



# ADOPTED

## Mayne Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** May 30, 2022  
**Location:** Mayne Island Agricultural Hall  
430 Fernhill Road, Mayne Island, BC

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

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

**Public:** There were fourteen (14) members of the public present.

#### 1. CALL TO ORDER

Chair Rogers called the meeting to order at 1:02 pm. He acknowledged with respect and gratitude that the meeting was being held in traditional territory of the Coast Salish First Nations.

##### 1.1 Rise and Report

Chair Rogers reported the following candidates had been appointed to the Board of Variance at the March 28, 2022 In-Camera meeting: Priscilla Zimmerman, Chuck Zuckerman and Bert Hol.

#### 2. APPROVAL OF AGENDA

Item 10.3 will be heard prior to Item 10.2.

**By general consensus** the agenda was adopted as amended.

#### 3. TOWN HALL AND QUESTIONS

Brian Crumblehulme spoke in support of the Mayne Island Housing Society (MIHS). Numerous studies and reports have identified the need for affordable rental housing.

Chair Rogers intervened as comments began to address the divisiveness of the community adding that the Local Trust Committee (LTC) is well aware of community sentiments regarding project and issues are better addressed at Public Hearing (PH).

**4. COMMUNITY INFORMATION MEETING**

None

**5. PUBLIC HEARING**

None

**6. MINUTES**

**6.1 Local Trust Committee Minutes Dated March 28, 2022**

By general consent the Local Trust Committee meeting minutes of March 28, 2022 were adopted.

**6.2 Section 26 Resolutions-without-meeting Report**

None

**6.3 Advisory Planning Commission Minutes Dated April 11, 2022**

Received for information.

A number of questions were directed to staff and Commission will meet again after response.

Chair Rogers reported fees schedule, from Regional Planning Committee, has been adopted by seven LTCs while others are still reviewing bylaw.

**7. BUSINESS ARISING FROM THE MINUTES**

**7.1 Follow-up Action List Dated May 2022**

Received for information.

**8. DELEGATIONS**

None

**9. CORRESPONDENCE**

**9.1 Western Canada Marine Response re New Sidney Spill Response Base**

There are now 8 response units at Van Isle Marina which is a better location.

**9.2 Minister Lisa Beare re Connectivity Infrastructure**

Letter details the stage the project is at however there is need for more awareness, on behalf of the Minister, regarding Island resources/infrastructure.

Mayne Island Internet Group has mapped island and will be forwarding information to the Minister and will forward same to the LTC.

**9.3 Islands Trust Conservancy re: fallow deer**

Trustee Dodds spoke on behalf of the Fallow Deer Committee: there has been little activity over the past few months. Capital Regional District (CRD) was unable to acquire funding for a Fallow Deer Plan. Islands Trust Conservancy may get some grant dollars.

**MA-2022-039**

**It was Moved and Seconded,**

that the Chair of the Mayne Island Local Trust Committee write a letter to the Islands Trust Conservancy to request they work with the Mayne Island Local Trust Committee and Ad Hoc Fallow Deer Committee to find funding to develop a Fallow Deer Management Plan.

**CARRIED**

**9.4 Emma and Felix Jack Park re rezoning**

A number of letters have been received in support of rezoning site.

**10. APPLICATIONS AND REFERRALS**

**10.1 MA-DVP-2022.1 (Percival)**

Planner Chadwick reviewed application which is to vary set backs to allow for the extension of the main dwelling and support the siting of an existing building. A third building within set back has been identified. The applicant can apply for a second Development Variance Permit (DVP) or remove structure (a wood shed). There has been no community response to application.

Applicant is undecided at this time as to wood shed but will take appropriate measures to conform with siting regulations.

**MA-2022-040**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee approve issuance of Development Variance Permit application MA-DVP-2022.1 (Percival).

**CARRIED**

**10.2 MA-RZ-2020.1 (MIHS)**

Presentation

Dave Brown:

- Number of reports have been completed and reviewed;
- Well depth monitoring – recharging naturally;
- Water Management Plan: under review – adequate supply;
- Engineering review on development impact on surface water;
- Water Retention Plan – Remediation Plan;
- Storm Water Management during construction; and
- Driveway redesigned: traffic removed from set back/more neighbour friendly.

Question raised as to number of parking spaces – “car heavy”. There will be a charge station and bicycle parking. Current plans reflect 1 vehicle per dwelling/2 spaces for 2-bedroom unit.

Eleni Gibson, Wiser Projects

- Identified correction to comment in IT report, Mayne Limer: to date MIHS has not applied for funding from BC Housing;
- Number of other funding applications have been completed;
- MIHS would like Housing Agreement to be attached to Covenant and presented at Public Hearing (PH) so community can comment;
- MIHS Proposed clause for Covenant – Lot 2 not be developed till housing project completed in 5 years: if no housing project after 5 years, building on Lot 2 can commence;
- Housing crisis continues to increase: 29 households currently on wait list for 10 units.

Discussion:

Planner Chadwick noted that within the staff report the draft Housing Agreement and Covenant address concerns raised earlier:

- Another approach to rental structure;
  - Adding Housing Agreement to Covenant;
  - Adding development freeze for Lot 2; and
  - Changes highlighted on drafts provided to LTC.
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- Staff has been waiting to know what Trustees will support before sending the Housing Agreement and Covenant for legal review;
  - Trustees discussed interest in there being an alternative community amenity attached to Lot 3 if housing does not proceed. They suggested the land be zoned for conservation. Staff will work with lawyer to identify what could be possible;
  - MIHS identified that with existing covenant the land would be locked into affordable housing as proposed which would leave it to be unbuilt if funding for the proposed development was not found;
  - Staff will have a focussed discussion with MIHS regarding the implications related to connecting the Housing Agreement for the purposes of not having the current property owner’s name on the Housing Agreement. Staff continue not to support this as it creates additional process and uncertainty for both the LTC and MIHS;
  - The impact of the septic system was raised by Trustee Maude. Staff advised that these considerations will be part of the subdivision process; LTC members identified appreciation of the proposed change of drive/road;
  - Staff indicated that the water management plan submitted by MIHS was being reviewed by the Senior Freshwater Specialist; and
  - MIHS identified their commitment to including retention pond on the land to address stormwater issues. This will happen during construction.

**MA-2022-041**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request a covenant under section 219 of the *Land Title Act* be granted by the registered owners of Lot B, Section 7, Mayne Island, Cowichan District, Plan 27091 to address water and waste water treatment monitoring, location of development on Lot 2 and 3, wetland protection, areas to be preserved, site remediation and development restrictions on Lot 2 prior to any Public Hearing on Bylaws 181 and 183.

**CARRIED**

**MA-2022-042**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request that the covenant under section 219 of the *Land Title Act* be granted by the registered owners of Lot B, Section 7, Mayne Island, Cowichan District, Plan 27091 include the revised site plan identified as the “New Site Plan” in the May 20, 2022 staff report.

**CARRIED**

**MA-2022-043**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee endorse draft Housing Agreement changes to the structure of rental rates as proposed by the Mayne Island Housing Society.

**CARRIED**

**MA-2022-044**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request staff to investigate default options if affordable housing is not built on if Lot 3. This is to include options for Lot 2.

**CARRIED**

**MA-2022-045**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request staff further explore the option of adding the Housing Agreement to the Covenant and discuss this with the MIHS.

**CARRIED**

Discussion regarding whether the bylaw should refer to affordable housing and a definition of “affordable housing” be included in the bylaw. Staff identified that by attaching Housing Agreement the type of housing is defined.

Chair Rogers expressed appreciation to the MIHS for their time and efforts on behalf of this extensive project.

**10.3 MA-TUP-2022.1 (Iredale Grey)**

Planner Chadwick detailed that application is a Temporary Use Permit (TUP) renewal for Music Festival. Existent permit conditions remain in place.

**MA-2022-046**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee approve the issuance of renewal of Temporary Use Permit MA-TUP-2022.1 (Iredale-Grey) for a period of (3) years.

**CARRIED**

**10.4 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw 530**

**MA-2022-047**

**It was Moved and Seconded,**

that Mayne Island Local Trust Committee interests are not affected by Salt Spring Island Local Trust Committee Proposed Bylaw 530.

**CARRIED**

**11. LOCAL TRUST COMMITTEE PROJECTS**

**11.1 OCP/LUB Minor Amendments**

Correspondence received from owner of Beechwood site. Proposed amendment to Land Use Bylaw (LUB) would permit 2 dwellings and 2 cottages. Owner is requesting 3 dwellings and 1 cottage or 3 dwellings and 3 cottages.

Discussion:

- Property was purchased knowing proposed changes; and
- LTC indicted support for three dwellings and 1 cottage with a cap on size of third dwelling.

There will be a Community Information Meeting (CIM) and PH before second reading. The bylaw can be amended prior to second reading.

**11.2 Flexible Housing**

Planner Chadwick reviewed project and map. Planner Chadwick indicated that the map will need to be amended to identify only residential properties. Planner Chadwick identified that there has been a request by a property owner for inclusion in the pilot area. This property is 12 acres. The bylaw limits flexible housing to 10 acres. Including

requested property would require an amendment to the bylaw to increase limit to 12 acres.

Discussion:

- Go with current area/no changes at this time
- Can invite additional participants later

## **12. REPORTS**

### **12.1 Work Program Reports (attached)**

#### **12.1.1 Top Priorities Report Dated May 2022**

Received for information.

#### **12.1.2 Projects List Report Dated May 2022**

Received for information.

### **12.2 Applications Report Dated May 2022**

Received for information.

### **12.3 Trustee and Local Expense Report Dated March 2022**

Received for information.

### **12.4 Adopted Policies and Standing Resolutions**

Received for information.

### **12.5 Local Trust Committee Webpage – to be update at conclusion of meeting.**

### **12.6 Chair's Report**

Chair Rogers reported a rather quiet May. First quarter busy with Trust Policy Statement and report on Public Engagement. Trust Programmes Committee presenting at Trust Council meeting being held June 21-23. There is now a mail out package for new home owners to provide information regarding the purpose and functions of Islands Trust. Southern Gulf Islands Forum will be meeting in July, in Sidney, regarding anchorages.

### **12.7 Trustee Report**

Trustee Maude stated deer issues are escalating. Bylaw complaints are being made to Trustees. Community needs to be more aware of online Bylaw complaint process.

Trustee Dodds spoke to the “reactivation” of the fallow deer committee. Approach is going to be made to the Ministry regarding funds to assist with this problem that Ministry created. Environmental destruction is significant.

**12.8 Islands Trust Conservancy Report Dated March 2022**

Chair spoke to report: number of successful programs recently; Opportunity Fund with ½ to Salt Spring Island and ½ to remaining islands. May be an avenue for fallow deer committee as Conservancy focuses on Species at Risk which applies to plants as well as animals.

**13. NEW BUSINESS**

**13.1 Draft Annual Report Wording**

**MA-2022-048**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee approves the format and outline of contents for the 2021/22 Annual Report.

**CARRIED**

**13.2 Rainwater Harvesting**

Received for information.

Following website very informative:

[https://www.ssiwpa.org/wp-content/uploads/Public-Library/SSIWPA-Projects-Reports-and-Presentations/Communications-Materials/SSIWPA\\_rainwaterHarvesting\\_FinalSeptember2020\\_Web.pdf](https://www.ssiwpa.org/wp-content/uploads/Public-Library/SSIWPA-Projects-Reports-and-Presentations/Communications-Materials/SSIWPA_rainwaterHarvesting_FinalSeptember2020_Web.pdf)

**14. UPCOMING MEETINGS**

**14.1 Next Regular Meeting Scheduled for June 27, 2022 at the Agricultural Hall, Mayne Island.**

**15. TOWN HALL**

Nikko Preston, neighbour to proposed affordable housing project, raised a number of concerns:

- Number of inconsistencies in reports;
- Seasonal water issues need to be addressed;
- Housing concept is not the issue – site is a wet land;
- Request hydrologist study be redone: monitor well aside from wet season; and
- Boundary issues to be resolved prior to rezoning.

LTC requested speaker to provide comments in writing to the LTC and Planner.

**16. CLOSED MEETING**

None



**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 4:05 pm.

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Dan Rogers, Chair

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Certified Correct:

Pat Todd, Recorder