

# ADOPTED



## Mayne Island Local Trust Committee Minutes of Regular Meeting

**Date:** March 28, 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  
Pat Todd, Recorder

**Public:** There were approximately eleven (11) members of the public

### 1. CALL TO ORDER

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

### 2. APPROVAL OF AGENDA

The agenda was adopted as presented.

### 3. TOWN HALL AND QUESTIONS

Brian Crumblehulme spoke in support of rezoning for Emma and Felix Jack Park. Related history of island settlements and development of Parks and Recreation Commission. Important for community to recognize and honour work of John Aitken and First Nations.

Michael Kilpatrick (Parks and Recreation Commission) raised concerns as to lack of consultation with Commission. He stated the importance that reconciliation is recognized by the Commission and questioned if rezoning might be restrictive of future efforts.

Ingrid Marsh (Garden Club) related the efforts of the Garden Club to develop and raise funds for the park. Stewardship was awarded to John Aiken. Felt there should be more consultation with public and Parks Commission. Questioned “why change” – Parks Commission should manage parks.

Nikko Preston raised concerns regarding proposed housing project, which abuts his property, and would like more information regarding project.

Chair Rogers stated that information is on the website and contact could be made with the Directors of the Mayne Island Housing Society.

Talbot Iredale (Campbell Bay) questioned the down zoning of property. The site is a large family holding and current zoning permits 7 houses and 7 cottages. Proposed changes to Land Use Bylaw (LUB) would only allow 7 houses.

#### **4. COMMUNITY INFORMATION MEETING**

##### **4.1 Flexible Housing**

Planner Chadwick reviewed processes and actions taken to date. Summary of proposed Bylaw amendments was distributed. Highlights:

1. Tiny homes on wheels defined as RVs not dwellings;
2. Increase size of secondary suites;
3. Removal of lower cottage size on smaller lots;
4. Identification of # of dwellings and maximum combined square footage; and
5. Water catchment requirements for additional dwellings.

Staff reviewed the map of the proposed pilot area.

Discussion:

- Clarification of pilot area on map;
- For minimal lot size – change to read less than 0.6;
- Cottage or dwelling – distinction is size;
- Why only 1 secondary suite in light of housing/rental needs;
- Question as to density transfers – maybe in the future;
- More dwellings with less land impact;
- Future discussions with Water Districts;
- Clustering: covenants on land – would be worth considering along with housing agreements;
- Looking for interest/uptake; and
- Larger lots can still be considered.

Chair Rogers closed the Community Information Meeting at 1:52 thanking everyone for their input and participation.

#### **5. PUBLIC HEARING - None**

#### **6. MINUTES**

##### **6.1 Local Trust Committee Minutes Dated February 28, 2022**

**By general consent** the Local Trust Committee meeting minutes of February 28, 2022 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 March 2022**

Planner Chadwick stated there will be a Public Engagement regarding the Islands Trust draft Policy Statement on Mayne Island April 11, 2022. Staff will be in attendance.

Letter regarding fallow deer issues has been sent.

## **8. DELEGATIONS**

### **8.1 Mayne Island Housing Society**

Eleni Gibson, Wiser Projects, has been consulting with the Mayne Island Housing Society (MIHS) regarding the proposed development on 375 Village Bay Road. Work is currently focused on:

- Driveway layout;
- Ground water report has been completed;
- Water management plan is underway;
- Funding and financing options are being explored – criteria may change over time;
- Costs are rising as construction costs increase;
- Reviewed Affordable Housing Continuum – MIHS looking at middle-below market and subsidized;
- Reviewed CMHC program, Federation of Canadian Municipalities – Green Municipal Fund;
- Unlikely to get funding approval before rezoning; and
- Importance of Housing Agreement meeting criteria and being flexible to access funding sources.

## **9. CORRESPONDENCE**

### **9.1 BC Electoral Boundaries Commission - March 3, 2022**

Received for information.

### **9.2 Brad Hoem re Schedule D Update – Secondary suites**

Correspondence focuses on secondary suites and Water Districts. Request is to include Campbell Bay/Bennett Bay Water District in Draft Bylaw to allow pilot project.

Opportunity to reopen conversation with Water Districts regarding allowing secondary suites.

## **10. APPLICATIONS AND REFERRALS**

### **10.1 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 526**

**MA-2022-024**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee interests are not affected by Salt Spring Island Local Trust Committee proposed Bylaw No. 526.

**CARRIED**

**11. LOCAL TRUST COMMITTEE PROJECTS**

**11.1 Flexible Housing**

Planner Chadwick spoke to opportunity to proceed with amendments to First Reading.

**MA-2022-025**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request staff amend draft Bylaw No. 184 Subsection 3.13 (3) to read ""constructed" in both instances" after "following".

**CARRIED**

**MA-2022-026**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee Bylaw 189 cited as "Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2022" be read for the first time.

**CARRIED**

**MA-2022-027**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee Bylaw 184, cited as "Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 2, 2021" be read for the first time as amended.

**CARRIED**

**MA-2022-028**

**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. 184 and 189, cited as "Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 2, 2021" and "Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2022" are not contrary to or at variance with the Islands Trust Policy Statement.

**CARRIED**

**MA-2022-029**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request staff schedule a public hearing for Bylaws No. 184 and 189.

**CARRIED**

## 11.2 OCP and LUB Minor Amendments Project

### **MA-2022-030**

#### **It was Moved and Seconded,**

that the Mayne Island Local Trust Committee ask staff to make the following amendments to 2.8 of the proposed Bylaw No. 187: Land Description to read Emma and Felix Jack Park; Site Specific Regulations to replace “welcoming statue” with “honouring figure” and to include “vegetation protection fencing”.

**CARRIED**

### **MA-2022-031**

#### **It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request staff to draft a statement of acknowledgement of First Nations and send it to relevant First Nations for review and input.

**CARRIED**

### **MA-2022-032**

#### **It was Moved and Seconded,**

that the Mayne Island Local Trust Committee Bylaw No. 186 cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 2, 2021” be read for the first time.

**CARRIED**

### **MA-2022-033**

#### **It was Moved and Seconded,**

that the Mayne Island Local Trust Committee Bylaw No. 187, as amended, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 3, 2021” be read for the first time.

**CARRIED**

### **MA-2022-034**

#### **It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request staff schedule a public hearing and community information meeting for Bylaws No. 186 and 187.

**CARRIED**

**MA-2022-035**

**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 Nos. 186 and 187, cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 2, 2021” and “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 3 2021” are not contrary to or at variance with the Islands Trust Policy Statement.

**CARRIED**

**MA-2022-036**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request staff to refer Bylaws to the Capital Regional District and Salt Spring Island Local Trust Committee in addition to those agencies cited.

**CARRIED**

**12. REPORTS**

**12.1 Work Program Reports (attached)**

12.1.1 Top Priorities Report Dated March 2022

Received for information.

12.1.2 Projects List Report Dated March 2022

**MA-2022-037**

**It was Moved and Seconded,**

that Mayne Island Local Trust Committee ask staff to add consulting with Water Districts regarding expanding areas available for secondary suites to the Projects List.

**CARRIED**

**MA-2022-038**

**It was Moved and Seconded,**

That Mayne Island Local Trust Committee request staff add “rezoning of Campbell Bay property” to Projects List and to the July 2022 agenda.

**CARRIED**

**12.2 Applications Report Dated March 2022**

Received for information

**12.3 Trustee and Local Expense Report Dated January 2022**

Received for information

**12.4 Adopted Policies and Standing Resolutions**

Received for information

**12.5 Local Trust Committee Webpage**

Webpage will be updated upon conclusion of meeting.

**12.6 Chair's Report**

Chair Rogers spoke to recent Trust Council held in Nanaimo. Budget was passed. Trust Policy Statement is at Community Consultation phase – session planned for April 11, 2022 on Mayne Island. Governance Report was discussed and there will be a Referendum without Meeting coming to Trustees. Approval was granted for the sponsorship of the variance for Thrift Store.

**12.7 Trustee Report**

Trustee Maude reported on volume of items to cover at Council. A letter supporting Conservancy regarding fallow deer and black tail deer population issues forthcoming.

Trustee Dodds stated that while discussions were exhausting by working together a consensus was reached to pass budget. Trustees are focused on each community's best interests despite increasing and changing demands. e.g., climate change, reconciliation.

**12.8 Islands Trust Conservancy Report Date January 2022**

Chair Rogers informed Committee of publication "Heron" which details projects. He added that there is a series on Face Book regarding travelling to various protected island areas. A large donation was received by the Conservancy from Susan Blume of Salt Spring Island and Conservancy is developing a Legacy Fund.

**13. NEW BUSINESS – none**

**14. UPCOMING MEETINGS**

**14.1 Next Regular Meeting Scheduled for May 30, 2022 at the Agricultural Hall, Mayne Island**

**15. TOWN HALL**

Nikko (Village Bay Road) – family is new to island and a number of things are happening that impact their property: bike trail and housing project for example. There are a number of encroachments related to the housing project that need to be addressed prior to subdivision. Concerned with housing project on slope – flooding, water concerns, impact on wells. A future project might be to identify Development Permit Area for corridor to preserve unique value of existent properties.

David Brown (MIHS) – Society is very aware and sensitive to water concerns. Wet Land Remediation is included in MIHS plan.

**16. CLOSED MEETING**

Chair Rogers called for motion to close meeting at 3:48 p.m.

**16.1 Motion to Close Meeting**

*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 February 28, 2022*
- *Appointment of Board of Variance Members*

*AND that the recorder and staff attend the meeting.*

**16.2 Recall to Order**

Chair Rogers recalled the meeting at 3:57 pm.

**16.3 Rise and Report**

Chair Rogers to report Board of Variance appointments at May LTC.

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 4:00 pm.

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Dan Rogers, Chair

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Certified Correct:

Pat Todd, Recorder