

ADOPTED



Mayne Island Local Trust Committee

Minutes of Regular Meeting

Date: October 24, 2022
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island, BC

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

Staff Present: Narissa Chadwick, Island Planner
Charly Caproff, Planning Technician
Pat Todd, Recorder

There were approximately twenty-nine (29) members of the public in attendance and on Zoom.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 1:05 pm. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

Add: Item 11.2 Bylaws No. 186 and 187 for adoption

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS - None

4. COMMUNITY INFORMATION MEETING

4.1 MA-RZ-2020.1 MIHS (Mayne Island Housing Society)

Planner Chadwick reviewed the bylaws related to the rezoning for up to ten units of multi-family rental housing and the creation of an additional lot, the Sec. 219 Covenant and the Housing Agreement. Next steps were identified.

Deborah Goldman (MIHS) expressed appreciation for the opportunity to discuss the project with community members. She reviewed the Society's efforts to date and noted that all reports and documents are available on the MIHS website in addition to the Islands Trust website. MIHS provided a presentation including the following presenters:

Eleni Gibson, Wiser Projects

- Identified need for affordable housing;
- Reviewed affordability formula and tenant criteria;

- Identified how project confirms with Official Community Plan (OCP); and
- Identified the land donation as an amenity.

Al Kohut, Hydrologist

- Reviewed Groundwater report;
- Spoke to water supply including number of wells and springs within area and groundwater discharge area; and
- Identified that the well on the property is very productive and capable of meeting projected demands.

Karl Williams, Engineer

- Detailed site plan, driveway, and Water Management Plan;
- Spoke to the need for a storm water plan to match pre-development conditions; and
- MIHS plan was done pre-emptively: need to redesign based on final design.

Keith Erickson, Biologist

- Reviewed Ecological assessment of site; and
- Provided an overview of report: mapping and recommendations to minimize impact of construction/project.

David Brown, MIHS

- Spoke to Wet Lands Restoration Report; and
- Remediation steps are noted in Sec. 219 Covenant.

Eleni Gibson reviewed the site planning – MIHS has integrated recommendations from reports and consultants. Next steps: funding applications, subdivision and approvals from various agencies. MIHS is looking for collaborative solutions for concerns raised regarding project.

Tim Mackie questioned the Covenant regarding vague terminology and requested details be more specific and actions measurable.

Planner Chadwick referred to Schedule B of the Covenant which outlines very specific actions.

Nikko Preston detailed concerns regarding storm water run-off and requested a plan be in place before project moves forward.

Karl Williams noted that a storm water plan would likely be required for Subdivision application. The Society is not liable for water from an offsite location.

Deb Foote, referring to the Wetland Restoration questioned the impact on the aquifer and recharge.

Karl Williams stated there has been a site-specific examination that determined that recharge comes from Mt. Parke.

Lise McLeod questioned fencing property as part of the restoration efforts. She identified that fallow deer is pervasive on site.

Response - fencing only increases problems with deer as else where fencing would be required initially to allow restoration to become established.

Tim Mackie asked if costs would be lower if smaller foot print and noted site plan has changed since initial environmental report.

Karl Williams stated changes are in accordance with recommendations and only significant change is location of driveway. While an apartment building would be cheaper to build the goal is to design the project in a way that is more consistent with rural character.

Nikko Preston questioned location of septic field, Waste Water Management and funding for restoration.

Septic field is primarily on Lot 3 with an easement on Lot 2. Restoration, to be funded by MIHA, will be to a state where area can be self-rejuvenating. Chair Rogers stated that further questions could be directed to Planner Chadwick or the MIHS.

Break 3:28 to 3:40 pm.

5. PUBLIC HEARING - None

6. MINUTES

6.1 Local Trust Committee Minutes Dated September 26, 2022

The following amendment to the minutes was presented for consideration:

Page 2 – Paragraph beginning with Trustee Dodds: First line – change “direction” to “advice”

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-without-meeting Report Dated Oct 2022

Received for information.

6.3 Advisory Planning Commission Minutes - None

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated Oct 2022

Received for information.

Letter will be going out s to Conservancy soon.

8. DELEGATIONS – None

9. CORRESPONDENCE

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

9.1 Islands Trust Conservancy Response re Fallow Deer Issue

General discussion expressing disappointment with Islands Trust Conservancy not directly addressing the fallow deer problem.

Trustees requested item be carried forward to next meeting agenda.

10. APPLICATIONS AND REFERRALS

10.1 MOTI Referral

Planner Chadwick presented a MOTI application for referral. The proposal is to close and amalgamate the undeveloped road right-of-way adjacent to 493 Felix Jack Road (Mayne Island Community Centre) with the property at 493 Felix Jack Road. This would create a split zone lot.

MA-2022-097

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff to notify Ministry of Transportation and Infrastructure of endorsement of the application.

CARRIED

10.2 MA-RZ-2020.1 (Mayne Island Housing Society)

Planner Chadwick reviewed actions to date.

Trustee Maude, in reference to Schedule B, spoke to changing wording of recommendations so actions are more specific.

MA-2022-098

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff title Schedule B “Requirements for the Remediation and Preservation” of Lot 2 and Lot 3.

CARRIED

MA-2022-099

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff to amend Schedule B as follows: 1d) to read “Consult with a certified...”; 1i) to read “Consult with a professional hydrologist or wet land specialist...”; 2a) first sentence to read “...no longer needed should be restored to a forested wetland which may involve a technique known...”.

CARRIED

MA-2022-100

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff to reformat Schedule B to identify 1i), 1j), 1k), 1l), 1m) and 1n) as bullets.

CARRIED

MA-2022-101

It was Moved and Seconded,

that the Mayne Islands Local Trust Committee endorse the draft Section 219 Covenant, as amended, associated with MA-RZ-2020.1 (MIHS).

CARRIED

MA-2022-102

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff to amend Policies for Ecosystem Preservation and Protection to indicate 3.1.3., 3.1.5, and 3.2.2 of the Islands Trust Policy Statement Directives Only Checklist as consistent.

CARRIED

MA-2022-103

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff to amend Policies for the Stewardship of Resources of the Islands Trust Policy Statement Directives Only Checklist to indicate 4.1.6 as consistent.

CARRIED 2/1 (Trustee Maude)

MA-2022-104

It was Moved and Seconded,

that the Mayne Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 181, cited as 'Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2021' and Bylaw No. 183, cited as 'Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2021' are not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Mayne Island Local Trust Committee Fees Bylaw No. 185

MA-2022-105

It was Moved and Seconded,

that the Mayne Island Local Trust Committee Bylaw No. 185, cited as “Mayne Island Local Trust Committee Fees Bylaw, 2021”, be given First Reading.

CARRIED

MA-2022-106

It was Moved and Seconded,

that the Mayne Island Local Trust Committee Bylaw No. 185, cited as “Mayne Island Local Trust Committee Fees Bylaw, 2021”, be given Second Reading.

CARRIED

MA-2022-107

It was Moved and Seconded,

that the Mayne Island Local Trust Committee Bylaw No. 185, cited as “Mayne Island Local Trust Committee Fees Bylaw, 2021”, be given Third Reading.

CARRIED

MA-2022-108

It was Moved and Seconded,

that the Mayne Island Local Committee Bylaw No. 185, cited as “Mayne Island Local Trust Committee Fees Bylaw, 2021”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

11.2 Bylaws No. 186 and 187

MA-2022-109

It was Moved and Seconded,

that the Mayne Island Local Trust Committee Bylaw No. 186 cited as “Mayne Island Official Plan Bylaw No. 144, 2007”, be adopted.

CARRIED

MA-2022-110

It was Moved and Seconded,

that the Mayne Island Local Trust Committee Bylaw No. 187 cited as “Mayne Island Land Use Bylaw No.146, 2008, Amendment No. 3, 2021, be adopted.

CARRIED

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated Oct 2022

Received for Information.

12.1.2 Projects List Report Dated Oct 2022

Received for information.

12.2 Applications Report Dated Oct 2022

Received for information.

12.3 Trustee and Local Expense Report Dated Aug 2022

Received for information.

12.4 Adopted Policies and Standing Resolutions

Received for information.

12.5 Local Trust Committee Webpage

Will be updated upon conclusion of meeting.

12.6 Chair's Report

Chair Rogers spoke to the Financial Planning Committee which is reviewing how best to utilize surplus. Trust Council is scheduled for November 17-19th. Elected Trustees will be sworn in and there will be an orientation. Islands Trust Executive will be elected on the 19th.

12.7 Trustee Report

Trustee Dodds reported a quiet month – community waiting till after election.

Trustee Maude stated Thrift Store renovations are nearing completion.

12.8 Islands Trust Conservancy Report Dated July 2022

Received for information.

13. NEW BUSINESS – None

14. UPCOMING MEETINGS

14.1 Next Meeting scheduled for November 14, 2022 at the Agricultural Hall, Mayne Island.

MA-2022-111

It was Moved and Seconded,

that the Mayne Island Local Trust Committee scheduled meeting for November 21, 2022 be cancelled.

CARRIED

15. TOWN HALL

Tim Mackie questioned lack of discussion regarding Farm Policy – Buffer zone. This will become more of an issue as density increases. Would like to see this topic fairly discussed – security for farm families.

Trustee Dodds stated that this next LTC term would be a good time for discussion – planning for a future agriculture review. Denman Island has been looking at this. Issue of setbacks can be raised at the Public Hearing for MIHS project (November 14, 2022).

Deb Foote added that organic farms require buffers.

16. CLOSED MEETING

None

17. ADJOURNMENT

By general consent the meeting was adjourned at 4:32 pm.

Dan Rogers, Chair

Certified Correct:

Pat Todd, Recorder