



APPROVED

Mayne Island Local Trust Committee Minutes of Regular Meeting

Date: October 26, 2020
Location: Electronic Meeting

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

Staff Present: Robert Kojima, Regional Planning Manager
Narissa Chadwick, Island Planner
Phil Testemale, Planner 2
Maple Hung, Planning Team Assistant (Host)
Pat Todd, Recorder

Public: There were approximately six attendees in the webinar.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 1:10 p.m. Trustee Maude acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was adopted as presented.

Chair Rogers spoke to the Closed Meeting held on September 26, 2020, and that there was no Rise and Report.

3. TOWN HALL AND QUESTIONS

Jon Hoff reported being unable to join via Zoom and Chair Rogers reported there appeared to be technical difficulties on the island.

Paula Buchholz spoke to Bylaw 180 and objections to changes.

Chair Rogers said these concerns could be brought forward at the Public Hearing.

4. COMMUNITY INFORMATION MEETING

4.1 Land Use Bylaw Technical Review - Bylaw No. 180

Planner Chadwick reviewed procedures to date regarding notifications, referrals and information binder on the Islands Trust (IT) website:

- Definition changes;
- Updating and clarification;
- Added derelict vehicles;
- Mayne Island Resort dock included in dock zone;
- Map identified secondary suites; and
- Definition of Passive Park.

There have been three public submissions received and the Capital Regional District (CRD) has raised concerns regarding the definition of Passive Park.

Chair Rogers informed the Committee that two submissions were received after the closing date – Emergency Responders and adjacent land owner.

5. PUBLIC HEARING

5.1 Mayne Island Local Trust Committee Bylaw No. 180 - LUB Amendment No. 1, 2020

Public Hearing binder under separate cover.

6. MINUTES

6.1 Local Trust Committee Minutes Dated September 28, 2020

By general consent, the Local Trust Committee meeting minutes of September 28, 2020 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 2020

Planner Chadwick informed the Committee that arrangements are progressing for the meeting with Ministry of Transportation, and the letter to First Nations will be sent once LTC meeting schedule is confirmed.

8. DELEGATIONS – None

9. CORRESPONDENCE

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

10. APPLICATIONS AND REFERRALS

10.1 MA-DVP-2020.8 (Peace) - Preliminary Staff Report

Planner Chadwick reported that the hydrogeologist noted the water quantity is slightly lower than required and there are some issues with water quality .

The DVP relates to water quantity. Issues related to water quality can be addressed in a covenant.

RPM Kojima stated that the applicant is willing to invest in a covenant if the LTC is supportive of the DVP application proceeding through the notification process.

MA-2020-075

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff to circulate the statutory notice for Development Variance Permit application MA-DVP-2020.8 (Peace).

CARRIED

10.2 MA-DVP-2020.7 (Cochrane) – Amended Application - Staff Report

Planner Testemale reviewed the amended application: first two variances have been removed and remaining variances address side yard setbacks.

MA-2020-076

It was Moved and Seconded,

that the Mayne Island Local Trust Committee amend Development Variance Permit MA-DVP-2020.7 (Cochrane) by removing 2 a) and b) in their entirety and altering Schedule 'A' accordingly as shown in Attachment 1.

CARRIED

MA-2020-077

It was Moved and Seconded,

that the Mayne Island Local Trust Committee approve issuance of Development Variance Permit MA-DVP-2020.7 as amended; and,

CARRIED

MA-2020-078

It was Moved and Seconded,

that the Mayne Island Local Trust Committee directs staff to inform the Advisory Planning Committee that input on the application referral is no longer required, and to thank them for their work to date on this file.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Mayne Island Local Trust Committee Bylaw No. 180 – Post Public Hearing

Planner Chadwick verified that there is no rezoning application from CRD before the LTC at this time.

Discussion regarding fences, fence materials and parking limitations for area.

Issues raised by Emergency Services regarding parking can be addressed if a rezoning application is made.

RPM Kojima was questioned as to the following parking issues and if LTC could rezone the property:

- Rezoning initiative as a Project;
- Passive Park definition would restrict CRD development to what is there now.
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MA-2020-079

It was Moved and Seconded,

that the Mayne Island Local Trust Committee Bylaw No. 180, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.1, 2020” be read a third time.

CARRIED

MA-2020-080

It was Moved and Seconded,

that the Mayne Island Local Trust Committee Bylaw No. 180, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.1, 2020” be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

Chair Rogers and Trustees expressed appreciation to all the Planners for their efforts on this project.

11.2 Mayne Island Housing Regulations and Policy Review – Staff Report

Planner Chadwick suggested a special meeting be arranged for discussion of housing options, density distribution scenario, etc.

Discussion to invite Advisory Planning Commission (APC), Housing Options Committee and Mayne Island Affordable Housing Society and that it be a workshop format.

MA-2020-081

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff to schedule a special meeting to discuss options supporting housing flexibility and specifically invite Advisory Planning Committee (APC), Housing Options Committee members and Mayne Island Affordable Housing Society.

CARRIED

Planner Chadwick will move forward on organizing an afternoon meeting for mid-January.

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated October 2020

RPM Kojima informed the LTC that the preliminary report on groundwater sustainability will be on the November agenda.

12.1.2 Projects List Report Dated October 2020 -ongoing

12.2 Applications Report Dated October 2020

Planner Chadwick informed LTC that Public Hearing for Cotton Park will be on the November agenda and that Housing Society is getting materials together for their rezoning application.

12.3 Trustee and Local Expense Report Dated August 2020

Received for information.

12.4 Adopted Policies and Standing Resolutions

Received for information.

12.5 Local Trust Committee Webpage

To be updated at close of meeting.

12.6 Chair's Report

Chair Rogers reported on the following:

- Trust Council will go to a three-day process of 3-hour sessions,
- There will be \$200,000 for each of three years through Federal Grant for Islands Trust Conservancy to increase proactive work for Species at Risk,
- Reconciliation continues, and

- Trust Council meetings for January 2021 through June 2021 to be electronic, with last six months of year to be in person if allowed.

12.7 Trustee Report

Trustees spoke in regards to the following:

- CRD acquisition of property adjacent to Mount Parke Park;
- Need to revisit election signs postings;
- Real estate market busy – sales bringing many new people to island;
- Concerns for population as cold weather and very few activities increase isolation; and
- Need to ask BC Ferries for a printed schedule so they will continue to print.

12.8 Islands Trust Conservancy Report Dated October 2020

Received for information.

13. NEW BUSINESS - None

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for November 30, 2020

MA-2020-082

It was Moved and Seconded,

that the Mayne Island Local Trust Committee meeting for November 30, 2020 be held electronically.

CARRIED

14.2 Draft 2021 LTC Meeting Schedule

MA-2020-083

It was Moved and Seconded,

that the Mayne Island Local Trust Committee adopted the 2021 Local Trust Committee Meeting schedule as presented.

CARRIED

15. TOWN HALL - None

16. CLOSED MEETING

None

17. ADJOURNMENT

By general consent, the meeting was adjourned at 2:54 p.m.

Dan Rogers, Chair

Certified Correct:

Pat Todd, Recorder