

Mayne Island Local Trust Committee

Minutes of Regular Meeting

Date: May 27, 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
Lisa Millard, Recorder (electronic)

Others Present: There was one (1) member 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 in territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 13.2 Georgina Point Road Construction
- 13.3 Derelict Vessels

By general consent, the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

A member of the public made the following comments:

- Has owned property in the Horton Bay area for over thirty (30) years
- There are numerous mooring buoys, floats, and derelict vessels in the bay
- The same person that allowed his boats to sink in the bay now has another boat there
- This boat was initially tied to the sunken boats, then the owner moved it to a neighbours float, and when given notice to vacate the float, it was moved to the neighbours mooring buoy
- This boat is now taking on water and there is concern it will sink
 - A Trustee replied with the following comments:
 - Mooring buoys have become a problem throughout British Columbia
 - The jurisdiction to regulate the buoys lies with the federal government
 - Part of the problem is the high expense of removing and disposing of derelict boats

- Action is not taken unless the boats or buoys are deemed a hazard to navigation or a risk to public safety
- The Bylaw Enforcement Officer is aware of the scale of the problem
- There have been multiple bylaw notices given to remove floats

4. COMMUNITY INFORMATION MEETING - None

5. PUBLIC HEARING - None

6. MINUTES

6.1 Local Trust Committee Minutes Dated March 25, 2024 (for Adoption)

By general consent the Mayne Island Local Trust Committee meeting minutes of March 25, 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 May 2024

- February 26, 2024 Activity 1 that the Local Trust Committee write a letter to the Ministry of Transportation and Infrastructure (MOTI) regarding roadside brush clearing can be removed because this concern will be addressed through staff to staff taskforce meetings

Discussion ensued regarding the September 25, 2024 Activity 1 Wooddale zoning.

MA-2024-023

It was Moved and Seconded,

that Mayne Island Local Trust Committee request staff to provide a report with regard to Wooddale enforcement issues.

CARRIED

8. DELEGATIONS - None

9. CORRESPONDENCE

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

10. APPLICATIONS AND REFERRALS - None

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Housing Review Project - Staff Report

Island Planner Chadwick summarized the Staff Report and highlighted the following:

- Mayne Island has been working on housing since 2019 and is now moving into the second phase of the project
- The focus has been on how to provide the opportunity for additional small units on lots without increasing lot coverage

- This has resulted in a flexible housing regulation which permits additional units within a maximum overall floor area
- The next phase of the project will allow the Local Trust Committee to look at other opportunities to expand flexible housing options

Discussion ensued and the following concepts and considerations were noted:

- Opportunity to identify land that might be donated to a not-for-profit housing society such as Habitat for Humanity
- Explore land sharing options such as co-ownership and stratas
- CoHo BC specializes in writing co-ownership agreements
- Co-ownership, co-housing, land donation, and other options could be a focus of a community forum which could be planned to be held in late fall 2024

MA-2024-024

It was Moved and Seconded,

that Mayne Island Local Trust Committee endorse the project charter for the Mayne Island Housing Options Project Phase 2 as presented at the May 27th, 2024 Mayne Island LTC regular meeting.

CARRIED

MA-2024-025

It was Moved and Seconded,

that Mayne Island Local Trust Committee endorse the Mayne Island Housing Action Plan as presented at the May 27th, 2024 Mayne Island Local Trust Committee regular meeting.

CARRIED

MA-2024-026

It was Moved and Seconded,

that Mayne Island Local Trust Committee request staff organize a Community Information Meeting in the fall of 2024 to introduce the Housing Action Plan and have focussed discussion related to increasing opportunities for the development of not for profit housing.

CARRIED

11.2 Land Use Bylaw Project - Staff Report

Island Planner Chadwick summarized the staff report and noted the following:

- The Local Trust Committee supported not going to a public hearing for Draft Bylaw 193 as it is not required
- Referrals have been sent out and most of the replies received to date indicated that interests are unaffected

Discussion ensued and Trustees made the following comments:

- Item 2.16 (d) indicates that the exterior area allowed for the storage of vehicles, equipment, and materials may not exceed 350ft² on lots less than 5 acres and this seems inadequate based on the lot size and the community can provide feedback on this
- Item 2.16 (b) specifies that vehicles and equipment storage must be screened from residential uses on adjoining lots and this should be amended by stating storage

should be screened from residential uses as this ensures that all views are screened including those from the roadway

- Item 2.16 (f) states that contractor vehicles may be operated on the property from 8:00 a.m. to 8:00 p.m. Monday to Saturday and this should be changed to be the same hours of operation that are allowed within the Capital Regional District
- Site specific regulations for the school board property, S1 (b) show that an accessory dwelling unit for the accommodation of school staff is permitted and this should be changed to state staff and family
- It was noted that three (3) letters from the public were received regarding the proposed change to housing at the church property and it was clarified that a total of sixteen (16) units are still allowed however there is now the possibility for a larger makeup of residents in addition to seniors

MA-2024-027

It was Moved and Seconded,

that Mayne Island Local Trust Committee Bylaw No. 193 cited as “Mayne Island Land Use Bylaw No.146, 2008, Amendment No.1, 2023’ is not contrary or at variance with the Islands Trust Policy Statement.

CARRIED

12. REPORTS

12.1 Work Program Reports

12.1.1 Active Projects Report Dated May 2024

Received for information.

12.1.2 Future Project List Report Dated May 2024

Updates have been outlined in Item 7.1.

12.2 Applications Report Dated May 2024

Island Planner Chadwick stated that the Ministry of Transportation and Infrastructure (MOTI) had requested engineered drawings of the retaining wall at 340 Georgina Point Road which were received. Then MOTI requested new drawings which were also received. MOTI has identified that inadequacies remain. MOTI is working with the applicant on the requirements necessary for approval.

12.3 Trustee and Local Expense Report Dated March 2024

Received for information.

12.4 Adopted Policies and Standing Resolutions

Received for information.

12.5 Local Trust Committee Webpage

No changes at this time.

12.6 Chair's Report

Chair Elliott reported the following:

- Has attended a number of meetings
- The Bylaw Enforcement Review Project identified that there will be a policy manual developed for each Local Trust Committee which would replace standing resolutions
- An implementation plan for the Freshwater Balance Project will be presented in the fall
- There will be a Committee of the Whole meeting at the end of May for the purpose of discussion on the Islands Trust Draft Policy Statement and this will be followed by a public engagement process
- The Chief Administrative Officer (CAO) Hiring Committee has secured an executive search firm for an external search for the next CAO and they have developed an interim plan for an internal candidate

12.7 Trustee Report

Trustee Dodds reported the follows:

- Attended a meeting with Capital Regional District staff and did a walkthrough of the Glen Echo parkland
- She attended a meeting at the request of the Mayne Island Conservancy which met with Member of Legislative Assembly, Adam Olsen, to discuss a grant they received from the Victoria Foundation
- She attended an online meeting hosted by the Capital Regional District which discussed marine issues
- She attended an online meeting with Ministry of Transportation and Infrastructure staff which focused on improving communications with Local Trust Areas

Trustee Maude reported the following:

- Mayne Island had two substantive community meetings and each of the points that came from those meetings were adopted into the Policy Statement
- There were many stakeholders present at the meeting with the Capital Regional District which focussed on marine issues
- The meeting with the Ministry of Transportation and Infrastructure allowed for an informal communication protocol to be established

12.8 Electoral Area Director's Report - none

12.9 Islands Trust Conservancy Report Date April 2024

Received for information.

13. NEW BUSINESS

13.1 2023/24 Annual Report - Request for Decision

The following amendments are to be made to the Mayne Island section of the 2023/24 Annual Report:

1. Change the first sentence to "The Mayne Island Local Trust Area comprises Mayne Island and twenty associated islands including Curlew and Georgeson Islands."

2. Change the second sentence to “The Mayne Island Local Trust Area is located within the territory of many First Nations whose peoples have cared for these lands and waters since time immemorial.”
3. Add to the following sentence to the end of the third paragraph: The fallow deer introduced to Mayne Island continue to impact the ecosystem and devastate the understory.

MA-2024-028

It was Moved and Seconded,

that Mayne Island Local Trust Committee approves the attached text as amended for inclusion in the 2023/24 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs.

CARRIED

13.2 Georgina Point Road Construction

Discussion ensued.

MA-2024-029

It was Moved and Seconded,

that Mayne Island Local Trust Committee draft a letter to the Ministry of Transportation and Infrastructure, and the property owner of 340 Georgina Point Road, expressing grave concerns regarding safety and slope stability of the property.

CARRIED

13.3 Derelict Vessels

Discussion ensued.

MA-2024-030

It was Moved and Seconded,

that Mayne Island Local Trust Committee write to Member of Parliament Elizabeth May and Member of Legislative Assembly Adam Olsen to express concern over the handling of derelict boats becoming navigation hazards and the matter of public safety in Horton Bay.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for June 24, 2024 at the Agricultural Hall, Mayne Island

15. TOWN HALL

A member of the public stated that the derelict and sunken boats in Horton Bay are of great interest to children in the neighbourhood and therefore there is concern for public safety.

16. CLOSED MEETING

16.1 Motion to Close the Meeting

MA-2024-031

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)(f) 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;

(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

The regular meeting was recessed at 3:23 pm and reconvened at 3:34 pm.

16.2 Recall to Order

16.3 Rise and Report

Chair Elliott reported that Carly Bilney has been appointed as Secretary of the Mayne Island Advisory Planning Commission and that the in camera minutes of March 25, 2024 were adopted.

17. ADJOURNMENT

By general consent the meeting was adjourned at 3:35 p.m.

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Recorder