



ADOPTED

Local Trust Committee
Minutes Subject to Approval By
the Local Trust Committee

Mayne Island Local Trust Committee

Minutes of Regular Meeting

Date: July 25, 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 seventeen (17) members of the public present.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 1:04 pm. Chair Rogers acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The agenda was adopted as presented.

3. TOWN HALL AND QUESTIONS

Tim Mackie questioned the remediation plan within the Mayne Island Affordable Housing Society (MIHS) proposal.

Chair Rogers indicated this could be discussed under Item 10 - Applications.

David Boal requested further information regarding the Flexible Housing Project.

Chair Rogers indicated this would be addressed under Item 5 - Flexible Housing Project.

4. COMMUNITY INFORMATION MEETING – None

5. PUBLIC HEARING

5.1 Flexible Housing Project - Proposed Bylaws 184 and 189

5.1.1 Recess for Public Hearing

Chair Rogers called the Public Hearing to order at 1:14 pm.

5.1.2 Recall to Order

The Mayne Island LTC Regular Meeting was recalled at 1:27 pm. Minutes of the Public Hearing are available under separate cover. Chair Rogers expressed appreciation to speakers, for submissions and the community engagement.

6. MINUTES

6.1 Local Trust Committee Minutes Dated June 27, 2022

The following amendments to the minutes were presented for consideration:

- Page 1 of draft minutes: last entry – “Cat” to be changed to “Kat”
- Page 5 of draft minutes: last paragraph, second line: ... “Allowing wood patios would” to read ...“wood patios may...”
- Page 6 of draft minutes: Motion MA-2022-054 - ...change Tryst to Trust

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 July 2022

Chair Rogers inquired as to status of Fees Bylaw. Questions were to be referred to the Advisory Planning Commission (APC) and Trust budget was established based on proposed new fees.

Planner Chadwick will follow-up on this item which will be included on September LTC agenda.

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-RZ-2020.1 (Mayne Island Housing Society)

Planner Chadwick reviewed project which received First Reading at June LTC meeting. The three items identified for further consideration included:

1. Commitment to maintenance and monitoring of septic system;
2. Identification of the amenity which would determine the time at which Lot 2 can be built on; and
3. The idea of a “sunset clause” for Lot 3.

Eleni Gibson, Wisser Projects, speaking on behalf of the MIAHS:

- addressed Lot 2. owner’s powers of attorney want some certainty regarding when Lot 2 can be built on;
- regarding amenity, the rezoning and donation of land could be considered an amenity;
- important to secure land in order to apply for funding. Without “free land” low-cost housing is unlikely to be developed;
- requested that the LTC schedule a Community Information Meeting and a Public Hearing prior to election in October;
- land protection and remediation is a part of housing project;
- when monies come remediation can start; and
- design considers water catchment

Deborah Goldman (MIHS) added:

- the ecological study and wetlands restoration report recommendation are included in the Covenant;
- the current owner of the site is agreeable to a fixed time delay for development – not indefinite; and
- conservation plan for Lot 2 and 3 would be protected through Covenant.

David Brown spoke to subdivision application with Ministry of Transportation and Infrastructure (MoTI). MIHS was advised to wait on formal application until rezoning in place.

Trustee Dodds raised the uncertainty of what is to be identified as the amenity and suggested proposal be referred to Advisory Planning Commission (APC). Subdivision is a slow process, availability of construction monies – could be a long time before remediation.

Discussion:

- concerns regarding further delay of another consultation;
- more time – more risk for project;
- questions regarding whether the rezoning of land for affordable housing as is an adequate amenity; and
- concern if nothing happens with housing project owner gets value of another lot

MA-2022-071

It was Moved and Seconded,

that the Mayne Island Local Trust Committee refer Mayne Island Affordable Housing Proposal to the Advisory Planning Commission for consideration of what would constitute an appropriate community amenity.

CARRIED

MA-2022-072

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff explore and draft suitably worded s. 219 covenant.

CARRIED

Break 2:25 – 2:35

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Flexible Housing Project - Proposed Bylaws 184 and 189

Planner Chadwick reviewed the next steps and noted a correction: Draft Bylaw 184 – to change square feet to floor area.

MA-2022-073

It was Moved and Seconded,

That the Mayne Island Local Trust Committee request staff to amend Draft Bylaw 184 to replace “floor area” in all notations of “square feet”.

CARRIED

MA-2022-074

It was Moved and Seconded,

that the Mayne Island Local Trust Committee Bylaw 189 cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2022” be read for the second time.

CARRIED

MA-2022-075

It was Moved and Seconded,

that the Mayne Island Local Trust Committee Bylaw 189 cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2022” be read for the third time.

CARRIED

MA-2022-076

It was Moved and Seconded,

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

CARRIED

MA-2022-077

It was Moved and Seconded,

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

CARRIED

MA-2022-078

It was Moved and Seconded,

that the Mayne Island Local Trust Committee Bylaw No.189 cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2022” be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

MA-2022-079

It was Moved and Seconded,

that the Mayne Island Local Trust Committee Bylaw No.184, as amended, 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-2022-080

It was Moved and Seconded,

that the Mayne Island Local Trust Committee Bylaw No.189 cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2022” be forwarded to the Ministry of Municipal Affairs for approval.

CARRIED

Discussion regarding a policy within housing plans for priority referral to First Nations.

11.2 Housing Options Project (to include Amenity Rezoning Project)

Planner Chadwick reviewed project to date and suggested a strategic planning session with community, agencies, Capital Regional District, First Nations, owners of identified appropriate potential sites.

MA-2022-081

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff place “Housing Options” on the top priorities list once the Flexible Housing project is completed as a continuation of the Mayne Island Housing Regulations and Policy Review Project.

CARRIED

MA-2022-082

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff to schedule a strategic planning session to help define the direction for the Housing Options project.

CARRIED

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated July 2022 - received for information

12.1.2 Projects List Report Dated July 2022 – received for information

12.2 Applications Report Dated July 2022 – received for information

12.3 Trustee and Local Expense Report - None

12.4 Adopted Policies and Standing Resolutions – received for information

12.5 Local Trust Committee Webpage – will be updated upon conclusion of meeting

12.6 Chair's Report

Chair Rogers spoke of another busy month. Hiring of Director of Planning is almost complete. Trust Programs Committee has reviewed the Trust Policy Statement. Recommended amendments have been forwarded to staff for September 20, 2022 Trust Council agenda.

12.7 Trustee Report

Trustee Dodds stated that the Fallow Deer Committee has been reactivated and there was a multi-disciplinary meeting on July 6, 2022. No government ministry has been identified (or is willing) to take responsibility. Need is for funding, strategic plan, manpower, education. Plan to meet with Adam Olsen, MLA. The Japanese Gardens is celebrating its 20th. Anniversary and on Saturday there was a luncheon to recognize “first builders”. The Quilt Show and Art show, held in the Japanese Gardens appeared very successful.

Trustee Maude commented on the Quilt Show – all the time and effort. The struggle with BC Ferries is ongoing: overloads, lates, hard on businesses.

12.8 Islands Trust Conservancy Report Date May 2022 – received for information

13. NEW BUSINESS

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for September 26, 2022 at the Agricultural Hall, Mayne Island

15. TOWN HALL

None

16. CLOSED MEETING

None

17. ADJOURNMENT

By general consent the meeting was adjourned at 3:15 pm.

Dan Rogers, Chair

Certified Correct:

Pat Todd, Recorder