



Adopted

Mayne Island Local Trust Committee Minutes of Regular Meeting

Date: September 27, 2021
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island, BC

Members Present: Dan Rogers, Chair
David Maude, Local Trustee
Jeanine Dodds, Local Trustee

Staff Present: Narissa Chadwick, Island Planner
Pat Todd, Recorder

Public: There were approximately (15) members of the public.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 1:00 pm. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations and noted that Thursday will be the first National Day of Truth and Reconciliation to honour survivors, families and communities and is Orange Shirt Day.

2. APPROVAL OF AGENDA

Add: New Business 13.2 Electric Cars/Charging Stations

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Tim Mackie citing Bylaw 131 questioned public not being allowed to speak at recent Advisory Planning Commission (APC) regarding the Affordable Housing application.

Planner Chadwick clarified that there is no requirement to allow public comment.

Discussion addressed that for this particular application there should be feedback from neighbours and an opportunity to hear from both sides.

Planner Chadwick will speak with the APC Chair prior to next meeting.

Jon Hoff requested results of investigation into his spring going dry, speculating whether new proposed development was a factor.

He also spoke to importance of correspondence being posted to LTC website as there are still a number of letters not posted.

Planner Chadwick reported speaking with hydrologist who did not expect there was a connection and she will forward a copy of report to Mr. Hoff.

It was also reported that there had been a number of staff shifts; a number of letters were uploaded last week; a number of files to be reviewed; and situation is being addressed.

4. COMMUNITY INFORMATION MEETING - none

5. PUBLIC HEARING - none

6. MINUTES

6.1 Local Trust Committee Minutes Dated July 19, 2021

By general consent the Local Trust Committee meeting minutes of July 19, 2021 were adopted.

6.2 Section 26 Resolutions-without-meeting Report Dated September 2021

Received for information.

6.3 Advisory Planning Commission Minutes Dated September 8, 2021

Received for information.

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated September 2021

Planner Chadwick reported that Mayne Island Housing Society (MIHS) draft housing agreement is with the Islands Trust lawyer who is also writing the covenant.

8. DELEGATIONS - none

9. CORRESPONDENCE

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

10. APPLICATIONS AND REFERRALS

10.1 MA-DVP-2021.1 (Irving)

Planner Chadwick reviewed Advisory Planning Commission (APC) recommendations which support staff recommendations to allow variance for gazebo and not approve for hot tub.

Robert Irving stated that application was not made in response to any complaints.

Discussion addressed length of time items have been on property and that impact on ocean is questionable. Neighbour has rescinded concerns regarding hot tub. Visual impact is minimal.

MA-2021-047

It was Moved and Seconded,

that the Mayne Island Local Trust approve issuance of Development Variance Permit application MA-DVP-2021.1 (Irving).

CARRIED

10.2 MA-DVP-2021.4 (Strong)

Discussed application which is to bring an existing small tool shed within compliance and that there were no complaints received.

MA-2021-048

It was Moved and Seconded, that the Mayne Island Local Trust Committee approve issuance of Development Variance Permit application MA-DVP-2021.4 (Strong).

CARRIED

10.3 MA-TUP-2021.3 (HaQ) - Staff Report

Planner Chadwick reviewed application which is resultant of a Bylaw Enforcement complaint. APC recommendation is to reduce summer days from 45 to 30.

Discussion regarding management of water usage: can this be addressed in Temporary Use Permit (TUP), and can number of TUPs within a neighbourhood be limited by LTC, guidelines for TUPs and consideration of density within neighbourhoods.

Chair Rogers added that guidelines could be in the form of a Standing Resolution.

Public raised the following points:

- Concerns regarding impact on commercial operations
- Operation is a bylaw infraction (i.e., illegal)
- Commercial lodgings support community/employment
- Noise/fire risk
- Absent owner raises question of monitoring
- Water usage/demand
- Precedent setting – does next application get approved?
- What tools exist to monitor conditions of TUP

Chair Rogers informed attendees that there is discretion for each application. Neighbours can provide information as to adherence to conditions which would also be reviewed if renewal application was made.

MA-2021-049

It was Moved and Seconded,

that the Mayne Island Local Trust Committee defer MA-TUP-2021.3 (HaQ) asking staff to give more direction/options regarding 1. Controls related to water usage, 2. Clarification of on-island management and 3. Enforcement of conditions of Temporary Use Permit.

CARRIED 10.4 Trust Council Policy Statement Bylaw No. 183 Referral

Chair Rogers updated the LTC: there has not been a first reading of Bylaw, it has been referred to Community agencies and Trustees have met with community members.

Trust Council has approved and there is funding for a Public Engagement Process, which is anticipated to occur over the next 4-5 months. LTCs are being asked to identify specific ideas as to design of Public Engagement.

There was discussion as to having a revised Draft prior to community engagement as a number of motions have been identified for amendment.

MA-2021-050

It was Moved and Seconded,

that the Mayne Island Local Trust Committee respond to Bylaw No. 183 to state there will not be a response until Public Engagement Process has been completed.

CARRIED Points raised for island community:

- Staff present to answer questions/concerns
- Town Hall format

MA-2001-051

It was Moved and Seconded,

That the Mayne Island Local Trust Committee request staff attend a half-day presentation of draft policy to address questions and concerns regarding draft Policy Statement.

CARRIED

10.5 Salt Spring Island Local Trust Committee Referral for Proposed Bylaws No. 504 and 505

MA-2001-052

It was Moved and Seconded, that the Mayne Island Local Trust Committee Interests are not affected by Bylaws No. 504 and 505.

CARRIED

10.6 Salt Spring Island Local Trust Committee Referral for Proposed Bylaws No. 523 and 524

MA-2001-053

It was Moved and Seconded,

that the Mayne Island Local Trust Committee
interests are not affected by Bylaws No. 523 and 524.

CARRIED

Break 2:38 to 2:55 pm

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Flexible Housing - Staff Memo

Planner Chadwick spoke to how tiny homes on wheels should not be considered in a flexible housing arrangement as they are very difficult to be regulated. As the building code does not apply to them they should be treated the same way as RVsLTC reviewed a map identifying a pilot site for the flexible housing zoning.

11.2 OCP and LUB Minor Amendments

MA-2001-054

It was Moved and Seconded,

that the Mayne Island Local Trust Committee
add to the Official Community Plan and the Land Use Bylaws Minor
Amendments project the rezoning of the Mayne Island Brewery to allow for
what is currently contained in the Temporary Use Permit issued in 2020
(MATUP-2020.1.

CARRIED

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated September 2021

Planner Chadwick spoke to the Groundwater Sustainability Project. North Pender and Galiano moving has hosted Community Information Meetings. William Shuba will be working on a mapping presentation that can be posted on the IT website. The MI Conservancy has approached the IT to host a presentation.

The LTC is supportive of staff moving forward together with Conservancy to organize a presentation.

12.1.2 Projects List Report Dated Sept 2021 - Received for information.

12.2 Applications Report Dated September 2021 – Received for information

12.3 Trustee and Local Expense Report Dated July 2021 – 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 Rogers reported budget cycle is starting and if Trustees have a project requiring more than \$5,000, a proposal must be submitted between December and March to the Trust Council. Plans are underway to host meetings through a combination of in-person and Zoom. Howe Sound District has been recognized by the United Nations (UN) as a Biosphere Region, which is a wonderful recognition.

12.7 Trustee Report

Trustee Dodds spoke of a busy summer. All islands are experiencing a large turnover of properties, staffing issues and ferry issues. The Health Care Team are under a lot of stress, and at next meeting she will bring a card for LTC to sign in acknowledgement and appreciation of efforts.

Trustee Maude seconded Trustee Dodd's comments. The Island has been very lucky.

12.8 Islands Trust Conservancy Report Date August 2021 – Received for information.

13. NEW BUSINESS

13.1 New Fee Bylaw - Request for Decision

Chair Rogers stated that the Bylaw is to make application fees more reflective of costs of the services for applications.

MA-2021-055

It was Moved and Seconded, that the

Mayne Local Trust Committee

request Staff to draft a new Fee Bylaw based on the model fee bylaw attached to Trust Council Policy "5.6.1 Application Processing Services."

CARRIED

13.2 Electric Cars/charging stations

Trustee Dodds reported that existent stations require a long charge time and suggested Capital Regional District (CRD) be approached to install a high-speed community charger.

MA-2021-056

It was Moved and Seconded,

that the Mayne Island Local Trust Committee ask staff to draft a letter, for Chair Roger's signature, to David Howe, Capital Regional District, requesting the installation of a community charging station.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for October 25, 2021 at the Agricultural Hall, Mayne Island

15. TOWN HALL - none

16. CLOSED MEETING (Distributed Under Separate Cover)

16.1 Motion to Close Meeting

MA-2021-057

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)(d)(g) for the purpose of considering:

- Adoption of In-Camera Meeting Minutes Dated July 19, 2021
- Request for Legal Action

AND that the recorder and staff attend the meeting.

CARRIED

16.2 Recall to Order

Chair Rogers recalled the meeting at 4:05 pm.

16.3 Rise and Report

Chair Rogers will report at October 25, 2021 meeting.

17. ADJOURNMENT

By general consent the meeting was adjourned at 4:10 pm.

Dan Rogers, Chair

Certified Correct:

Pat Todd, Recorder