

Mayne Island Local Trust Committee

Minutes of Regular Meeting

Date: November 27, 2023

Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island, BC

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

Staff Present: Narissa Chadwick, Island Planner
Charly Caproff, Planner 1 (electronic)
Bruce Belcher, Planner 1 (electronic)
Warren Dingman, Bylaw Compliance and Enforcement Manager (electronic)
Pat Todd, Recorder

Others Present: There were two (2) members of the public present.

1. CALL TO ORDER

Chair Elliott called the meeting to order at 1:30 pm. She acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS - None

4. COMMUNITY INFORMATION MEETING - None

5. PUBLIC HEARING - None

6. MINUTES

6.1 Local Trust Committee Minutes Dated September 25, 2023

By general consent the Mayne Island Local Trust Committee meeting minutes of September 25, 2023 were adopted.

6.2 Section 26 Resolutions-without-meeting Report - None

6.3 Advisory Planning Commission Minutes Dated November 6, 2023 – received for information

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated Nov 2023

Appreciation was expressed for the Bylaw enforcement Report. It was added that the volume of advocacy letters, from Local Trust Committee (LTC) Chairs, is becoming very time consuming and would ask that consideration be given prior to requesting such correspondence.

Island Planner Chadwick stated letters had gone out to the First Nations regarding the Housing Project.

8. DELEGATIONS - None

9. CORRESPONDENCE

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

10. APPLICATIONS AND REFERRALS

10.1 Saturna Island Local Trust Committee Referral for Proposed Bylaws 140 and 141

MA-2023-052

It was Moved and Seconded,

that Mayne Island Local Trust Committee interests are unaffected by the Saturna Island Local Trust Committee Bylaws No. 140 and No. 141.

CARRIED

10.2 North Pender Island Local Trust Committee Referral for Draft Bylaw No. 234

MA-2023-053

It was Moved and Seconded,

that Mayne Island Local Trust Committee interests are unaffected by the North Pender Island Local Trust Committee Draft Bylaw No. 234.

CARRIED

10.3 MA-TUP-2023.3 (Haq)

Planner Belcher reviewed the renewal application. There have been no complaints received and no outstanding issues.

It was noted that on page 36 of application owners need to change Gabriola to Mayne Island.

MA-2023-054

It was Moved and Seconded,

that Mayne Island Local Trust Committee approve issuance of renewal Temporary Use Permit MA-TUP-2023.3 (HaQ) for a period of three (3) years.

CARRIED

10.4 MA-RZ-2023.1 (Blaney)

Planner Caproff updated actions to date. Staff were contacted November 20 regarding the Community Open House scheduled for November 24. The applicant requested contact details for First Nations.

Discussion:

- There were approximately 50/60 attendees at the community open house
- A number of options were put forward
- Contact information was collected by applicants to be used to survey and get feedback
- Positive in nature and appeared to be a lot of interest in project
- Questioned returning application as there are likely to be revisions
- Suggested to wait till next meeting to review what is presented by the applicant
- Applicant planning to contact First Nations: felt this additional contact may become onerous for First Nations

Planner Caproff will contact applicant to work with LTC first and contact First Nations at a later date.

10.5 MA-RZ-2023.2 (CRD)

Island Planner Chadwick reviewed the application. The detailed Capital Regional District (CRD) Management Plan includes a “hub” to consist of a toilet facility, increased parking and bicycle racks. Letters of support have been received and one letter of opposition.

Kevin Webber, CRD, joined the meeting and discussion.

Discussion:

- LTC would be more comfortable when Agricultural Land Commission (ALC) clarifies what will be permitted
- Question of a Regional Park vs. Resource Conservation Zone (RCZ)
- CRD explained that Trust must address application prior to ALC considering
- RCZ most appropriate however parking wouldn't be permitted
- Use of site-specific zone under RCZ to address parking
- Parking an ALC decision
- Reviewed RCZ parameters

MA-2023-055

It was Moved and Seconded,

that Mayne Island Local Trust Committee request the application MA-RZ-2023.2(CRD) be amended to consider a site-specific zone within the Resource Conservation Zone.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Land Use Bylaw Review

Island Planner Chadwick reviewed project to date and highlighted the proposed amendments.

Discussion:

- Shipping containers – view as accessory building for number allowed
- Permitted livestock – allow poultry
- Watercraft – no issues/no need to regulate
- Definition of motor vehicle – APC supported staff recommendation
- Property rezoning – APC supported
- Mooring buoys – large project: IT wide issue

MA-2023-056

It was Moved and Seconded,

that Mayne Island Local Trust Committee request staff to prepare draft amendments to Bylaw No. 187, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 3, 2021” in accordance with the staff report dated November 27, 2023 and any further direction from the LTC provided at the November 27, 2023 LTC meeting.

CARRIED

12. REPORTS

12.1 Work Program Reports

12.1.1 Active Projects Report Dated Nov 2023 – received for information

12.1.2 Future Project List Report Dated Nov 2023

Island Planner Chadwick proposed the list be modified:

1. Housing
2. Foreshore Education
3. Groundwater Implementation

The LTC supported this proposal.

12.2 Applications Report Dated Nov 2023 – received for information

12.3 Trustee and Local Expense Report Dated Sept 2023 – 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 the meeting.

12.6 Chair's Report

Chair Elliott noted Executive Committee is meeting November 22 and Trust Council is scheduled for December 5, 6, and 7 in Victoria. Cost of living increases will have an impact on budget. Visionary Exercise is ongoing and stressed the importance of balance and to consider the uniqueness of areas within the Islands Trust. The Regional Planning Committee's Housing Toolkit is an excellent resource and reflects the hard work of many.

12.7 Trustee Report

Trustee Maude spoke to the official opening on November 9 of the new thrift store and garden with the unveiling of three beautiful panels by a First Nations artist, The Community Information meeting for the Oceanwood project was well handled and there was a full hall.

Trustee Dodds related how quiet the island is at this time. Trustee Dodds attended the recent Advisory Planning Commission meeting. There is still a lot of construction on the island and bike trail is coming along with the major portion almost completed.

12.8 Electoral Area Director's Report - none

12.9 Islands Trust Conservancy Report

Chair Elliott reported IT Conservancy is currently short staffed. A need for property management staff has been identified. The Quarterly Report is included with Trust Council agenda package. New software "City View" is almost ready to roll out. Work is ongoing under the interim 3 year plan.

13. NEW BUSINESS

13.1 Bylaw Enforcement Notice Policy Options

Bylaw Compliance and Enforcement Manager (BCEM) Dingman reviewed the staff report and options presented.

MA-2023-057

It was Moved and Seconded,

that Mayne Island Local Trust Committee request the Bylaw Compliance & Enforcement Manager to prepare a regular report for the Committee to review and prioritize enforcement and enforcement resources.

CARRIED

14. UPCOMING MEETINGS

14.1 Draft 2024 LTC Meeting Schedule

MA-2023-058

It was Moved and Seconded,

that Mayne Island Local Trust Committee adopt the 2024 LTC regular meeting schedule as proposed by staff and that January and February meetings be designated as electronic.

CARRIED

15. TOWN HALL - none

16. CLOSED MEETING

16.1 Motion to Close the Meeting

MA-2023-059

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)(a) for the purpose of considering:

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

AND that the recorder and staff attend the meeting.

CARRIED

16.2 Recall to Order

Chair Elliott recalled the meeting at 3:46 pm.

16.3 Rise and Report

Chair Elliott reported that Dennis Perch had been appointed to the Board of Variance for a term ending March 28, 2025.

17. ADJOURNMENT

By general consent the meeting was adjourned at 3:48 pm.

Tobi Elliott, Chair

Certified Correct:

Pat Todd, Recorder: