



ADOPTED

Mayne Island Local Trust Committee

Minutes of Regular Meeting

Date: March 27, 2023
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island, BC

Members Present: Tobi Elliott, Chair
Jeanine Dodds, Local Trustee
David Maude, Local Trustee

Staff Present: Narissa Chadwick, Planner
Warren Dingman, Bylaw Enforcement Manager
Charlie Caproff, Planner 1
Pat Todd, Recorder

Public Present: There were approximately eight (8) members of the public.

1. CALL TO ORDER

Chair Elliott called the meeting to order at 1:32 p.m. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Delegations – Bruce Cranna, regarding commercial construction

By general consent, the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Deb Foote: Spoke to issues regarding the Capital Regional District (CRD) building permits as they relate to tiny homes; that CRD considers tiny homes as manufactured homes; a number of hurdles required to pour a cement pad to a tiny home site; while generally not in favour of Siting and Use Permits, some circumstances could be an appropriate option.

4. COMMUNITY INFORMATION MEETING – None

5. PUBLIC HEARING – None

6. MINUTES

6.1 Local Trust Committee Minutes Dated January 30, 2023

By general consent, the Local Trust Committee meeting minutes of January 30, 2023 were adopted as presented.

6.2 Section 26 Resolutions-Without-Meeting Report Dated March 2023

Received for information.

6.3 Advisory Planning Commission Minutes – None

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated March 2023

Planner Chadwick noted that work continues to arrange a meeting regarding water tanks. The Flexible Housing Flyer has been drafted and a copy will be forwarded to Trustees.

8. DELEGATIONS

Bruce Cranna: Related difficulties encountered with CRD and renovations on a commercial property; Fernhill Centre; areas previously inspected were substandard construction; CRD required an architect and structural engineer; took a number of months to acquire an architect; project too small and remote, costly to service; issues with CRD persist after one year; communication not good or timely; need for specificity of requirements; commercial information not on website; lost 11 months of rental income.

LTC reported there is a meeting on May 30, 2023 with CRD regarding commercial issues.

There is a meeting on April 11, 2023 with Adam Olsen, CRD and Islands Trust regarding issues of Urban vs. Rural.

It was suggested that an annual Protocol Meeting with various agencies could serve a coordinating function.

9. CORRESPONDENCE

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

10. APPLICATIONS AND REFERRALS

10.1 Galiano Island Local Trust Committee Referral for Draft Bylaws 283 and 284

MA-2023-009

It was Moved and Seconded,

That the Mayne Island Local Trust Committee interests are unaffected by Galiano Island Local Trust Committee Draft Bylaws 283 and 284.

CARRIED

10.2 MA-DVP-2023.2 (Last)

Planner Caproff reviewed the application for an addition to an existing building. There is minimal, if any, impact on neighbours. No responses were received from notification.

Applicant added that addition is to modify cottage into a home suitable for retirement.

MA-2023-010

It was Moved and Seconded,

That the Mayne Island | Local Trust Committee approve issuance of Development Variance Permit application MA-DVP-2023.2 (Last).

CARRIED

10.3 MA-DVP-2022.4 (Iredale)

Planner Caproff spoke to the application for a minor encroachment of a deck and stairs. Neighbour noted no issues.

MA-2023-011

It was Moved and Seconded,

That the Mayne Island Local Trust Committee approve issuance of Development Variance Permit application MA-DVP-2022.4 (Iredale).

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Housing Options

Chair Elliott spoke to the excellence of Planner Chadwick's report and that other Trustees were very positive.

Planner Chadwick reviewed the background of the project. There were discussions on identification of housing needs, seniors and more families on the island etc. She spoke to the options within the Official Community Plan (OCP) and the Land Use Bylaws (LUB). Some of the OCP policies would need to be relaxed to allow more flexibility.

Other points of discussion:

- Rezoning that could ease the process of subdividing for donations of land
- Another meeting with water districts regarding secondary suites
- CMHC Housing Acceleration Program coming in June 2023
- Habitat for Humanity arriving on April 19
- Business Plan to Trust Council by June
- Need for partnerships, flexibility and funding
- Housing Action Plan draft for mid-May

MA-2023-012

It was Moved and Seconded,

That the Mayne Island Local Trust Committee request staff to schedule a Community Information Meeting on housing options.

CARRIED

MA-2023-013

It was Moved and Seconded,

That the Mayne Island Local Trust Committee endorse the recommended next steps leading to the development of a business case for 2024/2025 supporting the Mayne Island Housing Options Project.

CARRIED

The LTC expressed appreciation for the extensive report.

12. REPORTS

12.1 Work Program Reports

12.1.1 Active Projects Report Dated Mar 2023 - ongoing

12.1.2 Future Project List Report Dated Mar 2023 - ongoing

12.2 Applications Report Dated Mar 2023

Received for information.

12.3 Trustee and Local Expense Report Dated Jan 2023

Received for information.

12.4 Adopted Policies and Standing Resolutions

Received for information.

12.5 Local Trust Committee Webpage

To be updated upon close of meeting.

12.6 Chair's Report

Chair Elliott reported that Trust Council (TC) is coming together and that 4 delegates will be attending the UBC Housing Forum on April 4 and 5. Work is progressing towards a cohesive Regional Plan. There is a special meeting of TC on March 28 to sign a Protocol Agreement with Snow-naw-as First Nation. IT Conservancy Board met last week and had a presentation on the Coastal Marine Strategy in its early stages. Islands Trust to give input.

12.7 Trustee Report

Trustee Dodds reviewed a recent meeting with MLA Adam Olsen and the Southern Gulf Islands Forum (SGIF). Housing and Fallow deer were the first two priorities. May 21 will be a site visit to Cotton Park with the Conservancy and the Ministry. Mayne Island Parks

and Recreation (MIPR) cut hazardous trees, but left debris on trails and pathways. This is a significant archeological site. The MIPR Master Plan makes no reference to First Nations. Islands Trust Conservancy has given funding to host an Open House for community education regarding fallow deer.

MA-2023-014

It was Moved and Seconded,

That the Mayne Island Local Trust Committee write a letter to Capital Regional District Parks requesting information on management of significant archeological sites on Mayne Island.

CARRIED

Trustee Maude stated there had been a number of meetings, and is encouraged that Trust Council is working together and getting things accomplished. There have been a number of conversations with various other agencies such as CRD, MLA, etc.

12.8 Electoral Area Director's Report - none

12.9 Islands Trust Conservancy Report Date Feb 2023

Chair Elliott noted that the Work Plan had been approved and that the Speakers Series is ongoing from February 16 to April 12, highlighting species at risk.

13. NEW BUSINESS

13.1 Health Centre Concerns

Trustee Dodds informed the LTC that the Health Centre has been dealing with some challenges due to a 37% population increase and presence of COVID on the island. There will be articles in the Mayne Limer as to forthcoming changes to improve services. Concerns will be raised with VIHA on April 11 while representatives are here.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for May 29, 2023 at the Mayne Island Agricultural Hall, Mayne Island

15. TOWN HALL

Deb Foote: Questioned process for application notifications, notices mailed out and delivered to all properties within 100 metres of the application site; asked if Temporary Use Permit (TUP) for a tiny home would have precluded building requirements of CRD. Probably not and a TUP requires renewal; MI Conservancy might be of assistance with Foreshore Education in conjunction with the LTC.

16. CLOSED MEETING

The meeting closed at 3:52 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)(f) for the purpose of considering:

- Adoption of In-Camera Meeting Minutes Dated January 30, 2023
- Appointment of APC Member
- Bylaw Enforcement

AND that the recorder and staff attend the meeting.

16.2 Recall to Order

Chair Elliott recalled the regular LTC meeting at 4:13 p.m.

16.3 Rise and Report

Chair Elliott reported the appointment of Debra Cleland to the Advisory Planning Commission and expressed appreciation to other applicants.

17. ADJOURNMENT

By general consent, the meeting was adjourned at 4:18 p.m.

Tobi Elliott, Chair

Certified Correct:

Pat Todd, Recorder