

# ADOPTED



## Mayne Island Local Trust Committee Minutes of Regular Meeting

**Date:** June 27, 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 approximately nine (9) members of the public.

### 1. CALL TO ORDER

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

### 2. APPROVAL OF AGENDA

**Add:** 13.1 Questions regarding foreshore.

The agenda was adopted as amended.

### 3. TOWN HALL AND QUESTIONS

**Tim Mackie** remarked that Water Management Report from Mayne Island Housing Society (MIHS) had brought things together and asked if there would be an opportunity to question the components of the report/the authors.

Chair Rogers stated there would be another Community Information Meeting (CIM) and that questions could be sent to Planner Chadwick: it would be helpful to provide questions prior to CIM.

Planner Chadwick added that Fresh Water Specialist William Shulba has been involved with project/review of report.

**Don Eddy** spoke of concerns as to pace MIHS project has taken and the need to streamline processes to fast track affordable housing: LTC too slow.

**Kat Ferneyhough** spoke in support of MIHS project. The community is losing valuable members due to lack of affordable housing. Added she is excited about flexible housing project.

#### 4. COMMUNITY INFORMATION MEETING

##### 4.1 Minor Official Community Plan and Land Use Bylaw Minor Amendments Project - Proposed Bylaws 186 and 187

Chair Rogers opened the Community Information Meeting (CIM) at 1:10 pm.

Planner Chadwick outlined the purposes of the Bylaws: Official Community Plan (OCP) amendment removes Parks Master Plan and changes map designation to support Thrift Store use. Changes to Land Use Bylaw (LUB) includes a number of rezonings, changes to the election sign regulation and new definition of patio.

**Tim Mackie** requested clarification regarding Beechwood Drive and proposed number of dwellings.

Trustee Dodds reviewed the history of this site: should be entitled to 2 houses/2 cottages for 96 acre parcel only based on passed subdivision history. Owners have requested 3 houses/1 cottage with a limited square footage for 1 dwelling.

**Sharon Bunnin** asked if water side of site could be subdivided.

Planner Chadwick stated parcel is allowed subdivision into 2 lots.

**Debra Foote** asked for clarification regarding subdivision and siting of dwellings.

Planner Chadwick detailed that property can have 2 dwellings and two cottages – 1 dwelling and one cottage per lot if divided and that there would need to be a request to rezone to increase density. This would be a site specific zone within Rural Zone.

**Doug Aberley** questioned if there was an Island Core Development Strategy.

Trustee Dodds spoke to the Commercial Development Core Plan, that Flexible Housing project is targeted for Fernhill Road and OCP details specifics as to services e.g. parking.

Trustee Maude added that the OCP is a guiding document with a number of regulations.

Chair Rogers closed the CIM at 1:37 pm.

#### 5. PUBLIC HEARING

##### 5.1 Minor Official Community Plan and Land Use Bylaw Minor Amendments Project - Proposed Bylaws 186 and 187

###### 5.1.1 Recess for Public Hearing

Chair Rogers opened the Public Hearing (PH) at 1:38 pm. and read the appropriate sections of the Local Government Act.

Planner Chadwick reviewed processes to date: advertising, referral agencies, purpose of Bylaws, proposed amendments.

Chair Rogers called a first time for anyone wishing to speak.

Chair Rogers called a second time for anyone wishing to speak.

**Tim Mackie** spoke to buildings on waterfront portion of Beechwood site and issues that may arise.

Chair Rogers stated there had been no written submissions.

Chair Rogers called for a third and final time for anyone wishing to speak.

Chair Rogers stated that any outstanding questions/comments could be sent to Planner Chadwick and that the Local Trust Committee (LTC) could no longer consider submissions.

Public Hearing closed at 1:45 pm.

5.1.2 Recall to Order

Chair Rogers recalled the LTC meeting at 1:46 pm.

**6. MINUTES**

**6.1 Local Trust Committee Minutes Dated May 30, 2022**

The following amendments to the minutes were presented for consideration:

Page 7 of agenda package (page 4 of draft minutes) – discussion section point starting Trustees discussed.....after Lot 3 to read “if housing does not proceed”.

**By general consent** the minutes were adopted as amended.

**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 June 2022**

Received for information.

Chair Rogers added that letter had been sent to IT Conservancy regarding Fallow deer and Conservancy has expressed an interest to be involved.

**8. DELEGATIONS - None**

**9. CORRESPONDENCE - Correspondence received Friday afternoon regarding housing project.**

**10. APPLICATIONS AND REFERRALS**

**10.1 MA-RZ-2020.1 (Mayne Island Housing Society)**

Planner Chadwick reviewed the staff report. Staff report included opportunity for first reading of bylaws for rezoning subject property to accommodate multi-family rental housing; presentation of the water management report and findings of groundwater investigations and update on process.

Planner Chadwick informed LTC two components to complete are wording of Covenant regarding the “sunset clause” and inclusion of Sean McHugh as signatory to the Housing Agreement.

Eleni Gibson, Wisser Projects spoke on behalf of MIHS and efforts taken to strengthen project. There are a number of items to come after first reading and rezoning. Current owner has agreed to being named on Housing Agreement. First Reading critical to demonstrate progress to potential funding sources.

Trustee Dodds suggested easement to well for neighbours as a possible amenity.

**MA-2022-049**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee Bylaw No. 181, cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2021” be read for a first time.

**CARRIED**

Discussion:

- Length of process: was in abeyance for a time;
- Significance of neighbours concerns;
- Need Housing Agreement and Covenant to ease concerns;
- Lots of time before PH;
- First reading is a preliminary step; and
- Important to have Housing Agreement and Covenant ready for discussion at CIM and PH

**MA-2022-050**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee Bylaw No. 183, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2021” be read for a first time.

**CARRIED**

**MA-2022-051**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request staff to schedule a Community Information Meeting and a separate Public Hearing for Bylaw No. 181, cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2021” and Bylaw No. 183, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2021”.

**CARRIED**

**MA-2022-052**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request staff to schedule the Community Information Meeting and Public Hearing for Bylaw No. 181, cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2021” and Bylaw No. 183, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2021” following the receipt of final drafts of the Housing Agreement and s. 219 Covenant.

**CARRIED**

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**Break 2:24 – 2:35**

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Discussion regarding Sunset Clause and Covenant

- MIHS requesting direction regarding possible amenities for consideration;
- Well for community use;
- After year 3 Lot 2 can be developed with review of housing project;
- Another agency could develop housing project;
- Access to well a good option to explore with community and water districts;
- 5 years for development of Lot 2 release and review is reasonable (Sunset Clause);
- Amenity is housing and why Lot 2 is being “created”: if no housing no amenity;
- 5 years is not long enough for completion of project and will have impacts on funding; and
- If no housing could Lot 3 become another amenity.

Planner Chadwick to review options for Covenant: 5 year lock on lot 2 development. 5 year review, water treatment as an amenity, well use.

**MA-2022-053**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request Planner Chadwick send a letter to all Improvement Districts and Water Districts to identify value of having an on island water source versus trucking water in from off island.

**CARRIED**

**11. LOCAL TRUST COMMITTEE PROJECTS**

**11.1 Minor Official Community Plan and Land Use Bylaw Minor Amendments Project - Proposed Bylaws 186 and 187**

Planner Chadwick reviewed proposed amendments as highlighted during CIM.

Discussion regarding patios within set-back from the sea and types of construction materials. Allowing wood patios may be contrary to IT Policy Statement. LTC discussed placing patios in setback from the sea on the projects list.

**MA-2022-054**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee ask staff to add patios in set-back from sea and construction materials on Project List.

**CARRIED**

**MA-2022-055**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee Bylaw No.186 cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No.2, 2021” be read a second time.

**CARRIED**

**MA-2022-056**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee Bylaw No. 186 cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No.2, 2021” be read a third time.

**CARRIED**

**MA-2022-057**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee Bylaw No. 186 cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No.2, 2021” be read a third time.

**CARRIED**

**MA-2022-058**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee amend Bylaw No. 187 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.3, 2021” as follows:

- a. By removing picnic tables as permitted structures in the proposed site specific park zone
- b. By permitting three dwellings and one cottage, with a maximum floor area of 372m<sup>2</sup> for one of the dwellings in the proposed R(f) site specific zone

**CARRIED**

**MA-2022-059**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee Bylaw No. 187 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 3, 2021” be read a second time as amended.

**CARRIED**

**MA-2022-060**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee Bylaw No.187 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.3, 2021” be read a third time.

**CARRIED**

**MA-2022-061**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee Bylaw No.186 , cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.2, 2021” be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

**CARRIED**

**MA-2022-062**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee Bylaw No.187 , cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.3, 2021” be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

**CARRIED**

**MA-2022-063**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee Bylaw No. 186, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.2, 2021” be forwarded to the Ministry of Municipal Affairs for approval.

**CARRIED**

**11.2 Flexible Housing Project - Proposed Bylaws 184 and 189**

Planner Chadwick stated that a number of properties have been identified as potential sites.

**MA-2022-064**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee first reading of Bylaw 184 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.2, 2021” be rescinded.

**CARRIED**

**MA-2022-065**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee amend Plan 1 attached to Bylaw 184, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.2, 2021”, by deleting the non-residential properties.

**CARRIED**

**MA-2022-066**

**It was Moved and Seconded,**

That the Mayne Island Local Trust Committee ask staff to amend Mayne Island Land Use Bylaw No. 146, 2008, amendment No.2, 2021, Point 2.11 (3.1 (c))to read “On lots having an area of 5 hectares (12.355 acres)”.

**CARRIED**

**MA-2022-067**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee amend Plan 1 attached to Bylaw 184, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.2, 2021”, to add those lots identified on the map in the June 27<sup>th</sup> 2022 staff report as A, B, D, E and F to the areas where flex housing is permitted.

**CARRIED**

**MA-2022-068**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee Bylaw 184 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.2, 2021” be read for the first time as amended.

**CARRIED**

Public Hearing will be scheduled for LTC July meeting.

**11.3 Mayne Island Local Trust Committee Fees Bylaw No. 185**

**MA-2022-069**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee refer staff report dated June 27, 2022 to the Mayne Island Advisory Planning Commission for final consideration.

**CARRIED**



## **12. REPORTS**

### **12.1 Work Program Reports**

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

Chair Rogers informed LTC that there will be a Groundwater Sustainability presentation July 26, 2022. North Pender and Galiano are addressing project.

#### **12.1.2 Projects List Report Dated June 2022 – received for information**

### **12.2 Applications Report Dated June 2022 – received for information**

### **12.3 Trustee and Local Expense Report Dated May 2022 – received for information**

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

### **12.5 Local Trust Committee Webpage – to be updated upon conclusion of meeting**

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

Chair Rogers reported on last week's Trust Council. Engagement Report related to Trust Policy Statement received. Trust Programs Committee now considering recommendations and to report at September Trust Council. A Governance Committee has been created in response to report. A request has been made to the Province to review structure of Islands Trust. Election scheduled for October 15, 2022. Province has been asked to work with communities and First Nations to develop a biodiversity plan for province. Provincial governments have been asked to join together towards a fossil fuel free nation. Port of Vancouver presented on anchorages within Southern Gulf Islands areas.

### **12.7 Trustee Report**

Trustee Maude spoke to the successful Music Festival held over the weekend and expressed appreciation to Chair Rogers for fallow deer correspondence.

Trustee Dodds also reported on a successful weekend of festivities. There were discussions at Trust Council regarding how to preserve and protect when development is needed in these challenging times. National Marine Protection Area being ramped up and areas will be under one jurisdiction of Federal Parks Canada.

### **12.8 Islands Trust Conservancy Report**

Chair Rogers stated that grant has been renewed and great things are happening.

## **13. NEW BUSINESS**

### **13.1 Questions on Foreshore**

Are stairs allowed: Planner Chadwick confirmed stairs are allowed;

Structures within setback under Provincial regulations;

Moratorium on dock installations – Planner Chadwick will explore why;

Structure within Marine Area – Province regulates; and  
Need to review what is allowed/what not.

**14. UPCOMING MEETINGS**

**14.1 Next Regular Meeting**

**MA-2022-070**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee regularly scheduled meeting for Monday, July 18, 2022, be rescheduled to Monday, July 25, 2022.

CARRIED

**15. TOWN HALL**

Deborah Goldman asked after IT consideration of forming a Housing Committee.

Chair Rogers reported it is jurisdiction of Planning Committee and he will speak with Chair.

**16. CLOSED MEETING**

None

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 4:03 pm.

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Dan Rogers, Chair

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Certified Correct:

Pat Todd, Recorder