodds considered that item a big conversation to be done separately.

MA-2019-059

It was Moved and Seconded,

that the Mayne Island Local Trust Committee endorse the project charter.

CARRIED

12.2 Housing Regulations and Policy Review - Staff Memo & Discussion Paper

Planner Smith provided an overview of the staff report and noted that vacant lots were identified and options were suggested to increase housing flexibility, supply and affordability. He mentioned that the Province is looking to allow larger secondary suites.

Possible options for increased density, square footage and lot coverage were discussed. The issue of definition and regulation of tiny homes was raised.

In conclusion, the trustees requested a tiny home definition, more work done around Option 5 and other jurisdictions studied. Water management, sewage management, health and safety habitation are priority.

Discussion was held regarding building standards, rainwater collection, available current demographic data, housing seasonal service workers, increasing rentals and ensuring they do not change to vacation rentals.

Chair Rogers said next milestone is a report and community engagement process, likely early spring.

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report Dated October 2019

Chair Rogers reported there will be a fulsome mapping of the Islands' groundwater (except Salt Spring Island) and Southern Gulf Islands will be finished this year.

13.1.2 Projects List Report Dated October 2019

Received for information.

13.2 Applications Report Dated October 2019

Received for information.

13.3 Trustee and Local Expense Report Dated August 2019

It was pointed out that money can be moved as necessary but not overspent anywhere.

13.4 Adopted Policies and Standing Resolutions

Received for information.

13.5 Local Trust Committee Webpage

None

13.6 Chair's Report

Chair Rogers reported on the following:

- The Strategic Plan is receiving funding, and budget underway for the year while finding ways not to increase;
- In accordance with BC Government Union, there are new rules around overtime for planning staff which will likely increase overtime expenses for calendar year. He asked that trustees be conscious about asks made to staff, i.e. layover;
- The Trust Council Meeting will be held in December. After the last meeting, the chair and senior staff members met with the Minister for Indigenous Relations about their help for First Nations outreach and advised that there remain questions around finance and process; and
- Planning is underway for the First Nations Senior Policy Advisor to come to the December Trust Council to present on Residential Schools.

13.7 Trustee Report

Trustee Dodds reported on the Trust's policy statement outreach on Monday. Members of the public spoke to the planner and stayed for a presentation.

Trustee Maude reported that the new ferry arrival has been pushed to 2023. He was invited to Recycling Society dinner in October.

13.8 Islands Trust Conservancy Report

None

14. NEW BUSINESS

14.1 Cell Tower Model - Staff Briefing

Discussion was held on the following points:

- The acceptance for use of the draft cell tower policy;
- The current standard federal policy is in use;
- This issue rolled out during last term's planning committee and a consultant was engaged and report developed;
- Cell tower regulator has policy for local engagement; and
- Planner Richardson recommended that the draft policy be adopted.

Chair Rogers confirmed that the trustees have received the cell tower report within the cell tower model briefing document.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for November 25, 2019, at the Agricultural Hall, Mayne Island

15.2 Proposed 2020 Annual Local Trust Committee Meeting Schedule

MA-2019-060

It was Moved and Seconded,

that the 2020 meeting schedule be approved.

CARRIED

16. TOWN HALL

Discussion was held to address a question about the cell tower item.

It was noted that this item pertains to tower size, but with new 5G technology, public concern for radio waves has been the reason for public engagement.

17. CLOSED MEETING

17.1 Motion to Close the Meeting

MA-2019-060

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) (d & f) for the purpose of considering:

- Adoption of Minutes Dated September 30, 2019
- Bylaw Enforcement Issue

AND that the recorder and staff attend the meeting.

CARRIED

Due to conflict of interest, Trustee Maude recused himself at 3:23 p.m. for the in-camera closed meeting.

18. ADJOURNMENT

By general consent the meeting was adjourned at 3:40 p.m.

Dan Rogers, Chair

Certified Correct:

Lauren Edwards, Recorder