

## Mayne Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** January 29, 2024

**Location:** Electronic Meeting

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

**Staff Present:** Narissa Chadwick, Island Planner (electronic)  
Charly Caproff, Planner 1 (electronic)  
Pat Todd, Recorder (electronic)

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

#### 1. CALL TO ORDER

Chair Elliott called the meeting to order at 1:40 p.m. with apologies for the late start due to technical difficulties. She acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

#### 2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 13.1 BC Ferries Village Bay Property – Community usage

**By general consent**, the agenda was adopted as amended.

#### 3. TOWN HALL AND QUESTIONS - None

#### 4. COMMUNITY INFORMATION MEETING - None

#### 5. PUBLIC HEARING - None

#### 6. MINUTES

##### 6.1 Local Trust Committee Minutes Dated November 27, 2023

**By general consent** the Mayne Island Local Trust Committee meeting minutes of November 27, 2023 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 January 2024**

Island Planner Chadwick noted that the Wood Dale item is still in process and that the Agricultural Land Commission application for St. John's Point requires a resolution from the Local Trust Committee.

Discussion:

- Application is for a change in use
- Not exclusion or inclusion within Agricultural Land Reserve
- Small portion of Agricultural Land Reserve to be used as a parking area
- Island Planner Chadwick will bring resolution to next meeting to move application forward

**8. DELEGATIONS**

**9. CORRESPONDENCE**

*Correspondence received concerning current applications or projects is posted to the Local Trust Committee webpage*

**9.1 Letter of Support for BC Housing Funding Applications for Affordable Housing Projects**

Letter of support requested.

**10. APPLICATIONS AND REFERRALS**

**10.1 Salt Spring Island Local Trust Committee Referral for Draft Bylaw No. 536**

**MA-2024-001**

**It was Moved and Seconded,**

that Mayne Island Local Trust Committee interests are unaffected by the Salt Spring Island Local Trust Committee Draft Bylaw No. 536.

**CARRIED**

**10.2 MA-LCB-2023.1 (Wittelman)**

Island Planner Chadwick reviewed the application. The applicant has applied to the LCRB for a lounge licence. This change would allow them to serve glasses of beer and snacks. No changes to zoning are required and there have been no issues with the business to-date. The Liquor and Cannabis Regulation Branch permitting process requires an effort by the applicant and the local government to provide an opportunity for public engagement.

Applicant added this would allow more flexibility for the business.

**MA-2024-002**

**It was Moved and Seconded,**

that Mayne Island Local Trust Committee request staff hold a public meeting via Zoom to collect community input on MA-LCB-2023.1.

**CARRIED**

### 10.3 MA-RZ-2023.1 (Blaney)

Planner Caproff reviewed the application and progress to-date. It was noted that the applicants are in attendance. The applicants held a community information meeting on November 27<sup>th</sup>, 2023. Nine emails have been received with concerns or in opposition to application. During the community information meeting, members of the public requested that the applicants identify alternatives to water desalination.

The applicants spoke to their application, and stated that the community information meeting went well and they are looking at water catchment as the most practical option to addressing water concerns. They received good feedback from the meeting. The applicant questioned if rain catchment would be considered as an amenity contribution.

Discussion ensued:

- Significant concerns as to size of proposed development and the amount of area to be covered
- The proposed development would be much larger than what is there now
- Consider shifting to an eco-friendly model instead of a luxury resort model
- The increase from twelve rooms within a guest house to twenty detached units would affect the intensity of use
- Impact on neighbours
- Question of clientele and whether the applicant has done research on the marketability of the concept
- Size of the building allocated for staff housing was questioned
- Long term viability was questioned
- The need for more complete plans was identified

The Designer replied that:

- Applicants have addressed Local Trust Committee requests
- A lot of positive input from community
- Staff accommodation is under consideration
- Cognizant of community concern over the number of trees removed and water issues
- Individual cabins preferred for market
- Request to move forward and fine tune application
- Fewer units could impact the need for amenity – more detailed

The Applicants stated that:

- Cabins considered more accessible than a two storey structure
- Question feasibility of twenty cabins on original footprint
- Need for clear direction from Local Trust Committee
- Units to proceed where structures were – no trees removed
- Question of process – told not to change something mid-process

Discussion ensued:

- Need to identify amenity
- Intentions need to be reflected in application documents

- Address concerns expressed by neighbours
- Clarity of use to determine future required reports
- Interested in working together to move forward
- Clarity as to what will be on ground – more explicit site plan
- Site units away from neighbours
- Question parking for forty vehicles
- Amount of water required for the proposed use
- Support for the development of the property, however need more clarity
- Easement for driveway access is not an amenity contribution
- Current zoning allows for 12 units within a guest house so if the development remains at that number there is no need for an amenity contribution as part of the rezoning process

**MA-2024-003**

**It was Moved and Seconded,**

that Mayne Island Local Trust Committee direct staff to proceed with processing application MA-RZ-2023.1 (Blaney).

**CARRIED**

**MA-2024-004**

**It was Moved and Seconded,**

that Mayne Island Local Trust Committee request the applicant prepare design, density and potential amenity options that address community and Local Trust Committee concerns and interests.

**CARRIED**

## **11. LOCAL TRUST COMMITTEE PROJECTS**

### **11.1 Land Use Bylaw Review**

Island Planner Chadwick reviewed the work on the project to date. There were three recommendations to consider.

Discussion ensued:

- Prepared to advance recommendation on Contractor's yards
- Shipping containers and outhouses currently permitted by local bylaws
- Clarity for the public and bylaw enforcement staff
- Seawalls should be identified as another project due to complexity of foreshore issues
- Need for education as to number of accessory buildings allowed and a flyer mail out was considered
- Not enforcing on outhouses or shipping containers
- Erosion problems and cost of development variance permit were issues expressed by the community

**MA-2024-005**

**It was Moved and Seconded,**

that Mayne Island Local Trust Committee remove shipping containers, outhouses, and seawalls from the project.

**CARRIED**

**Trustee Maude Opposed**

Discussion on the topic size of patios within the setback from the sea ensued:

- Ten square meters is a small area
- Siting within setback impacts foreshore
- Wood better than asphalt or cement for ecological reasons
- Need to protect environment within setback to the sea is part of Islands Trust Policy
- Patio is defined but material of patio is not, so asphalt paving would remain as an option to land owners

**MA-2024-006**

**It was Moved and Seconded,**

that Mayne Island Local Trust Committee endorse staff recommendations related to limiting the size of patios in the setback from the sea.

**DEFEATED**

**MA-2024-007**

**It was Moved and Seconded,**

that Mayne Island Local Trust Committee direct staff that patios within the set back to the sea continue to be part of project.

**CARRIED**

**MA-2024-008**

**It was Moved and Seconded,**

that Mayne Island Local Trust Committee refer the topic of contractor yards to the Advisory Planning Commission and request the Advisory Planning Commission provide recommendation by February 22, 2024.

**CARRIED**

**12. REPORTS**

**12.1 Work Program Reports**

12.1.1 Active Projects Report Dated Jan 2024 - received for information

12.1.2 Future Project List Report Dated Jan 2024 – received for information

**12.2 Applications Report Dated January 2024 –**

Island Planner Chadwick stated that the Horton Bay application has been closed.

It was noted that the Local Trust Committee recommended that St. John's Point should be considered a conservation resource.

Island Planner Chadwick is waiting on Ministry of Transportation Infrastructure approval of the new drawings of the retaining wall in order to move forward with the application on Georgina Point Road.

**12.3 Trustee and Local Expense Report Dated Nov 2023** – received for information

**12.4 Adopted Policies and Standing Resolutions** – received for information

**12.5 Local Trust Committee Webpage** – will be updated at conclusion of meeting

**12.6 Chair's Report**

Chair Elliott reported that the Executive Committee met on January 17, 2024. The Chief Administrative Officer, Russ Hotsenpiller, is retiring and a hiring committee has been formed.

**12.7 Trustee Report**

Trustee Dodds reported a quiet time past few weeks.

Trustee Maude spoke to emails regarding the Oceanwood application. The comments were becoming very personal and he just wanted to make it clear that Local Trust Committee decisions are not based on the personalities of the applicants.

**12.8 Electoral Area Director's Report** - None

**12.9 Islands Trust Conservancy Report** - None

**13. NEW BUSINESS**

**13.1 BC Ferries Village Bay property**

Discussion:

- A letter on this subject will be on the next meeting agenda
- Property currently being used to house trail building staff under a Temporary Use Permit
- Suggestion has been made to use as an “off leash” dog park
- The area is fenced and the location is perfect
- letter of support from the Chair or Trustees

**14. UPCOMING MEETINGS**

**14.1 Next Regular Electronic Meeting Scheduled for February 26, 2024**

**15. TOWN HALL** - None

**16. CLOSED MEETING** - None

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 3:45 p.m.

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Tobi Elliott, Chair

Certified Correct:

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Pat Todd, Recorder