



Mayne Island Local Trust Committee

Regular Meeting Agenda

Date: February 24, 2020
Time: 1:00 pm
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island, BC

			Pages
1.	CALL TO ORDER	1:00 PM - 1:20 PM	
2.	APPROVAL OF AGENDA		
3.	TOWN HALL AND QUESTIONS		
4.	COMMUNITY INFORMATION MEETING		
	None		
5.	PUBLIC HEARING		
	None		
6.	MINUTES		
6.1	Local Trust Committee Minutes Dated January 27, 2020 (for Adoption)		4 - 11
6.2	Section 26 Resolutions-without-meeting Report - None		
6.3	Advisory Planning Commission Minutes		
	None		
7.	BUSINESS ARISING FROM THE MINUTES	1:20 PM - 1:30 PM	
7.1	Follow-up Action List Dated February 2020		12 - 14
8.	DELEGATIONS		
9.	CORRESPONDENCE		
	<i>Correspondence received concerning current applications or projects is posted to the LTC webpage</i>		

10.	APPLICATIONS AND REFERRALS	1:30 PM - 2:00 PM	
10.1	MA-DVP-2020.2 (Nadeau) - Staff Report (attached)		15 - 26
11.	LOCAL TRUST COMMITTEE PROJECTS		
11.1	Land Use Bylaw - Technical Review - Staff Report (attached)		27 - 34
12.	REPORTS	2:00 PM - 2:30 PM	
12.1	Work Program Reports (attached)		
12.1.1	<u>Top Priorities Report Dated February 2020</u>		35 - 35
12.1.2	<u>Projects List Report Dated February 2020</u>		36 - 36
12.2	Applications Report Dated February 2020 (attached)		37 - 40
12.3	Trustee and Local Expense Report Dated December 2019 (attached)		41 - 41
12.4	Adopted Policies and Standing Resolutions (attached)		42 - 44
12.5	Local Trust Committee Webpage		
12.6	Chair's Report		
12.7	Trustee Report		
12.8	Islands Trust Conservancy Report - None		
13.	NEW BUSINESS	2:30 PM - 3:00 PM	
13.1	First Nations Standing Resolutions - Staff Report (attached)		45 - 47
13.2	Live Streaming of Local Trust Committee Meetings - RFD (attached)		48 - 49
14.	UPCOMING MEETINGS		
14.1	Next Regular Meeting Scheduled for March 30, 2020 at the Agricultural Hall, Mayne Island		
15.	TOWN HALL	3:00 PM - 3:15 PM	

16. CLOSED MEETING (Distributed Under Separate Cover)

3:15 PM - 3:30 PM

16.1 Motion to Close the Meeting

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

- *Adoption of In-Camera Meeting Minutes Dated October 28, 2019*
- *Legal Advice*

AND that the recorder and staff attend the meeting.

16.2 Recall to Order

16.3 Rise and Report

17. ADJOURNMENT

3:30 PM - 3:30 PM



DRAFT

**Local Trust Committee
Minutes Subject to Approval By
the Local Trust Committee**

Mayne Island Local Trust Committee

Minutes of Regular Meeting

Date: January 27, 2020
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
Pat Todd, Recorder

Public: There were approximately seven (7) members of the public.

1. CALL TO ORDER

A Fallow Deer Presentation made by the Capital Regional District was held prior to the Local Trust Committee (LTC) meeting.

Chair Rogers called the meeting to order at 2:40 p.m. Chair Rogers acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

Item 4 was to be removed from agenda.

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

None

4. COMMUNITY INFORMATION MEETING

None

5. PUBLIC HEARING

None

6. MINUTES

6.1 Local Trust Committee Minutes Dated October 28, 2019

The following amendments to the minutes were presented for consideration:

- Item 13.1.1 – In the second sentence, change (except Pender) to (except Salt Spring Island); and
- Item 13.6 - Point 4 to read: Planning is underway for the First Nations Senior Policy Advisor to come to the December Trust Council to present on Residential Schools.

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-without-meeting Report Dated January 2020

Received for information.

6.3 Advisory Planning Commission Minutes

None

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated January 2020

Planner Smith clarified that density potential and vacant property maps still to be completed for Item 7.

MA-2020-001

It was Moved and Seconded

that the Mayne Island Local Trust Committee direct staff to add to Follow-up Action Report that a meeting be organized with Capital Regional District Building Department and Southern Gulf Island Trustees (excluding Salt Spring Island).

CARRIED

8. DELEGATIONS

None

9. CORRESPONDENCE

MA-2020-002

It was Moved and Seconded

that the Mayne Island Local Trust Committee direct staff to post correspondence from Mayne Island Improvement District, dated November 28, 2019, regarding Waste Disposal on the web site.

CARRIED

10. APPLICATIONS AND REFERRALS

10.1 MA-SUB-2018.3 (Peace) - Road Frontage Waiver

Planner Richardson reviewed application for a boundary adjustment.

MA-2020-003

It was Moved and Seconded

that the Mayne Island Local Trust Committee exempt proposed Remainder Lot 1 of subdivision MA-SUB-2018.1 (Peace) from the 1/10 perimeter provision of Section 512 of the Local Government Act.

CARRIED

10.2 MA-SUB-2019.1 (Peace) - Road Frontage Waiver

Planner Richardson reviewed application.

MA-2020-004

It was Moved and Seconded

that the Mayne Island Local Trust Committee exempt proposed Lot B of subdivision MA-SUB-2019.1 (Peace) from the 1/10 perimeter provision of Section 512 of the Local Government Act.

CARRIED

10.3 Galiano Island Local Trust Committee Bylaw 271 Referral

MA-2020-005

It was Moved and Seconded

that the Mayne Island Local Trust Committee interests are not impacted by Galiano Island Local Trust Committee Bylaw 271.

CARRIED

10.4 Salt Spring Island Local Trust Committee Bylaw 471 Referral

MA-2020-006

It was Moved and Seconded

that the Mayne Island Local Trust Committee interests are not impacted by Salt Spring Island Local Trust Committee Bylaw 471.

CARRIED

10.5 Salt Spring Island Local Trust Committee Bylaw 518 Referral

MA-2020-007

It was Moved and Seconded

that the Mayne Island Local Trust Committee interests are not impacted by Salt Spring Island Local Trust Committee Bylaw 518.

CARRIED

10.6 Salt Spring Island Local Trust Committee Bylaw 519 Referral

MA-2020-008

It was Moved and Seconded

that the Mayne Island Local Trust Committee interests are not impacted by Salt Spring Island Local Trust Committee Bylaw 519.

CARRIED

10.7 Salt Spring Island Local Trust Committee Bylaw 520 Referral

MA-2020-009

It was Moved and Seconded

that the Mayne Island Local Trust Committee interests are not impacted by Salt Spring Island Local Trust Committee Bylaw 520.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Housing Review - Staff Memo - follow-up research items

Planner Smith reviewed the discussion paper which was presented at the October meeting. Follow-up information is within the attached memo and the vacant property and density potential maps are still to be finalized. As per Project Charter next step is Public engagement.

Discussion ensued on the following:

- Merit of referral to APC prior to Public mail out;
- Need to dove tail LTC interpretations with CRD Building Code/Regulations;
- Establish definition of tiny home: CRD regulations require CSA certification or sign-off by an engineer
- Issues of salt water intrusion: discussion with Ministry and need to narrow focus;
- Impacts of increased density on water demands/supply; and
- 100 of 1400 lots are within water districts.

MA-2020-010

It was Moved and Seconded

that the Mayne Island Local Trust Committee refer Housing Review documents to the Mayne Island Advisory Planning Commission for information and feedback.

CARRIED

Trustees expressed appreciation to Planner Smith for his efforts on this project.

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated January 2020

Planner Richardson reported that Groundwater Sustainability Project is underway.

12.1.2 Projects List Report Dated January 2020

Received for information.

12.2 Applications Report Dated January 2020

Received for information.

12.3 Trustee and Local Expense Report Dated November 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 Chair's Report

Chair Rogers reported on the following:

- Trust Council December meeting held in Victoria;
- Strategic Plan was approved;
- Budget discussions were initiated and there is an on-line survey and email comments will be received up to February 9, 2020; and
- Islands Trust continues to work on having electronic Trust Council meeting to save on travel and time.

12.7 Trustee Report

Trustee Dodds reported on the following:

- Efforts to identify properties for First Nations to hunt fallow deer and that the Food Bank is co-ordinating with Firemen's House to sponsor a soup kitchen; and
- Lunch Bunch has moved from Church House to Firemen's House.

12.8 Islands Trust Conservancy Report Date November 2019

Received for information.

13. NEW BUSINESS

13.1 First Nations Standing Resolutions - Staff Report (attached)

MA-2020-011

It was Moved and Seconded,

1. That the Mayne Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area:

Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission (TRC) Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to:

- a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities;
- b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory;
- c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history;
- d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols;
- e) Establish and maintain government-to-government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area.

CARRIED

MA-2020-012

It was Moved and Seconded,

that the Mayne Island Local Trust Committee submit the following amendment to Section b) of the First Nations Standing Resolutions: to read – "Look to appropriate opportunities for local Trust Committees to invite First Nations Elders to attend and provide a traditional welcome to the territory".

CARRIED

MA-2020-013

It was Moved and Seconded,

That the Mayne Island Local Trust Committee send recommendation to amend Section b) of Standing Resolution – Reconciliation to Senior Intergovernmental Advisor for comment.

CARRIED

13.2 Mayne Island LTC Enforcement Notification Bylaw (BEN)

MA-2020-014

It was Moved and Seconded,

that the Mayne Island Local Trust Committee direct staff to speak with Bylaw Enforcement Manager as to options for only using Bylaw Enforcement Notification for Short Term Vacation Rentals and not other Bylaw infractions.

CARRIED

13.3 Model Strategy for Antenna Systems

Discussion ensued on the following:

- Federal jurisdiction: strategy just adds another layer of bureaucracy and becomes an “issue” when an application is made; and
- Federal government will defer to local strategy for public consultation process to guide cell/radio tower proponents.

MA-2020-015

It was Moved and Seconded,

That the Mayne Island Local Trust Committee refer Model Radio Antenna Strategy to the Mayne Island Advisory Commission for recommendation(s).

CARRIED

13.4 Capital Regional District re St. John Point and Mt. Parke Regional Park Management Plans

Discussion ensued on the following:

- Concerns as to plans for facilities/activities contravening current zoning and Agricultural Land Reserve regulations; and
- Presented management plans were not viewed as appropriate for a Passive Park.

MA-2020-016

It was Moved and Seconded

that the Mayne Island Local Trust Committee request staff to send a letter to the Capital Regional District in response to the St. John Point and Mount Parke Regional Park Management Plans reiterating concerns regarding current zoning and land use within Agricultural Land Reserve.

CARRIED

13.5 Mayne Island Agricultural Society re Letter of Support for the Heritage Revitalization Initiative

MA-2020-017

It was Moved and Seconded

that the Mayne Island Local Trust Committee direct staff to draft a letter to Mayne Island Agricultural Society in support of the Heritage Revitalization Initiative to be signed by Chair Rogers.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for February 24, 2020 at the Agricultural Hall, Mayne Island

15. TOWN HALL

Matt Rennie informed the LTC that two Bylaw Officers and a Fisheries representative were coming to the island Tuesday to review ditches and waterways.

16. CLOSED MEETING

None

17. ADJOURNMENT

By general consent the meeting was adjourned at 4:20 p.m.

Dan Rogers, Chair

Certified Correct:

Pat Todd, Recorder

Follow Up Action Report

Mayne Island

27-Jan-2020

Activity	Responsibility	Dates	Status
1 LTC Minutes of October 28, 2020 adopted as amended.	Maple Hung	Target: 14-Feb-2020	Completed
2 MA-SUB-2018.3 (Peace) - 10% road frontage waiver granted as drafted.	Gary Richardson	Target: 31-Jan-2020	Completed
3 MA-SUB-2019.1 (Peace) - 10% road frontage waiver granted as drafted.	Gary Richardson	Target: 31-Jan-2020	Completed
4 Galiano Island LTC Bylaw 271 - interests unaffected	Jas Chonk	Target: 31-Jan-2020	Completed
5 Salt Spring LTC Bylaws 471, 518, 519, and 520 - interests unaffected.	Jas Chonk	Target: 31-Jan-2020	Completed
6 Reconciliation Standing Resolution - the LTC proposed an amended resolution. To be forwarded to Lisa Wilcox as amended for comment. Put back on February 24, 2020 agenda for further consideration.	Gary Richardson	Target: 14-Feb-2020	Completed
7 Model Radio Antenna Strategy - forward to APC for review and comment.	Gary Richardson	Target: 14-Feb-2020	In Progress
8 Solid Waste Management - place response from MIID on web-page.	Maple Hung	Target: 31-Jan-2020	Completed

Follow Up Action Report

Mayne Island

27-Jan-2020

Activity	Responsibility	Dates	Status
9 BENN Bylaw. Request Bylaw Enforcement Manager to prepare a report for the February 24, 2020 LTC meeting regarding only having the BENN bylaw apply to STVR enforcement.	Warren Dingman	Target: 14-Feb-2020	In Progress
10 St. John Point Regional Park Management Plan. Letter to be prepared for Chairs signature advising that the LTC does not consider the development envisioned in the management plan consistent with the permitted use as a passive park. Also advise the CRD that the proposed area of development is in the ALR.	Gary Richardson	Target: 07-Feb-2020	In Progress
11 Mayne Agricultural Society Letter of Support - staff to prepare letter for chairs signature.	Gary Richardson	Target: 07-Feb-2020	Completed
12 Arrange meeting with CRD building inspection and Southern LTCs.			In Progress
13 Housing Review Project - finalize discussion paper with build-out maps/data and refer to APC for comment - also include Jan 27 project staff memo in referral	Brad Smith	Target: 28-Feb-2020	In Progress

21-Feb-2020

Activity	Responsibility	Dates	Status
1 Housing Review Project - complete build out analysis maps and vet to LTC for review	Brad Smith	Target: 18-Feb-2020	Completed



Print Date: February 14, 2020

Follow Up Action Report

DATE OF MEETING: February 24, 2020
TO: Mayne Island Local Trust Committee
FROM: Gary Richardson, Island Planner
Southern Team
COPY:
SUBJECT: Development Variance Permit
Applicant: Francis and Jean Guy Nadeau
Location: 211 Spinnaker Drive

RECOMMENDATION

1. That the Mayne Island Local Trust Committee approve issuance of Development Variance Permit MA-DVP-2020.2 (Nadeau).

REPORT SUMMARY

The purpose of this report is to consider a Development Variance Permit (DVP) for the reduction of a front lot line setback for the siting of dwelling on the subject property.

The above recommendation is supported as: the applicant's rationale is sound as there is no other reasonable location to site the residence due to the location of the existing septic field; a setback of 4.5 metres provides for a reasonable setback from the front lot line; existing dwellings on adjacent lots are not impacted by the reduced variance; notification to date has generated no concerns/objections; and, the variance does not impact the intent of the bylaw regulation.

BACKGROUND

The proposal is to vary the front lot line regulations in the Mayne Island Land Use Bylaw 146, 2008 (LUB). Specifically:

Article 5.1(8) is varied to permit a dwelling to be sited as close as 4.5 metres of a front lot line.

A copy of the notice and draft permit (MA-DVP-2020.2) are Attachments 3 and 4.

The property currently has a recreational vehicle and two accessory buildings on it. Staff visited the site on October 7, 2019 (Photo – Attachment 2).

Figure 1 – Subject Property

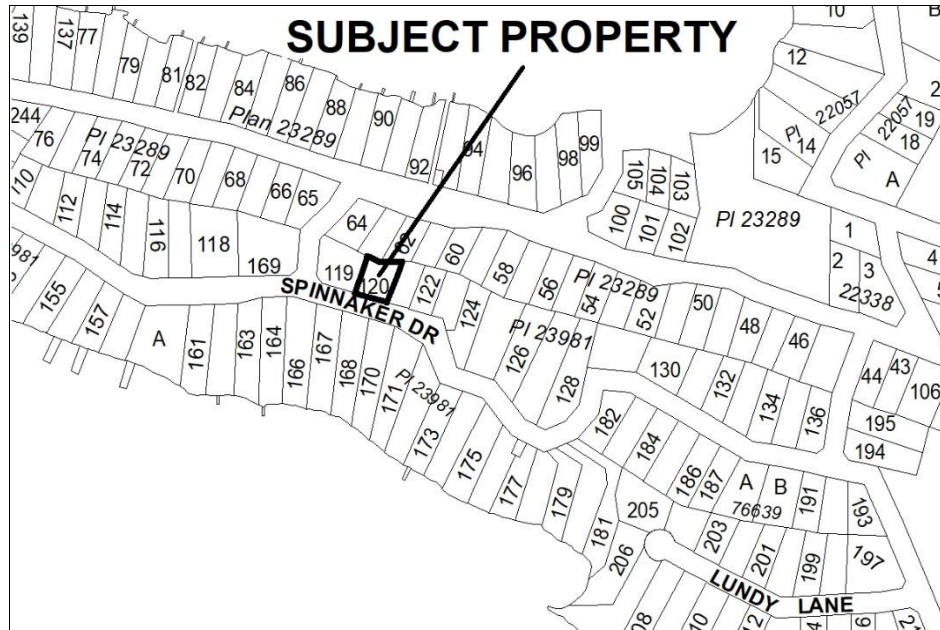
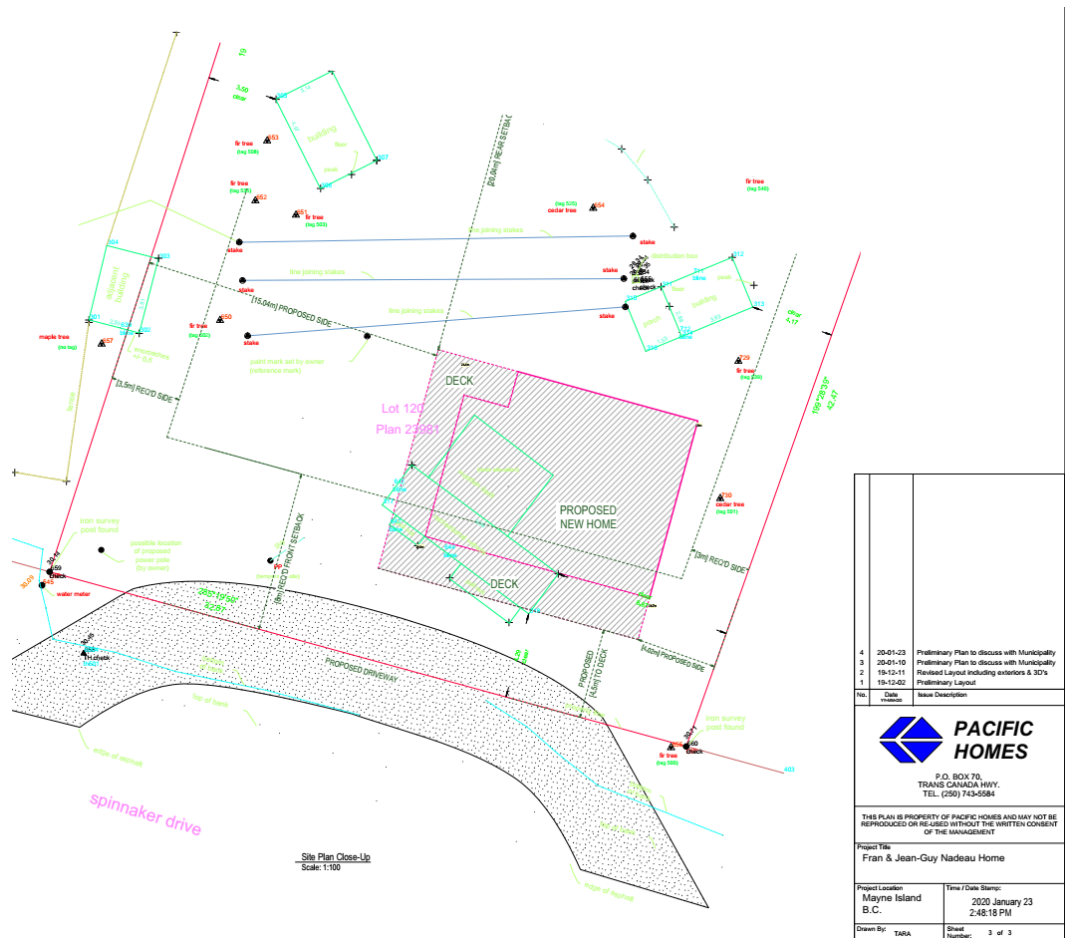


Figure 2 – Orthophoto



Figure 3 – Site Plan



Policy/Regulatory

Islands Trust Policy Statement:

There are no relevant policies for this application.

Official Community Plan:

The property is designated as **SR – Settlement Residential** in the Mayne Island Official Community Plan No. 144, 2007 (OCP). There are no Development Permit Areas designated in the OCP for the subject property.

Land Use Bylaw:

The property is in the **Settlement Residential (SR) Zone** in the LUB.

The existing residential use complies with use and density provisions for the zone on the property.

Islands Trust Fund:

This application has no considerations for the Islands Trust Fund and has no considerations for the Regional Conservation Plan.

Issues and Opportunities***Rationale for the Variance***

The applicant's rationale for the variance:

- Septic field requires building to be sited in proposed location.
-

Impact on Neighbouring Properties

There are no buildings on the surrounding properties sited close to the site of the proposed dwelling.

No issues have been brought forward to date as a result of notification from surrounding property owners.

The Overall Intent of the Regulation being Varied

The overall purpose of the setback regulation is to minimize impacts on adjacent properties related to:

- Limiting the visual impact of development on adjacent properties.
- Establishing a consistent development pattern within a local area.
- Protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
- Maintaining a rural character.
- Establishing certainty with respect to residential development by maintaining consistent siting regulations.

Potential Impacts of Granting the Variance

Granting a variance can potentially create an expectation in the community with regard to future applications. As variances consider the unique circumstances, pertaining to a particular situation that may warrant the relaxation of a specific zoning regulation each application should be evaluated on its own merits.

Consultation

DVP Notices were circulated to surrounding property owners and residents. The notification period will end at 4:30 p.m. on February 13, 2020.

At the time of writing, staff have received no written submissions. Any submissions received prior to the LTC Meeting will be forwarded to the LTC and reported at the meeting.

Rationale for Recommendation

The recommendation on Page 1 is supported as:

- Due to siting of septic tank, driveway, and property lines this is an appropriate location for a dwelling.
- The applicant's rationale is sound.
- A 4.5 metre setback still maintains a reasonable building distance from the road.
- Notification to date has not generated any responses.
- The variance does not impact the intent of the bylaw regulation.

ALTERNATIVES

- **Request further information**

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should be advised to describe the specific information needed and the rationale for this request.

Recommended wording for the resolution is as follows:

That the Mayne Island Local Trust Committee request that the applicant submit to the Islands Trust...

- **Deny the application**

The LTC may deny the application.

Recommended wording for the resolution is as follows:

That the Mayne Island Local Trust Committee deny application MA-DVP-2020.2 (Nadeau).

Submitted By:	Gary Richardson, Island Planner	February 16, 2020

ATTACHMENTS

1. Site Context
2. Photograph
3. Notice
4. Draft Permit

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	Lot 120, Section 6, Mayne Island, Cowichan District, Plan 23981
PID	002-942-801
Civic Address	211 Spinnaker Drive

LAND USE

Current Land Use	Settlement residential
Surrounding Land Use	Settlement residential

HISTORICAL ACTIVITY

File No. MA-BE-2019.2	STVR File opened Feb. 8, 2019 – closed April 16, 2019
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POLICY/REGULATORY

Official Community Plan Designations	The property is designated as SR – Settlement Residential in the Mayne Island Official Community Plan No. 144, 2007 (OCP). There are no Development Permit Areas designated in the OCP for the subject property.
Land Use Bylaw	The property is in the Settlement Residential (SR) Zone in the Mayne Island Land Use Bylaw No. 146, 2008. The proposed residential use complies with use and density provisions for the zone on the property.
Other Regulations	N/A
Covenants	No legal notations shown on title.
Bylaw Enforcement	Yes, file closed April 16, 2019

SITE INFLUENCES

Islands Trust Fund	This application has no considerations for the Islands Trust Fund
Regional Conservation Strategy	This application has no considerations for the Regional Conservation Plan.
Species at Risk	N/A
Sensitive Ecosystems	No sensitive ecosystems shown on Islands Trust Conservancy mapping
Hazard Areas	There are no risk areas shown on mapping.
Archaeological Sites	There are no archaeological sites listed in the Remote Access to Archaeological Data (RAAD) within the property or within 100 metres; however, the area at the rear of the lot shown as having archaeological potential. Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the <i>Heritage Conservation Act</i> . If such material is

	encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.
Climate Change Adaptation and Mitigation	The elevation and distance from the sea indicates that the impacts from anticipated or possible climate change induced hazards are not immediate.
Shoreline Classification	N/A

ATTACHMENT # 2– PHOTOGRAPHS





Islands Trust

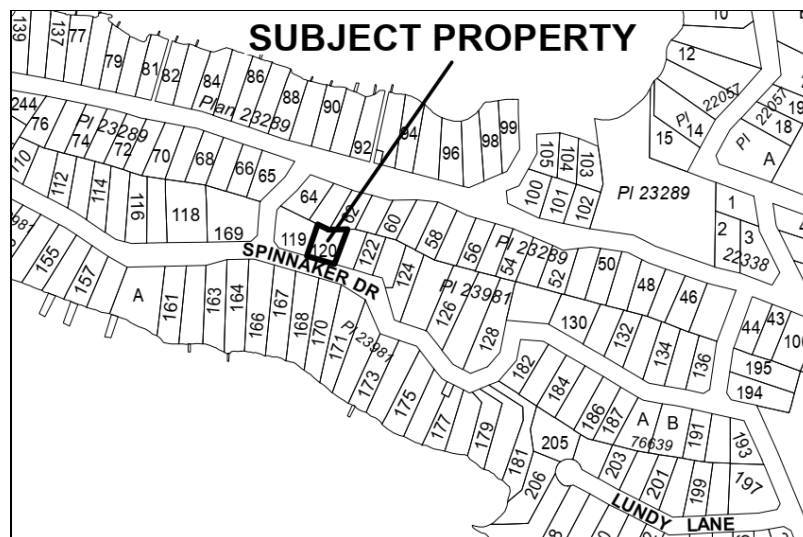
**NOTICE
MAYNE ISLAND LOCAL TRUST COMMITTEE
MA-DVP-2020.2**

NOTICE is hereby given that the Mayne Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit pursuant to Section 499 of the *Local Government Act*. The proposed permit would vary the Mayne Island Land Use Bylaw No.146, 2008, by varying:

1. Article 5.1(8)(a) which states that the minimum setback for any building or structure is 8.0 metres from any front lot line is varied to permit a proposed dwelling to be sited as close as 4.5 metres of a front lot line.

The property is located at 211 Spinnaker Drive and is legally described as Lot 120, Section 6, Mayne Island, Cowichan District, Plan 23981. PID: 002-942-801

The general location of the subject property is shown in the following sketch:



A copy of the proposed permit may be inspected at the Islands Trust Office, 200 - 1627 Fort Street, Victoria, B.C., V8R 1H8, between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday inclusive, excluding Statutory Holidays, commencing **February 3, 2020** and up to and including **February 13, 2020**.

For the convenience of the public only, and not to satisfy Section 499 (2) (c) of the *Local Government Act*, additional copies of the Proposed Permit may be inspected at various Notice Boards on Mayne Island, B.C., commencing **February 3, 2020**.

Enquiries or comments should be directed to Gary Richardson, Island Planner at (250) 405-5157, for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867; or by fax (250) 405-5155; or by email to: information@islandstrust.bc.ca, before **4:30 p.m., February 13, 2020**. The Mayne Island Local Trust Committee may consider a resolution allowing for the issuance of the permit during the regular business meeting starting at **1:00 p.m., February 24, 2020**, at the Mayne Island Agricultural Hall, Fernhill Road, Mayne Island, BC.

All applications are available for review by the public. Written comments made in response to this notice will also be available for public review.

Jas Chonk
Deputy Secretary



Islands Trust

**MAYNE ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
MA-DVP-2020.2**

To: Frances and Jean Guy Nadeau

1. This Development Variance Permit applies to the land described below:

Lot 120, Section 6, Mayne Island, Cowichan District, Plan 23981
(PID: 002-942-801)
2. Mayne Island Land Use Bylaw 146, 2008 is varied as follows:
 - a) Article 5.1(8)(a) is varied to permit a dwelling to be sited within 4.5 metres of a front lot line.
 - b) The development shall be consistent with Schedules "A" and "B" which are attached to and form a part of this permit.
3. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of "Mayne Island Land Use Bylaw No. 146, 2008" and to obtain other approvals necessary for completion of the proposed development, including approval of the Capital Regional District and Ministry of Transportation and Infrastructure.

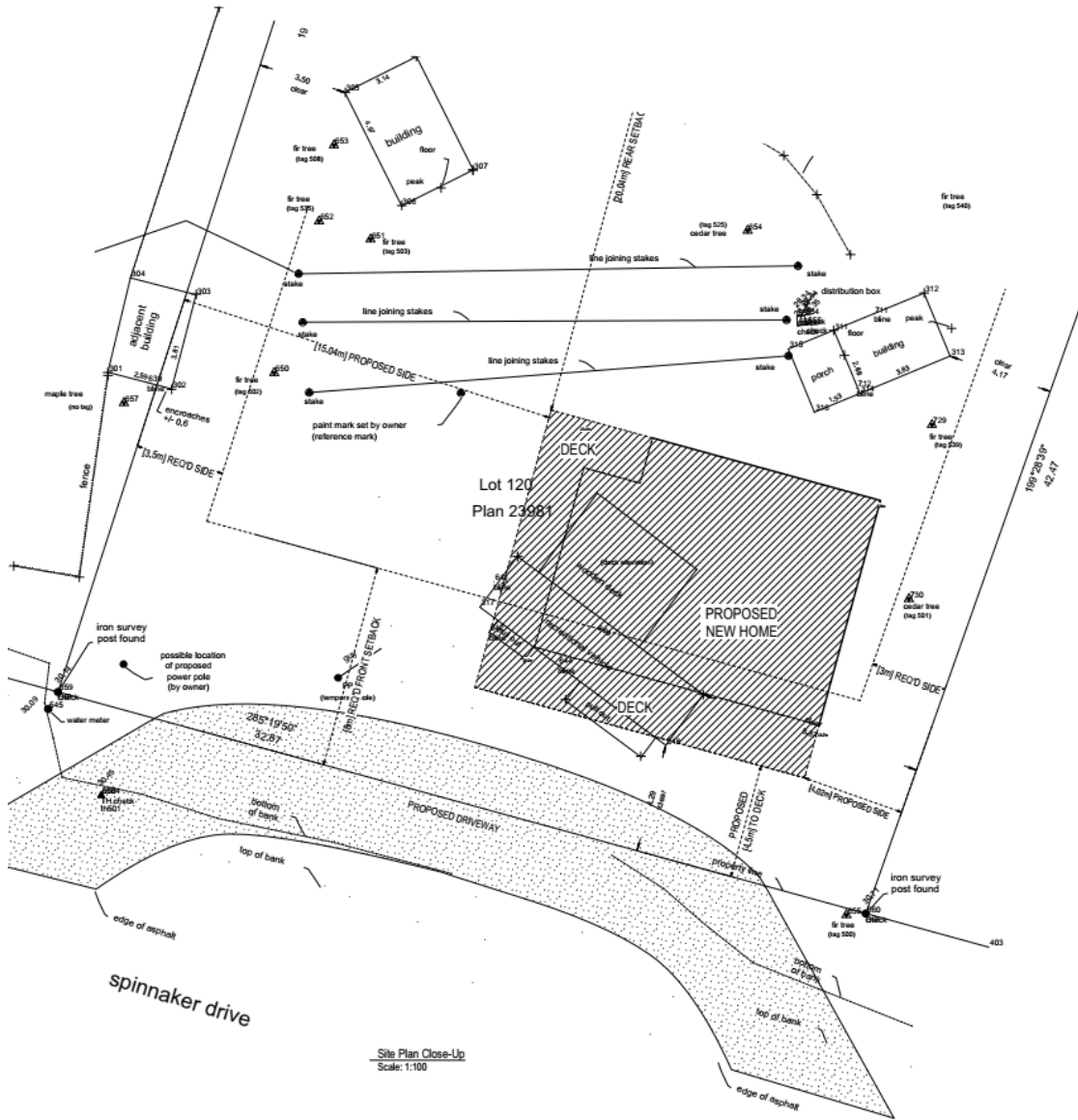
AUTHORIZING RESOLUTION PASSED BY THE MAYNE ISLAND LOCAL TRUST COMMITTEE THIS DAY OF , 2020.

Corporate Secretary, Islands Trust

Date of Issuance

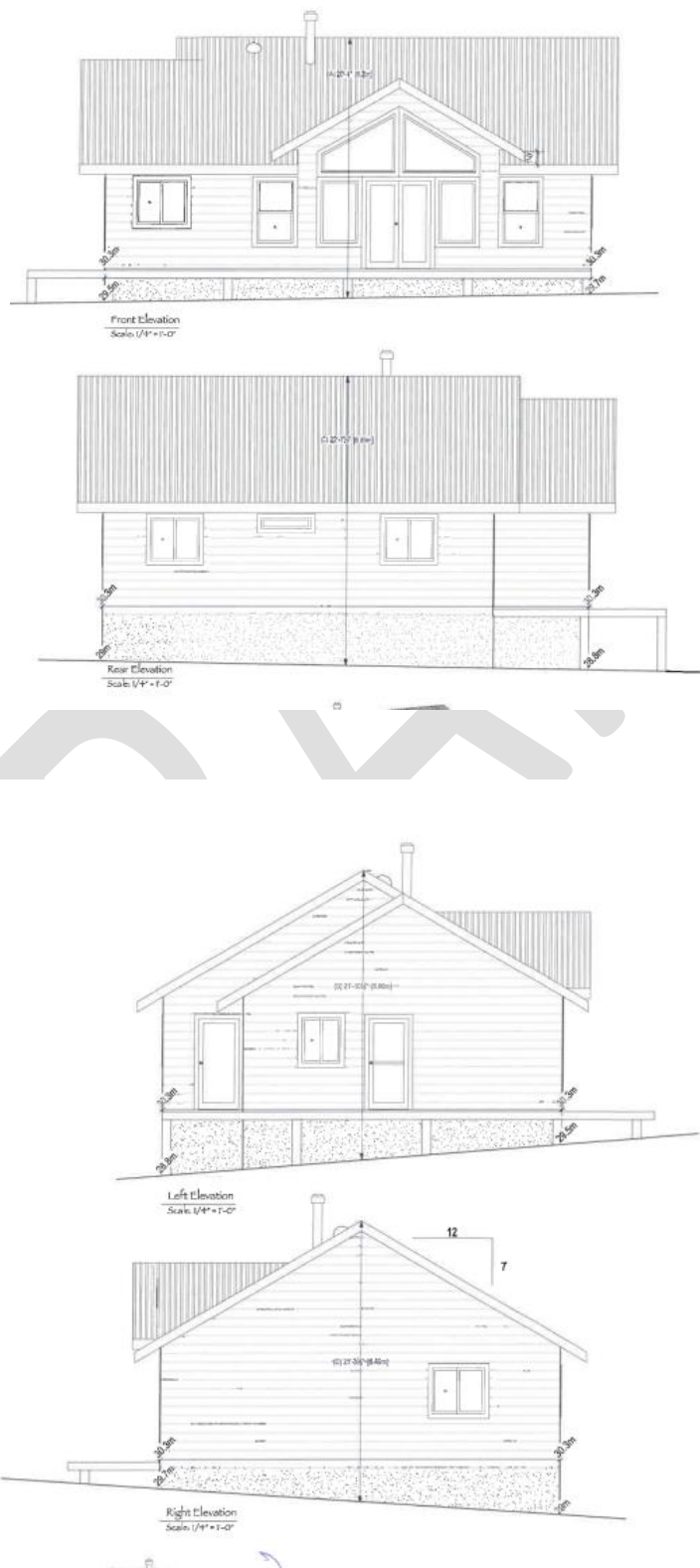
IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE DAY OF , THIS PERMIT AUTOMATICALLY LAPSES.

MAYNE ISLAND LOCAL TRUST COMMITTEE
MA-DVP-2020.2
SCHEDULE 'A'



4	20-01-23	Preliminary Plan to discuss with Municipality
3	20-01-10	Preliminary Plan to discuss with Municipality
2	19-12-11	Revised Layout including exteriors & 3D's
1	19-12-02	Preliminary Layout
No.	Date received	Issue Description
 PACIFIC HOMES		
P.O. BOX 70, TRANS CANADA HWY. TEL. (250) 743-6584		
THIS PLAN IS PROPERTY OF PACIFIC HOMES AND MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE WRITTEN CONSENT OF THE MANAGEMENT		
Project Title Fran & Jean-Guy Nadeau Home		
Project Location Mayne Island B.C.		Time / Date Stamp: 2020 January 23 2:47:58 PM
Drawn By: TARA		Sheet Number: 3 of 3

MAYNE ISLAND LOCAL TRUST COMMITTEE
MA-DVP-2020.2
SCHEDULE 'B'





File No.: MA-6500-20
(Land Use Bylaw Technical
Review)

DATE OF MEETING: February 24, 2020
TO: Mayne Island Local Trust Committee
FROM: Gary Richardson, Island Planner
Southern Team
COPY: Robert Kojima, RPM
SUBJECT: Mayne Island Land Use Bylaw Technical Review

RECOMMENDATION

1. That the Mayne Island Local Trust Committee request staff to prepare a bylaw on the recommended amendments to Mayne Island Land Use Bylaw No.146, 2008.

REPORT SUMMARY

The purpose of this report is to obtain direction from the Mayne Island Local Trust Committee (LTC) on a list of potential technical amendments that could be made to the Mayne Island Land Use Bylaw No.146, 2008 (LUB). The amendments have been prepared as a result of staff review of the LUB.

BACKGROUND

At the September 30, 2019 LTC meeting the LTC identified amending the LUB in order to update the LUB with respect to: reviewing certain definitions; amending erroneous cross-references; typographical errors; unclear wording; and outdated references.

A previous review of the LUB was carried out in 2012 and implemented by bylaw 162, which was adopted November 30, 2015.

The LUB template bylaw is referred to in the comments of this report as it is a bylaw template that has been prepared to give direction to LTCs when preparing LUBs and contains recommended definitions.

The following chart contains a list of potential amendments for the LTC to consider.

	LAND USE BYLAW BYLAW DEFINITION/SECTIONS	COMMENTS	STAFF RECOMMENDATION
	DEFINITIONS		
1.	"Accessory" in relation to a use, building or structure means incidental, secondary and exclusively devoted to a principal use, building or structure, expressly permitted by this bylaw on the same lot or, where the accessory use is located on the common property in bare land strata plan, on a strata lot in the same strata plan.	This definition is in other SGI LUBs, recommended in the LUB template, and there are no know issues with its use. Could be strengthened by adding in that accessory buildings cannot be used for human habitation.	Amend - include prohibition on human habitation.
2.	"Bed and breakfast" means a home occupation comprising the provision of sleeping accommodation and a morning meal to paying guests.	This is a long standing definition and there are no know issues with its use. It is consistent with recommended wording in LUB template.	Do not amend.
3.	"Berth" means a space at a marina, wharf or dock for the wharfage of a boat.	Concerns about the word wharfage was raised. It is consistent with recommended wording in LUB template. Moorage or wharfage can be used. Should be consistent.	Amend - use "moorage".
4.	"Community Wharf" means boat mooring facilities which are operated and administered by a regional district and its bodies, are used for the provision of small craft moorage spaces for area residents, and for which user fees may be charged.	Concerns about the word moorage was raised. It is consistent with recommended wording in LUB template. Moorage or wharfage can be used. Should be consistent.	Amend - use "moorage".

	“Concrete” means all products manufactured from Portland Cement, sand and gravel including ready mix”.	There are no know issues with this definition. One option is to not have a definition in the LUB at all and use the common dictionary definition. There is no recommended wording in the LUB template.	Do not amend.
	“Dock” means a marine-based structure, or set of structures, generally consisting of a pier, ramp, float, and supporting structures, which is used for the non-commercial wharfage of vessels in association with the permitted use of the adjacent upland.	Moorage or wharfage can be used. Should be consistent.	Amend - use “moorage”.
1.	“Dwelling unit” means a detached building, or a portion of a building in the case of a secondary suite, apartment residential use or employee housing, used as a residence for a single household and containing eating, sleeping and living facilities and a single set of facilities for food preparation.	There are no know issues with this definition. It is consistent with recommended wording in the LUB template.	Do not amend.
	“Float” means a floating non-roofed structure that is used as a landing or wharfage place for watercraft and which is free to rise and fall with sea level change and, for all conditions of tidal change, does not rest on the sea floor.	Concerns about the word “wharfage” was raised. The LUB template varies; however it uses the word “moorage” in this case not “wharfage”.	Amend - use “moorage”.
2.	"Height" means the vertical distance between the highest point of a building or structure and the average natural grade, being the average undisturbed elevation of the ground at the perimeter of the building or structure calculated by averaging the elevations at the midpoints of all the exterior walls.	This is a long standing definition with no know issues. Natural grade is used as apposed to finished grade. Finished grade allows sites to be built up prior to construction sometimes elevating the site by several feet.	Do not amend.

		Finished grade also allows fill to be placed around a foundation allowing a higher building to be constructed than if natural grade is used.	
	"Hall" means a public assembly building used for recreational, social, charitable, educational, entertainment, and cultural activities, open to the public, and owned or operated by a non-profit group or Regional District for the benefit of the community generally.	Concerns about the word "Regional District" was raised. This definition is consistent with the LUB template. LTCs can't hold land.	Do not amend.
	"Marina" means the use of a water area for the temporary storage of boats and includes the installation of floats, wharves, piers, ramps and walkways and the provision of wharfage services to the boating public.	Concerns about the word "moorage" was raised. The LUB template varies; however in this case it uses the word "moorage" not "wharfage".	Amend - use "moorage".
	"Mobile Home" means a dwelling designed, constructed, or manufactured to be moved from one place to another by being towed or carried and meets a minimum CSA-Z240 standard.	This was put in place recently by bylaw 162 and is consistent with the LUB template.	Do not amend.
	"Park, passive recreation" means a park which is retained in its natural state other than for walking and hiking trails and signage.	This definition requires some clarification so that limits of what may be permitted in a "passive recreation park" are very clear. Clear limits need to be put on the type of use that may be permitted, number of parking spaces (if any), roads, size and type of structures, signs and trails.	Amend.

	"Recreational vehicle" means a tent trailer, travel trailer, motor home or other self-propelled vehicle containing sleeping, cooking and sanitary facilities, but does not include a mobile home or manufactured home.	Concerns that the word "manufactured home" is not defined. The word manufactured home should be defined as part of the small home review project.	Do not amend.
	"Secondary suite" means an accessory, self-contained dwelling unit, located within a building that otherwise contains a dwelling unit, and having a lessor floor area than the principal dwelling unit.	Bylaw 160 adopted January 26, 2015 put this definition into place, there are no know issues.	Do not amend.
	"Tiny Home" suggestion that definition be prepared.	This can be further refined as part of the housing review project which is presently an LTC work program priority.	Do not amend.
	"Waste transfer facility" means the use of a site, buildings and structures for receiving, collecting, storing, sorting, and transferring solid waste and recyclable waste that originate from residential, commercial, institutional, demolition or construction sources.	This was put in place by bylaw 162 (July 43) and there are no know issues with it.	Do not amend.
	"Watercourse" means any natural or man-made depression with well defined banks and a bed 0.6 metres (2.0 feet) or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of two square kilometres or more.	There are no know issues with this definition; however if the LTC requests further research can be done to determine if there is more appropriate wording.	Do not amend.
	"Wharfage" means the tying of a boat or seaplane to a wharf, float or dock that is in turn connected to an upland lot by a ramp or walkway.	Concerns about the word "wharfage". The word "mooring" may be more appropriate particularly if the wording in other definitions is	Amend.

		changed from “wharfage” to “moorage”.	
	“School” means a public or private educational institution that do not include residential accommodation or dormitories.	Typo – definition of school – “doe” should be “does”.	Amend.

	Specific LUB Sections		
	3.1 Permitted in All Zones	Does not include facilities for water districts – pump houses, storage tanks etc. Could allow as an outright use in all zones or alternatively locate in new zone.	Amend – allow as outright use in all zones.
	5.9(5) The maximum floor area of accessory retail sales uses is 20m ² (87ft ²).	Metric conversion is incorrect.	Amend.
	3.7.2 Fences	3.7.2 Allows overheight fences for deer netting, and landscape screening. 3.8((1)(c) allows landscape screens to include solid wood fence or stone wall. 3.7(2) should be amended to exclude 3.8(1)(c) so that deer fences can not be a solid wood fence or stone wall.	Amend.
	Rural Zone 5.5(7)(a) and Upland Zone 5.6(7)(a)	In the rural and upland zones the density for cottages is written so that only a lot with exactly 1 ha would be restricted to a 60 m ² cottage. Less than 1 ha there can be no cottage and over 1 ha the cottage can be 93 m ² cottage.	Amend.
	8.2(d) Exemptions from Average and Minimum Lot Area Requirements (Boundary Adjustments)	Boundary adjustment provisions should be amended to specify that if a boundary adjustment subdivision is carried out that no parcel is increased in area such that it may be further subdivided	Amend.

		and/or may not result in additional density.	
	Split zoned lots and lot coverage	Where different portions of a lot are in different zones with different lot coverage consider adding a provision to the general regulations addressing lots in more than one zone. Each zone would be calculated as a separate lot for purposes of lot coverage.	Amend.
	List of Schedules	Add Schedule D (Secondary Suite Map)	Amend.
	3.2 Prohibited in All Zones (1) In all zones except the R and A zones, the keeping on a lot having an area of less than 2000m ² (0.5 acres) of cattle, sheep, goats, pigs, donkeys, llamas, ostriches, emus and more than one horse;	This could be amended to exclude the keeping of livestock or farm animals on lots less than 2000 m ² . Livestock and/or farm animals could be defined. One horse could be maintained.	Amend.
	Local Government Act	Several outdated local government act sections are referenced they should be changed using current references.	Amend.

ALTERNATIVES

1. Request further information

That the Mayne Island Local Trust Committee request that the planner provide further information on the following LUB sections... prior to giving direction.

NEXT STEPS

Staff will prepare a bylaw to implement the LTCs direction for the March 30, 2020 LTC meeting for the LTCs review.

Submitted By:	Gary Richardson, Island Planner	February 18, 2020

Top Priorities Report

Mayne Island

1. Land Use Bylaw Technical Amendments

Responsible

Dates

Staff report to be prepared for February 24, 2020 LTC agenda.

Gary Richardson

Rec'd: 23-Sep-2019

2. Housing Regulations and Policy Review (tiny home initiative)

Responsible

Dates

Initial staff report prepared for Oct 28, 2019 LTC meeting

Brad Smith

Rec'd: 26-Nov-2018

Further staff report prepared for January 27, 2020 LTC Meeting

3. Groundwater Sustainability Project

Responsible

Dates

Initial staff report and project charter to be prepared.

Gary Richardson

Rec'd: 27-May-2019

Update LTC with status of project at February 24, 2020 LTC Meeting.

William Shulba

Projects Report

Mayne Island

1. <i>Climate Change Adaptation</i>	Responsible	Date Received
Consider regulatory changes and implementation of new DPA authority		02-Mar-2009
2. <i>Waste Management</i>	Responsible	Date Received
		31-Oct-2017
3. <i>Fallow Deer</i>	Responsible	Date Received
		26-Mar-2018
4. <i>Cannabis Production - Regulating structures</i>	Responsible	Date Received
		24-Sep-2018
5. <i>Review of Contractors Yards</i>	Responsible	Date Received
		27-May-2019



Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
MA-DVP-2019.6	Els, Marcelle & Neville	05-Dec-2019	Application for a variance for siting in a setback.

Planner: Gary Richardson

Planning Status

Status Date: 11-Feb-2020

Requested plan clearly showing the requested variance January 31, 2020. If sufficient plan is received by February 24, 2020 staff will prepare a notice and permit to be considered at the March 30, 2020 LTC meeting.

Status Date: 20-Jan-2020

Staff to prepare notice and permit for LTC consideration at February 24, 2020 LTC Meeting

Status Date: 17-Jan-2020

PTA created file, given to Planner, LTC notified, fees received.

File Number	Applicant Name	Date Received	Purpose
MA-DVP-2020.1	Freigang, Dolores	06-Jan-2020	Application for variance for siting in a setback

Planner: Gary Richardson

Planning Status

Status Date: 11-Feb-2020

Requested plan clearly showing the requested variance January 31, 2020. If sufficient plan is received by February 24, 2020 staff will prepare a notice and permit to be considered at the March 30, 2020 LTC meeting.

Status Date: 10-Jan-2020

PTA created file, fees received, LTC notified, Planner was given the file.



Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
MA-DVP-2020.2	NADEAU, Jean-Guy & Frances	17-Jan-2020	Amend the front setback from 26ft to 15 ft (8m - 4.5m)

Planner: Gary Richardson

Planning Status

Status Date: 11-Feb-2020

Notice and Permit prepared for February 24, 2020 LTC meeting for consideration of issuance of permit by LTC.

Status Date: 22-Jan-2020

PTA created file, given to Planner, fees retrieved, LTC notified.

File Number	Applicant Name	Date Received	Purpose
MA-DVP-2020.3	BUZZA, David & Carol	24-Jan-2020	Application for a variance siting in a setback and for height for garage.

Planner: Gary Richardson

Planning Status

Status Date: 11-Feb-2020

Staff will prepare a notice and permit to be considered at the March 30, 2020 LTC meeting.

Status Date: 27-Jan-2020

PTA opened file application, fees received, LTC notified, planner to be assigned

File Number	Applicant Name	Date Received	Purpose
MA-DVP-2020.4	Iredale Architecture	24-Jan-2020	deck renovation and expansion

Planner: Narrisa Chadwick

Planning Status

Status Date: 06-Feb-2020

Fees received, LTC notified, given to Planner

Status Date: 24-Jan-2020

PTA created file, waiting for fees.



Applications

Rezoning

File Number	Applicant Name	Date Received	Purpose
MA-RZ-2018.1	Capital Regional District (MIPRC) Planner: Gary Richardson	01-Nov-2018	Application to amend the OCP and LUB to rezone from Rural to Park
Planning Status			
Status Date: 20-Jan-2020 First Nations have been contacted. Staff to follow-up and obtain First Nations comments.			
Status Date: 18-Oct-2019 Staff to design initiate First Nations review of proposal.			
Status Date: 18-Sep-2019 MI Parks commission giving presentation at September 30, 2019 LTC meeting regarding application to rezone Cotton Park.			

Subdivision

File Number	Applicant Name	Date Received	Purpose
MA-SUB-2018.1	Brent Mayenburg (Maude) Planner: Gary Richardson	09-Apr-2018	Referral of a subdivision for 3 lots
Planning Status			
Status Date: 18-Sep-2019 Waiting for applicant to work through PLA conditions.			
Status Date: 16-May-2019 PLA received from MoTI April 25, 2019.			
Status Date: 19-Jun-2018 Referral response sent to MOTI, applicant, owner and LTC cc'd			



Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
MA-SUB-2018.3	Wey Mayenburg Land Surveying Inc (Peace)	16-Oct-2018	Referral of a subdivision to create 2 lots
Planner: Gary Richardson			
Planning Status			
Status Date: 20-Jan-2020 10% road frontage waiver request on Jan 27, 2020 LTC agenda.			
Status Date: 18-Sep-2019 Applicant working through PLA conditions.			
Status Date: 14-Jun-2019 PLA received June 11, 2019			
File Number	Applicant Name	Date Received	Purpose
MA-SUB-2019.1	Mayenburg, Brent	22-Jan-2019	Referral of a boundary adjustment
Planner: Gary Richardson			
Planning Status			
Status Date: 20-Jan-2020 10% road frontage waiver request on Jan 27, 2020 LTC agenda.			
Status Date: 18-Sep-2019 Applicant working through PLA conditions.			
Status Date: 14-Jun-2019 PLA received June 11, 2019.			

Islands Trust
 LTC EXP SUMMARY REPORT F2020
 Invoices posted to Month ending December 2019

645 Mayne	Invoices posted to Month ending December 2019	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-645	LTC "Trustee Expenses"	665.00	0.00	665.00
LTC Local				
65200-645	LTC - Local Exp - LTC Meeting Expenses	1,446.00	1,251.91	194.09
65210-645	LTC - Local Exp - APC Meeting Expenses	411.00	52.10	358.90
65220-645	LTC - Local Exp - Communications	250.00	669.00	-419.00
65230-645	LTC - Local Exp - Special Projects	294.00	0.00	294.00
TOTAL LTC Local Expense		<u>2,401.00</u>	<u>1,973.01</u>	<u>427.99</u>
Projects				
73001-645-4100	Mayne Island Housing	4,000.00	0.00	4,000.00
TOTAL Project Expenses		<u>4,000.00</u>	<u>0.00</u>	<u>4,000.00</u>

Standing Resolutions Log

Mayne Island

Resolution Number	Action	Date
2018-049	In Favour	24-Sep-2018
- Proposed or amended licenses for non-medical cannabis retail establishments require an application to the local trust committee. - The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical. - The public consultation process shall be determined by the local trust committee after initial review of the proposal. - However, as a minimum, the local trust committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: - o Name of the applicant and a description of the proposal in general terms - o The location of the proposed establishment and the subject site - o The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered. - o The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application - o How public comments may be submitted to the local trust committee		



Standing Resolutions Log

Mayne Island

Resolution Number	Action	Date
2017-028	In Favour	26-Jun-2017
That the Mayne Island Local Trust Committee adopts the following resolution in regards to Bylaw Enforcement of Unlawful Short Term Vacation Rentals (USTVR): a) Given finite resources available for enforcement activities and in order to ensure the most effective results for enforcement activities, Unlawful Short Term Vacation Rentals that have one or more of the following characteristics will be subject to proactive enforcement: i) they are advertised on the internet, newspapers or other media; ii) they are not managed by an owner of the USTVR property who lives on Mayne Island; iii) more than one dwelling on the lot is simultaneously made available for USTVR; iv) while the property is used as a USTVR, persons are permitted to stay in tents or trailers; v) there are issues related to health and safety on the property; vi) there is a written complaint by owners or residents of two properties about bona fide serious nuisance issues such as noise or parking congestion related to the USTVR; vii) the owner of the property uses more than one property on Mayne Island as a USTVR. b) Nothing in this enforcement policy should be interpreted as giving permission to violate the Land Use Bylaw and the Mayne Island Trust Committee may change this policy at any time and may give direction to expand enforcement activities at any time.		
2017-027	In Favour	26-Jun-2017
That the Mayne Island Local Trust Committee directs staff to take enforcement action against unlawful dwellings only if one of the following conditions exists: 1.1. There is a complaint from an immediate neighbor; or, 1.2. There is a referral from an agency responsible for health and safety issues that is doing concurrent enforcement. 2. Nothing in this enforcement policy should be interpreted as giving permission to violate the Land Use Bylaw and the Mayne Island Local Trust Committee may change this policy at any time and may give direction to expand enforcement activities at any time.		
2016-055	In Favour	27-Jun-2016
that the Mayne Island Local Trust Committee direct staff to create a policy to advertise all statutory public notices in the Mayne Liner.		

Standing Resolutions Log

Mayne Island

Resolution Number	Action	Date
2012-000	In Favour	01-Feb-2012
That where a Liquor Control and Licensing Branch Special Occasion License referral relates to a property where Mayne Island Land Use Bylaw 146, 2008 permits public assembly uses, such as halls, recreation facilities or restaurants, and where it can be determined that the organization or applicant have had no issues related to parking or past complaints for the preceding three years, staff may approve the Special Occasion License without referral to the Local Trust Committee. All other Special Occasion License referrals are to be referred to the Local Trust Committee for consideration.		
2011-044	In Favour	02-May-2011
It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to only include in-camera minutes on agendas where there are other reasons to close the meeting to the public.		

File No.:

DATE OF MEETING: February 24, 2020

TO: Mayne Island Local Trust Committee

FROM: Lisa Wilcox, Senior Intergovernmental Policy Advisor
Robert Kojima, Regional Planning Manager
Southern Team

SUBJECT: Amended Standing Resolution - Reconciliation

RECOMMENDATION

1. That the Mayne Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area:

Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission (TRC) Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to:

- a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities;
- b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory;
- c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history;
- d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols;
- e) Establish and maintain government-to-government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area.

REPORT SUMMARY

The Mayne Island Local Trust Committee (LTC) is asked to consider adopting the above-noted standing resolution as a mechanism to guide reconciliation within the Local Trust Area.

BACKGROUND

From 2015 to the present, the Mayne Island Local Trust Committee has passed resolutions that acknowledge First Nations territory, and looked for ways to develop and create joint relationship building, and engage on issues of environment, naming and recognition, and advocacy.

ANALYSIS

Issues and Opportunities

Standing Resolution

Staff have prepared a draft standing resolution for LTC consideration that will enable the LTC to transition from reconciliation being a First Nations “project” to incorporating reconciliation more holistically into the LTC’s business and work program.

The draft standing resolution references key documents to guide the LTC’s journey of reconciliation with local First Nations. These include:

- Truth and Reconciliation Commission (TRC) Calls to Action
https://nctr.ca/assets/reports/Calls_to_Action_English2.pdf
- United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP);
https://www.un.org/esa/socdev/unpfii/documents/DRIPS_en.pdf
- Draft Principles that Guide the Province of BC’s Relationship with Indigenous Peoples;
https://www2.gov.bc.ca/assets/gov/careers/about-the-bc-public-service/diversity-inclusion-respect/draft_principles.pdf
- Islands Trust First Nations Engagement Principles.
<http://www.islandstrust.bc.ca/media/342128/firstnationsengagementprinciples.pdf>

The draft standing resolution includes five areas in which the LTC can endeavour to take action:

- a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities;
- b) Look to appropriate opportunities for Local Trust Committees to invite First Nations Elders to attend and provide a traditional welcome to the territory;
- c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations’ cultural heritage and history;
- d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols;
- e) Establish and maintain government-to-government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations’ traditional territories within the Islands Trust Area.

From Engagement to Reconciliation

The draft standing resolution is similar to one prepared for the Gabriola Island LTC in 2018, with an emphasis on the work that the LTC will do as part of their Reconciliation process. The intent is to provide processes that focus

on best practices and provide workable first steps for staff and Trustees to progress and develop a Reconciliation plan. The process acknowledges that reconciliation requires both internal and external knowledge building and will focus on processes to help and advise on First Nations engagement. It also provides a framework for the LTC to engage with all local First Nations with interests in the Local Trust Area.

Rationale for Recommendation

The Mayne Island LTC has made a significant progress in its recent efforts toward reconciliation. These efforts may continue, as an integral part of routine LTC business and work program activities. The LTC may also seek opportunities with other local First Nations that have asserted rights and title, treaty, or overlapping territory in the area. The draft standing resolution provides a framework to support reconciliation and continued relationship building, where capacity is available. The staff recommendation is included on Page 1 of the report.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

- 1. Request further information**
- 2. Amend the Standing Resolution**
- 3. Receive for information**

NEXT STEPS

Should the LTC adopt the recommended standing resolution, staff will draft letters of introduction to all First Nations within interests in the Local Trust Area, as noted in item (a) of the resolution and welcome input, dialogue and opportunities to address items (b) through (e) of the resolution.

Submitted By:	Lisa Wilcox, kwakwemtenaat Senior Intergovernmental Policy Advisor	November 6, 2019
Concurrence:	Robert Kojima Regional Planning Manager	Select Date.

ATTACHMENTS

None



REQUEST FOR DECISION

To: Mayne Island Local Trust Committees
For the Meeting of: February 24, 2020

From: David Marlor, Director, Local Planning Services
Date Prepared: October 23, 2019

SUBJECT: Live Streaming of Local Trust Committee Meetings

RECOMMENDATION:

That the Local Trust Committee communicate to Trust Council its interest (or lack thereof) in filming and streaming its public meetings.

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

Meeting streaming provides a new way for island constituents to engage in Islands Trust work. Challenges and opportunities related to this topic will be explored in a report to Trust Council in coming months.

1 PURPOSE:

To determine the level of interest in streaming local trust committee meetings.

2 BACKGROUND:

At its June 19, 2019 meeting Trust Council made the following resolutions:

"That Trust Council request that each local trust committee and Trust Council committees indicate whether it has an interest in filming and streaming its public meetings."

And,

"That Trust Council request staff to prepare a report about the costs and feasibility of filming and streaming videos of public meetings through the new Islands Trust website and social media."

The report requested in the latter resolution is currently being prepared by staff.

Forming part of this discussion will be the level of interest of Council committees in pursuing this initiative for their own public meetings. As such, a committee decision is required for communication to Trust Council to inform dialogue and appropriate resource allocation.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: A change in procedures for how local trust committee meetings are organized and conducted.

FINANCIAL: Additional costs for equipment, processing and storage of recordings and staff resources to operate the equipment.

POLICY: None.

IMPLEMENTATION/COMMUNICATIONS: The interest or lack thereof of the Local Trust Committee will be communicated to Trust Council as requested.

FIRST NATIONS: None.

OTHER: None.

4 RELEVANT POLICY(S):
None.

5 ATTACHMENT(S):
None.

RESPONSE OPTIONS

That the Local Trust Committee communicate to Trust Council its interest in filming and streaming its public meetings.

OR

That the Local Trust Committee communicate to Trust Council that it is not interested in filming and streaming its public meetings.

Prepared By: David Marlor, Director, Local Planning Services

Reviewed By: Clare Frater, Director, Trust Area Services