

# ADOPTED



## Mayne Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** September 26, 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

There were approximately sixteen (16) members of the public in attendance.

#### 1. CALL TO ORDER

Chair Rogers called the meeting to order at 1:04pm. Chair Rogers acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations and noted Friday is Truth and Reconciliation Day.

#### 2. APPROVAL OF AGENDA

Add: 13.2 Uses on the foreshore?

13.3 Meeting with Bylaw Officers for Capital Regional District (CRD) and Islands Trust (IT)

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

#### 3. TOWN HALL AND QUESTIONS

**Peter Robinson**, Hedgerow Farm, spoke to the difficulty of getting workers due to lack of affordable housing. While working with BC Housing in the 90's he was involved with the construction of a number of units throughout the province. Concerns of neighbours were addressed and after housing was in place for a few years concerns disappeared and the investment into the community was evident.

**Tim Mackie**, Maple Drive, questioned the Housing Agreement currently before the Local Trust Committee (LTC) and the actual affordability based on rental scale - income. He raised a number of concerns regarding development: clearing of trees; flooding and expense of project to meet housing needs.

**Nikko Preston**, Village Bay Road, stated concerns with the site, not the project. Issues include flooding, water demand, surface water flow and removal of forest cover. Suggestion to distribute housing footprint. Also questioned the required income of future tenants.

**Glen McLeod**, Maple Drive, questioned impact on property values for those next to development as well as water impact on neighbours, both surface and ground water. Mt. Parke has significant run-off – impact demonstrated on a video from storm 2021. (which was forwarded to LTC). As the area is served by wells, concerns for quality and quantity of water with increased demand.

Chair Rogers noted video footage would have been more helpful if available earlier.

**Lise McLeod** asked what Trustees would suggest to ensure compensation/mitigation if wells/property is damaged by impact of project.

Trustee Maude cited this would be outside of LTC scope.

Trustee Dodds noted that there are multiple reports from experts. The LTC takes advice from the Planner who considers all documents/reports. There are a number of further agencies that monitor and manage the project: Ministry of Health, Ministry of Transportation and Infrastructure (MoTI), Housing Society, various Provincial authorities.

Regarding question of income - \$60,000 to \$70,000 is the cap.

**Tim Mackie** addressed the Covenant and noted the Wet Land Pan for restoration has been downgraded and doesn't include Lot 1. Further questioned rental formula and wording of Agreement.

Planner Chadwick clarified that the rental rates as identified in the housing agreement are flexible. The average of the combination of rates is to be 30% of the average of incomes in each income category. As a results there may be rates that are higher and ones that are lower dependent on the income of the household. Chair Rogers stated questions would be very appropriate for Community Information Meeting (CIM) and Public Hearing (PH). Change to a bylaw requires a PH and the Housing Agreement and Covenant are likely to be part of PH so community has complete package.

**Glen McLeod** spoke to the changing housing market – peaks and valleys. An increase in supply will drive rents down. Supportive of flex housing which will add to market.

**4. COMMUNITY INFORMATION MEETING - None**

**5. PUBLIC HEARING - None**

**6. MINUTES**

**6.1 Local Trust Committee Public Hearing Record Dated June 27, 2022**

Received for information.

**6.2 Local Trust Committee Minutes Dated July 25, 2022**

The following amendments to the minutes were presented for consideration:

Page 6 – Chair’s Report – third line: change Aug. 29, 2022 to Sept. 20, 2022

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

**6.3 Local Trust Committee Public Hearing Record Dated July 25, 2022**

Received for information.

**6.4 Section 26 Resolutions-without-meeting Report - None**

**6.5 Advisory Planning Commission Minutes Dated September 6, 2022**

The following amendments to the minutes were presented for consideration:

Page 2 – last paragraph: change Jodie to joey

Page 3 – first bullet: change John to Sean

Received for information

**7. BUSINESS ARISING FROM THE MINUTES**

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

Planner Chadwick informed the LTC that the Flex Housing Bylaw is still with Ministry.

**8. DELEGATIONS - None**

**9. CORRESPONDENCE**

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

**10. APPLICATIONS AND REFERRALS**

**10.1 North Pender Island Local Trust Committee Referral for Proposed Bylaw 223**

**MA-2022-083**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee interests are not affected by North Pender Island Local Trust Committee Proposed Bylaw 223.

**CARRIED**

**10.2 North Pender Island Local Trust Committee Referral for Proposed Bylaw 224**

**MA-2022-084**

**It Was Moved and Seconded,**

that the Mayne Island Local Trust Committee interests are not affected by North Pender Island Local Trust Committee Proposed Bylaw 224.

**CARRIED**

**10.3 North Pender Island Local Trust Committee Referral for Proposed Bylaw 229**

**MA-2022-085**

**It Was Moved and Seconded,**

that the Mayne Island Local Trust Committee interests are not affected by North Pender Island Local Trust Committee Proposed Bylaw 229.

**CARRIED**

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

Planner Chadwick reviewed the staff Report. Housing Agreement has been updated. The Advisory Planning Commission (APC) has recommended that donation of land is sufficient to meet Amenity requirements.

Discussion:

- Holding CIM and PH prior to election;
- Chair Rogers informed LTC that swearing in of elected Trustees will occur mid-November;
- Question of driveway to Lot 2 coming off Lot 1 – not noted in Covenant: this will be addressed as an Easement on Title;
- Housing Agreement – rental fees to reflect island incomes;
- CHMC and BC Housing rules and formulas ensure affordability;
- Covenant: if not built could lot become a Conservation parcel;
- Conservancy may not be interested;
- Zoning and Covenants protect lot;
- Financial structure: rents will be as low as possible to meet program requirements; and
- Number of issues to work on beyond Islands Trust (IT) scope.

**MA-2022-086**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request Planner to speak with Ministry of Transportation and Infrastructure regarding surface water concerns off Mount Parke onto proposed Mayne Island Housing Society site and report prior to October 24, 2022.

**CARRIED**

- Recommendations for water management more stringent than in Housing Agreement;
- Society committed to remediation on Lot 2 and 3; and
- Water run-off is a significant issue for neighbours.

Nikko Preston informed LT that driveway for Lot 1 crosses his property without an Easement so questions access to Lot 2.

Planner Chadwick stated this would be addressed during the Subdivision process.

Chair Rogers questioned having Third Reading of housing Agreement prior to PH.

Dan Brown, on behalf of Mayne Island Housing Society (MIHS) stated:

- Appreciation to Advisory Planning Committee (APC) and Planner's efforts;
- In agreement with recommendations proposed within Staff Report;
- Reports/work done by experienced experts;
- Plan to develop with least possible impact; improve water situation;
- Extensive support of community and government; and
- Housing Agreement designed to meet requirements of project and funding agencies who are all committed to provision of affordable housing.

Chair Rogers recommended that Housing Agreement and Covenant be as complete as possible prior to PH.

**MA-2022-087**

**It was Moved and Seconded,**

that the Mayne Islands Local Trust Committee accept the draft Housing Agreement associated with MARZ-2020.1 (MIHS) and designate the Chair of the Local Trust Committee to sign the Housing Agreement after adoption of Bylaw No. 182, 2022.

**CARRIED**

**MA-2022-088**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee Bylaw No. 182 cited as "Mayne Island Housing Agreement Bylaw No. 182, 2022" be read for the first time.

**CARRIED**

**MA-2022-089**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee Bylaw No. 182 cited as "Mayne Island Housing Agreement Bylaw No. 182, 2022" be read for the second time.

**CARRIED**

**MA-2022-090**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee considers that combined with best efforts to construct, pursuant to Section 18 of the draft s.219 Covenant, the donation of the proposed Lot 3 represents an amenity under Official Community Plan policy 2.10.2.

**CARRIED**

**MA-2022-091**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request staff to investigate and update s.219 Covenant regarding easement for Lot 2.

**CARRIED**

**MA-2022-092**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request staff to schedule a Community Information Meeting for MA-RZ-2020.1 to be scheduled for October 24, 2022.

**CARRIED**

**MA-2022-093**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request staff to schedule a Public Hearing for MA-RZ-2020.1 to be scheduled for October 31, 2022.

**CARRIED**

\_\_\_\_\_ Break 3:07 to 3:20 \_\_\_\_\_

**11. LOCAL TRUST COMMITTEE PROJECTS**

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

This Fees schedule represents a significant increase for the average person.

**MA-2022-094**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee defer Fees Bylaw No. 185 to October 24, 2022 agenda.

**CARRIED**

## 12. REPORTS

### 12.1 Work Program Reports

12.1.1 Top Priorities Report Dated Sept 2022 – received for information

12.1.2 Projects List Report Dated Sept 2022 – received for information

12.2 **Applications Report Dated Sept 2022** – received for information

12.3 **Trustee and Local Expense Report Dated July 2022** – 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 spoke to the Virtual Trust Council meeting held last week. Work continues with Governance Report and a Governance Committee has been formed. There was a presentation by the province regarding the development of a Coastal Marine Strategy. IT Policy Statement Review has been sent to staff to redraft: to simplify language, clarify and bring First Nations more into decision process. Elections to be held on 10 out of 12 islands on October 15, 2022.

### 12.7 Trustee Report

Trustee Dodds reported that questions from community have increased. Issues include responsibilities and rights on foreshore, concerns regarding Wood Dale Drive, substandard housing. Added that more population brings more development which increases frustrations. Water Districts maintained during the summer. Suggested a community information session to detail “How things function.”

Trustee Maude spoke to a recent gathering with First Nations which was followed by a get together with Japanese families. Historical perspectives were fascinating and touching. Fall Fair was an overwhelming success and renovations to Thrift Store are coming together.

### 12.8 Islands Trust Conservancy Report - None

#### 12.8.1 Islands Trust Conservancy Plan

LTC complimented the document. Accomplishments over the years are most impressive. IT Conservancy a steward of the “preserve and protect” aspect of IT.

#### **MA-2022-095**

#### **It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request Planner send a letter commending and congratulating the Islands Trust Conservancy on their 3 year plan to be signed by Chair Rogers.

**CARRIED**

**13. NEW BUSINESS**

**13.1 Water Storage Tank Siting Safety**

There have been concerns raised regarding safety/inspection of storage tanks.

Understanding is that tanks for over 300 gallons require a building permit.

Planner Chadwick will investigate and report back to LTC.

**13.2 Uses on Foreshore**

Discussion as to how best to explain what's allowed/not allowed on foreshore – what are the rights and responsibilities: could prepare an information package to mail out to residents.

**MA-2022-096**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request staff to add Foreshore Development Education to the Projects List.

**CARRIED**

**13.3 Meeting with CRD and IT Bylaw Officers**

Discussion regarding a community meeting to bring together Bylaw Officers from CRD and IT to discuss responsibilities – where there is overlap.

Item will be added to Follow-up Action Report.

**14. UPCOMING MEETINGS**

**14.1 Next Regular Meeting Scheduled for October 24, 2022 at the Agricultural Hall, Mayne Island**

**15. TOWN HALL**

**Deb Foote** spoke to alternate times for meetings with community: evenings, weekends.

This is difficult due to staff travel and time. Meetings can be taped and accessed through IT web site.

**Nikko Preston** questioned MoTI and water issues: management of run-off, storm water. Is there a plan?

MoTI would identify actions required during subdivision process and CRD would also address through Building Permit process.

**Tim Mackie** stated that ditches on Lot 1 moved water to Lot 2 and Lot 3 which in turn directed it onto Maple Drive. Questioned liability to current owner and whether development may exacerbate the affect.

Chair Rogers reviewed the process. Prior to 2<sup>nd</sup> and 3<sup>rd</sup> readings of Bylaw(s) there is a CIM and a PH after which LTC votes on Bylaw(s). There are a number of layers of approvals required for



the project. Questions can be raised at the CIM and it is expected that a number of the authors of reports would be available.

**16. CLOSED MEETING - None**

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 4:06 pm.

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Dan Rogers, Chair

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Certified Correct:

Pat Todd, Recorder