

Mayne Island Local Trust Committee

Minutes of Regular Meeting

Date: July 29, 2024

Location: Electronic Meeting

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

Staff Present: Narissa Chadwick, Island Planner
Phil Testemale, Planner 2
Lisa Millard, Recorder

Others Present: There were three (3) members of the public present.

1. CALL TO ORDER

Chair Elliott called the meeting to order at 1:30 p.m. and acknowledged that the meeting was being held in 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 June 24, 2024 (for Adoption)

By general consent the Mayne Island Local Trust Committee meeting minutes of June 24, 2024 were adopted.

6.2 Section 26 Resolutions-without-meeting - None

6.3 Advisory Planning Commission Minutes - None

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated July 2024

May 27, 2024 Activity 3 - Letter to the Department of Fisheries and Oceans regarding safety and navigation related to mooring buoys and derelict boats in Horton Bay.

Chair Elliott stated she was informed Local Trust Committees can write advocacy letters about topics concerning land use only and was advised Trust Council is the body to advocate on this matter.

May 27, 2024 Activity 2 - Letter to Ministry of Transportation and Infrastructure (MoTI) and property owner of 340 Georgina Point Road expressing concern about safety and slope stability.

Island Planner Chadwick noted neither MoTI or the Capital Regional District require an engineer's report, MoTI plans to have geo-techs explore the high bank portion of the site therefore a letter might not be necessary, item can be removed from the follow up action list and Staff will provide updates to Trustees when received from MoTI.

8. DELEGATIONS

8.1 Mike Seymour (344 Georgina Point Road DVP Application)

Mike Seymour made the following comments:

- Have not yet met final requirements on moving application forward as it is not being discussed until the October Local Trust Committee meeting
- Ministry of Transportation and Infrastructure approval process was lengthy and they are still working through the final requirements
- Capital Regional District (CRD) indicated they can not receive the submitted building permit application until Development Variance Permit approval is received from Islands Trust
- Talked to CRD to allow construction to start on a retaining wall as there are stress cracks on Georgina Point Road and some excavation is required to realign a portion of the property
- Slope does not meet current engineering standards and believed the road is unsafe without the retaining wall
- Purchased building materials to allow construction which will take place under guidance of geo-tech and civil engineers
- Geo-tech suggested it was necessary to have road preservation work done prior to winter rains
- They understand they don't have permit approval yet as application is not being heard until October

9. CORRESPONDENCE

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

10. APPLICATIONS AND REFERRALS

10.1 PLDVP20240067 (Tremblay) - Staff Report

Planner Testemale summarized the Staff Report and highlighted the following:

- Application to consider retroactive Development Variance Permit for siting of accessory building within the rear lot line setback from required 8 metres to 3.75 metres

- Application result of a Capital Regional District action which revealed that existing 15.5 square metre building with attached deck was sited in error when moved last year

Chair Elliott asked about the error in building placement; Planner Testemale noted it appeared none of the parties identified that there is a small road frontage in north east corner of the lot which resulted in confusion about setbacks.

The Applicant was in attendance and confirmed there was some confusion to which was the front and the back lot line.

MA-2024-046

It was Moved and Seconded,

that Mayne Island Local Trust Committee approve issuance of PLDVP20240067 (Tremblay).

CARRIED

Planner Testemale left the meeting at 2:00 p.m.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Land Use Bylaw Project - Staff Report - Consideration of Adoption

Island Planner Chadwick explained the purpose of the report is to present Bylaw 193 for consideration of Final Adoption.

An error was noted in Section 2.16 (f) the words “after” and “before” are reversed and should read as follows: “Contractor vehicles and equipment may only be operated after the hours of 7:00 a.m. (8:00 a.m. on Saturdays, Sundays or Holidays) or before 7:00 p.m.”

Island Planner Chadwick identified an error in the staff report.

MA-2024-047

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”, section 2.16 be amended to state Contractor vehicles and equipment may only be operated after the hours of 7:00 a.m. (8 a.m. on Saturdays, Sundays or Holidays) or before 7:00 p.m.

CARRIED

MA-2024-048

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”, be adopted as amended.

CARRIED

11.2 Housing Project – 2025-26 Business Case - Staff Report

Island Planner Chadwick requested the Local Trust Committee endorse the business case for the 2025/26 fiscal year in order to secure project budget.

Discussion ensued and the Local Trust Committee identified the following additional issues and opportunities associated with the project:

- Allows for the expansion of secondary suite opportunities
- Expands flexible housing options
- Potential to expand rental housing and apply for funding opportunities that would not be available if zoning is not in place
- Identification of properties that are currently privately owned that could offer options for the First Nations reserve land to have access to water and power

MA-2024-049

It was Moved and Seconded,

that Mayne Island Local Trust Committee endorse the attached business case for the Mayne Island Housing Options Project (Phase 2) for fiscal year 2026 and that staff forward the business case to the relevant committees and to Trust Council.

CARRIED

MA-2024-050

It was Moved and Seconded,

that Mayne Island Local Trust Committee add to the housing action plan implementation table explore opportunities to enhance infrastructure access that would benefit First Nations reserve lands on Mayne Island.

CARRIED

11.3 Mayne Island Housing Project - Next Steps - Staff Report

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

- Added implementation table summarizing action plan and planning sequencing
- Recommended revising previous application and applying for the second round of Canada Mortgage and Housing Corporation Housing Accelerator Fund
- Opportunity to get letters of support from Habitat for Humanity and Capital Regional District to attach to funding application
- Plan Community Information Meeting building on what has already been done, look at how others can donate land for housing, educate community about Islands Trust role in rezoning, talk about land sharing arrangements, and invite Habitat for Humanity and other targeted groups to attend

Discussion ensued and following comments were noted:

- A Community Information Meeting can be planned for late October
- Engage water service providers at a later date and expand that conversation
- Engage with the Parent Advisory Committee
- Suitable Land Analysis can be looked at when completed
- Look at properties that are suitable for modular, mobile, or tiny homes

MA-2024-051

It was Moved and Seconded,

that Mayne Island Local Trust Committee request staff apply to the second round of CMHC's Housing Accelerator Fund using the previous application material.

CARRIED

12. REPORTS

12.1 Work Program Reports

12.1.1 Active Projects Report Dated July 2024

Received for information.

12.1.2 Future Project List Report Dated July 2024

Received for information.

Remove connecting with water service providers from list.

12.2 Applications Report - Verbal Update

Received for information.

12.3 Trustee and Local Expense Report Dated May 2024

12.4 Adopted Policies and Standing Resolutions

Received for information.

12.5 Local Trust Committee Webpage

No updates.

12.6 Chair's Report

Chair Elliott reported the following:

- Attended Southern Gulf Island Forum hosted by MLA Adam Olsen
 - focussed on a First Nations led Port Authority and considered how waters might be better stewarded
- Was asked to help support Snuneymuxw Manu Canoe Tribal Journey fundraiser on Gabriola Island
- Attended Islands Trust Conservancy meeting focussed on First Nations engagement and Conservancy's next five year plan
- Ongoing participation in Reconciliation Learning Group led by Indigenous mentors
- Ongoing discussions on the draft Trust Policy Statement through Committee of the Whole meetings and preparation for community engagement later in the fall

12.7 Trustee Report

Trustee Maude reported the following:

- Noted 30th anniversary of Mayne Island Reading Centre
- Island is very busy and active

Trustee Dodds reported the following:

- Press release and planned legal action against Mayne Island Towing has had positive community feedback
- Attended electronic meeting on species at risk led by Erica Wheeler

12.8 Electoral Area Director's Report - None

12.9 Islands Trust Conservancy Report - None

13. NEW BUSINESS

13.1 Next Meeting Date – Discussion

MA-2024-052

It was Moved and Seconded,

that Mayne Island Local Trust Committee re-schedule its next regular business meeting for October 7, 2024 at the Agricultural Hall, Mayne Island.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for October 7, 2024 at the Agricultural Hall, Mayne Island

15. TOWN HALL - None

16. CLOSED MEETING - None

17. ADJOURNMENT

By general consent the meeting was adjourned at 3:10 p.m.

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Recorder