

ADOPTED

Mayne Island Local Trust Committee

Minutes of Regular Meeting

Date: March 25, 2024
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
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 p.m. Chair Elliott acknowledged that the meeting was being held on the territory of the Coast Salish First Nations. Chair Elliott spoke to Mayne Island Local Trust Committee's commitment to reconciliation and noted there are a number of up-coming activities with a focus on First Nations and Indigenous Peoples happening on Mayne Island.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 13.1 Dog Park update

By general consent, the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Sharlene Lazin spoke to her submission regarding identifying an animal shelter as a permitted usage on her property, which currently is the site for the veterinary clinic. There have been a number of abandoned animals lately and an established shelter would be beneficial to the community.

Island Planner Chadwick noted that the shelter could be added as accessory to the veterinary clinic.

4. COMMUNITY INFORMATION MEETING - None

5. PUBLIC HEARING - None

6. MINUTES

6.1 Local Trust Committee Minutes Dated February 26, 2024

By general consent the Mayne Island Local Trust Committee meeting minutes of February 26, 2024 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 Mar 2024

Island Planner Chadwick noted that Planner Caproff has left her position with Islands Trust. Island Planner Chadwick has spoken with the Oceanwood applicant and there will be a new plan using the existing density coming forward.

There is a meeting scheduled for April 29, 2024 with the Ministry of Transportation and Infrastructure. The Ministry of Transportation and Infrastructure practices of road side cutting, clearing, and the lack of yellow lines will be submitted to the agenda.

8. DELEGATIONS - none

9. CORRESPONDENCE

A letter regarding shoreline protection was acknowledged.

A submission regarding the animal shelter inclusion in Land Use of 500 Felix Jack Road was also received.

10. APPLICATIONS AND REFERRALS – see Applications Report pages 28 - 31 agenda package.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Land Use Bylaw Review

Island Planner Chadwick reviewed the process for proceeding to First Reading without holding a Public Hearing. The amendments are consistent with the Official Community Plan. Island Planner Chadwick explained that not holding a Public Hearing and sending referrals out prior to First Reading will allow the Local Trust Committee to move through the first, second, and third readings at a single Local Trust Committee meeting.

The Local Trust Committee reviewed the following items to be amended in the draft Land Use Bylaw:

2.20 Permitting veterinary clinic in zone

- Recommend inclusion of animal shelter
- Add as accessory building to the clinic
- Size could be a maximum 500 square feet (exclusive of fenced areas)
- Maximum thirty animals and only temporary for wild animals as an emergency shelter
- Definition of domestic and companion animals

- Island Planner Chadwick to draft and include for referral

2.23 Teacherage

- Straight forward site specific zoning to allow for this
- Can expand as part of the Housing Project

2.24 Limiting lot coverage in Resource Conservation Zone

- Reducing overall lot coverage
 - Suggest 2% - or could remove % coverage
- St. John's Point will be a site specific rezoning within the Resource Conservation Zone
- Can define further with rezoning
- Could request variance
- Remove accessory buildings from the project and add in as a condition of rezoning applications
- Limit size of utility shed to maximum 200 square feet

2.9 Patios

- Discussion as to permitted size and a compromise of 30 meters squared was identified as an acceptable solution

2.3 Contractor Yards

- Home occupation regulations
- Review of draft regulations
- Change 1.0 hectare to .5 hectare
- Exterior area for storage – 350 square feet on lots under 2 hectares

MA-2024-019

It was Moved and Seconded,

that, pursuant to Local Government Act s. 464(2), Mayne Island Local Trust Committee resolves to not hold a public hearing for Bylaw No.193, cited as "Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2023" and that staff give notice of First Reading in accordance with s.467 of the Local Government Act.

CARRIED

MA-2024-020

It was Moved and Seconded,

That Mayne Island Local Trust Committee request staff to send referrals related to Bylaw No.193, cited as "Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2023" to all relevant agencies, and First Nations with changes as discussed.

CARRIED

11.2 Housing Project

Island Planner Chadwick reviewed actions within phase one and reported that Trust Council supported the budget and staff time for the options program (phase two).

Next phase – to speak with water districts regarding secondary suites.

Discussion:

- Need to examine flexible housing, zoning, types of housing (alternative housing types), and prioritize target group(s), such as young people and seniors.
- Housing stability is important and there is a need to work with Capital Regional District, specifically Building Inspection
- Interagency collaboration is critical – put on Action Plan.

MA-2024-021

It was Moved and Seconded,

That Mayne Island Local Trust Committee request staff to report back with a Project Charter, Work Plan and updated Housing Action Plan to support Phase 2 of the Mayne Island Housing Options Project.

CARRIED

----- Break 3:28 to 3:35 -----

12. REPORTS

12.1 Work Program Reports

12.1.1 Active Projects Report Dated Mar 2024 – received for information

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

12.2 Applications Report Dated Mar 2024

Island Planner Chadwick noted that the issue of the retaining wall on Georgina Point Road, and explained that they are waiting for Ministry of Transportation and Infrastructure (end of March). There are concerns regarding high side bank and the safety issue from the risk of rock falls.

12.3 **Trustee and Local Expense Report Dated Jan 2024** – received for information

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

12.5 **Local Trust Committee Webpage** – received for information

12.6 Chair's Report

Chair Elliott reported on the Islands Trust budget of \$11 million, which was passed with more than \$800,000 in grant funding. There was a focus is on bylaw enforcement and working through Policy and Best Practices from the Ombudsperson's report with Local Trust Committees. A Policy Statement Amendment coming back to Trust Council. There is temporary funding to hire Biologist for Planning and a full-time Team Leader for Conservancy. Next Trust Council is on Salt Spring Island and will mark the 50th.

Anniversary of Islands Trust this June. Chair Elliott attended an Indigenous Foods Gathering in Port Alberni and found it to be exciting and educating.

12.7 Trustee Report

Trustee Maude reported on meeting with Member of the Legislative Assembly, Adam Olsen and Parks Canada. They discussed a plan to cull fallow deer on Sidney Island. There will be public meetings in the near future regarding the Gulf Islands Marine Reserve, which has been over 20 years in development. Trustee Maude spoke of community concerns regarding Wood Dale and that frustration levels are on the rise.

Trustee Dodds spoke of meeting with Member of the Legislative Assembly, Adam Olsen and Member of Parliament Elizabeth May via Zoom. Trustee Dodds described the art show at the library as spectacular and wanted to state appreciation and thanks to the Library, Agricultural Society, and Campbell Bay Music Festival for organizing the event.

12.8 Electoral Area Director's Report - none

12.9 Islands Trust Conservancy Report

Chair Elliott noted that hiring a Team Leader could take eight or nine months. The Conservancy is working with First Nations to focus on engagement and create plans together.

13. NEW BUSINESS

13.1 Dog Park update

Trustee Dodds reported having met with immediate neighbours, Capital Regional District Director, and Mayne Islands Parks and Recreation. Trustee Dodds requested that the initiator detail their interest and proposal for operation and resubmit.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for May 27, 2024 at the Agricultural Hall, Mayne Island

15. TOWN HALL - none

16. CLOSED MEETING

16.1 Motion to Close the Meeting

MA-2024-022

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:

(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

AND that the recorder and staff attend the meeting.

CARRIED

Meeting closed at 3:54 pm.

16.2 Recall to Order

Chair Elliott recalled the regular Local Trust Committee meeting to order at 4:13 p.m.

16.3 Rise and Report

Chair Elliott will rise and report at May meeting on discussion regarding non-permitted usages in Horton Bay, that Bylaw Enforcement has been directed to take action, what enforcement options there are and that education on what's legal and not legal in waterways is needed.

17. ADJOURNMENT

By general consent the meeting was adjourned at 4:15 p.m.

Tobi Elliott, Chair

Certified Correct:

Pat Todd, Recorder