



ADOPTED

Mayne Island Local Trust Committee

Minutes of Regular Meeting

Date: May 29, 2023
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island BC

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

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

Others Present: There were approximately six (6) members of the public present.

1. COMMUNITY INFORMATION MEETING - Mayne Island Housing Action Plan

Under separate cover.

2. CALL TO ORDER

Chair Elliott called the meeting to order at 1:30 p.m. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

Trustee Maude spoke of the recent accident on the island where two long term residents were unfortunately killed. Condolences were sent to the families and the community. Expressed appreciation for the efforts of First Responders and acknowledge this is also a difficult time for everyone.

3. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 17. Closed Meeting

By general consent, the agenda was adopted as amended.

4. TOWN HALL AND QUESTIONS

Louis Vallee asked about public input regarding Horton Bay buoys.

Item on agenda – Trustees will discuss then public may add to discussion.

5. **COMMUNITY INFORMATION MEETING - None**

6. **PUBLIC HEARING – None**

7. **MINUTES**

7.1 **Local Trust Committee Minutes Dated March 27, 2023**

By general consent, the minutes of March 27, 2023 were approved as presented.

7.2 **Section 26 Resolutions-without-meeting Report – None**

7.3 **Advisory Planning Commission Minutes – None**

8. **BUSINESS ARISING FROM THE MINUTES**

8.1 **Follow-up Action List Dated May 2023**

Planner Chadwick noted that item Water Storage Tanks has been completed. If there are issues regarding safety concerns this should be brought to the attention of Capital Regional District (CRD) Bylaw.

9. **DELEGATIONS**

10. **CORRESPONDENCE**

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

11. **APPLICATIONS AND REFERRALS**

11.1 **Saturna Island Local Trust Committee Referral for Draft Bylaw No. 138**

MA-2023-015

It was Moved and Seconded,

that the Mayne Island Local Trust Committee interests are unaffected by Saturna Island Local Trust Committee Draft Bylaw No. 138.

CARRIED

11.2 **Galiano Island Local Trust Committee Referral for Proposed Bylaws 287 and 288**

MA-2023-016

It was Moved and Seconded,

that the Mayne Island Local Trust Committee interests are unaffected by Galiano Local Trust Committee Proposed Bylaws No. 287 and 288

CARRIED

11.3 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 530

MA-2023-017

It was Moved and Seconded,

that the Mayne Island Local Trust Committee interests are unaffected by Salt Spring Island Local Trust Committee Proposed Bylaw No. 530.

CARRIED

Trustee Maude recused himself at 1:50 p.m. to preclude conflict of interest.

11.4 MA-DVP-2023.3 (Irving)

Planner Caproff reviewed the variance application.

Applicant added that request is to bring existent structure into compliance. At time of construction builder was unaware of zoning requirements. Lot coverage is well below allowed 20%.

MA-2023-018

It was Moved and Seconded,

that the Mayne Island Local Trust Committee approve issuance of MA-DVP-2023.3 (Irving).

CARRIED

Trustee Maude rejoined meeting at 1:57 p.m.

11.5 MA-TUP-2023.1 (BC Ferry Services Inc.)

Planner Caproff spoke to application which is for temporary housing on site for construction crews working on the CRD Trail. This would be for a maximum 6 people until Feb. 2024. Noted site would be returned to existing condition.

MA-2023-019

It was Moved and Seconded,

that the Mayne Island Local Trust Committee approve issuance of Temporary Use Permit MA-TUP-2023.1 (BC Ferry Services Inc.) for a period of one (1) year.

CARRIED

11.6 MA-TUP-2023.2 (Baker & Costello)

Planner Caproff reviewed the application for renewal of a Temporary Use Permit (TUP) for Short Term Vacation Rental. Applicant has complied with all conditions and no complaints have been received. The Official Community Plan allows for 2 renewals.

MA-2023-020

It was Moved and Seconded,

that the Mayne Island Local Trust Committee approve issuance of Temporary Use Permit application MA-TUP-2023.2 (Costello & Baker) for a term of three years.

CARRIED

Applicant expressed appreciation for staff efforts.

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Housing Action Plan

Planner Chadwick highlighted points brought forth in the earlier Special Meeting. Application is being made for the Housing Accelerator Fund through Canada Mortgage and Housing Corporation (CMHC) which is to be announced in September. Success for Mayne would be an opportunity for other islands to develop housing plans. Currently updating Needs Assessment.

MA-2023-021

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff prepare and submit an application to Canadian Mortgage and Housing Corporation's (CMHC) Housing Accelerator Fund (HAF) to support the Housing Options project.

CARRIED

MA-2023-022

It was Moved and Seconded,

that the Mayne Island Local Trust Committee endorse the actions and implementation options identified in the draft Mayne Islands Housing Action Plan and direct staff to refine these actions and options as required to suit the needs of CMHC's HAF application process.

CARRIED

MA-2023-023

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff develop a business case for the Implementation of the Mayne Island Housing Action Plan that supports the concurrent implementation of all actions.

CARRIED

MA-2023-024

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff send a letter to relevant First Nations to ask how they would like to be engaged in housing action plan initiatives.

CARRIED

The LTC expressed appreciation to Planner Chadwick for the extensive plan.

Chair Elliott suggested the LTC take an opportunity to introduce selves to the First Nations Council – reach out. First Nations are an important partner for/in development.

13. REPORTS

13.1 Work Program Reports

13.1.1 Active Projects Report Dated May 2023 – received for information

13.1.2 Future Project List Report Dated May 2023

Planner Chadwick reported Galiano Groundwater report is almost completed.

MA-2023-025

It was Moved and Seconded,

that the Mayne Island Local Trust Committee ask staff to move Land Use Bylaws review to the Priority Projects list.

CARRIED

Trustees encouraged to email Planner Chadwick with suggestions regarding what should be included in the Land Use B.

13.2 Applications Report Dated May 2023 - received for information

13.3 Trustee and Local Expense Report Dated March 2023 – received for information

13.4 Adopted Policies and Standing Resolutions – received for information

13.5 Local Trust Committee Webpage – to update at conclusion of meeting

13.6 Chair's Report

Chair Elliott reported on attending three conferences. The Rural Islands Economic Partnership Forum, which is broader in scope than IT, will be putting forward resolutions in the near future. Issues tend to come back to housing. Housing Summit. Regional Housing Committee - looking at a cohesive IT wide plan. Cowichan Valley Regional District – Housing Authorities Session: project for CRD. Looking at best design – Housing Authority or Corporation structure. Spoke to the relaunching of “Dorothy” – built in 1897 in Victoria: oldest wooden sail boat and she is filming a documentary on the story of this boat.

13.7 Trustee Report

Trustee Maude noted a busy month. There is significant community concern as to happenings in Horton Bay regarding buoys. Overall, a good spring.

Trustee Dodds reported on the recent Fallow Deer meeting which was attended by approximately 100 people. Representatives were there from MI Conservancy, MI Parks and Recreation, MLA Olsen attended in addition to the Fallow Deer AD Hoc Committee. The LTC financed a recorder and the hall rental. Good questions. Message – get mad, write letters to Ministries – list will be in the MayneLiner. Hoping to meet again in September. Participated in a panel with First Nations regarding housing. Good sharing of information - reserves need services to be developed – requires financing. Economic development being hindered by lack of housing for staff.

13.8 Electoral Area Director's Report - none

13.9 Islands Trust Conservancy Report – meeting May 30, 2023

14. NEW BUSINESS

14.1 Draft Annual Report Wording

MA-2023-026

It was Moved and Seconded,

that the Mayne Island Local Trust Committee approves the format and outline of contents for the 2022/23 Annual Report.

CARRIED

14.2 Mayne Island LTC Freedom of Information and Protection of Privacy Bylaw No. 192

MA-2023-027

It was Moved and Seconded,

that Mayne Island Local Trust Committee Bylaw No. 192, cited as “Mayne Island Local Trust Committee Freedom of Information and Protection of Privacy Bylaw No. 192, 2023”, be read a first time.

CARRIED

MA-2023-028

It was Moved and Seconded,

that Mayne Island Local Trust Committee Bylaw No. 192, cited as “Mayne Island Local Trust Committee Freedom of Information and Protection of Privacy Bylaw No. 192, 2023”, be read a second time.

CARRIED

MA-2023-029

It was Moved and Seconded,

that Mayne Island Local Trust Committee Bylaw No. 192, cited as “Mayne Island Local Trust Committee Freedom of Information and Protection of Privacy Bylaw No. 192, 2023”, be read a third time.

CARRIED

MA-2023-030

It was Moved and Seconded,

that Mayne Island Local Trust Committee Bylaw No. 192, cited as “Mayne Island Local Trust Committee Freedom of Information and Protection of Privacy Bylaw No. 192, 2023”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

14.3 Saturna Island Local Trust Committee Letter re Siting and Use Permit Options

To date LTC has received responses from North Pender, Saturna and South Pender.

MA-2023-031

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request Chair Elliott to send a letter to the Chair of the Capital Regional District asking that he explore the feasibility of Siting and Use Permits for the Southern Gulf Islands.

CARRIED

14.4 Horton Bay Mooring Buoys Float Storage

Discussion

- Understood if not permitted in zone then use is prohibited
- Never included mooring buoys in water zones
- With LUB review- discuss what is appropriate/what’s not
- Add to Projects List
- Minor amendment
- Enforcement is on docks attached to buoys
- Clarification of issue
- Could direct “do not enforce” at this time

MA-2023-032

It was Moved and Seconded,

that the Mayne Island Local Trust Committee ask staff to add mooring buoys to the Land Use Bylaws Review.

CARRIED

14.5 Shipping Containers

Discussion

- Classified as accessory buildings
- Clarification of definition – differs across islands
- Notation to LUB – inclusion of shipping containers

By consensus the LTC asked staff to include shipping containers – definition and use – to LUB review.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for June 26, 2023 at the Agricultural Hall, Mayne Island

16. TOWN HALL

Louis Vallee spoke to buoys: difference between docks, mooring buoys floats. Some floats are a service to the island.

Deb Foote noted the passing of a member of the Board of Variance and need to advertise for a new member.

17. CLOSED MEETING

17.1 Motion to Close Meeting

MA-2023-033

It was Moved and Seconded,

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

- Mooring buoys
- Bylaw Enforcement

and that the recorder and staff attend the meeting.

17.2. Recall to Order

Chair Elliott recalled the regular LTC meeting at 3:21 p.m.

17.3 Rise and Report

Chair Elliott to report at June meeting.

18. ADJOURNMENT

By general consent, the meeting was adjourned at 3:30 p.m.

Tobi Elliott, Chair

Certified Correct:

Pat Todd, Recorder