

Adopted



Mayne Island Local Trust Committee

Minutes of Regular Meeting

Date: March 29, 2021
Location: Electronic Meeting (Zoom Webinar)

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

Staff Present: Robert Kojima, Regional Planning Manager
Narissa Chadwick, Island Planner
Phil Testemale, Planner 2
Maple Hung, Planning Assistant (Host)
Pat Todd, Recorder

Public: There were approximately 17 attendees in the webinar.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 1:05 p.m. Chair Rogers acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

Add: 9.2 Mayne Island Agricultural Society rezoning of Fernhill Road property
9.3 John Aitken - rezoning Felix Jack Park

The agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Rebecca Ewing spoke to correspondence (received by the LTC) regarding Mayne Island Housing Society (MIHS) application in regards to affordability, buffers/setbacks, subdivision concerns on Village Bay Road, wetlands report, aquifer and site maps.

4. COMMUNITY INFORMATION MEETING

4.1 Housing Policy Review

Chair Rogers explained that Community Information Meeting (CIM) is a follow-up from meeting of January 18, 2021 and that information and reports are on the website.

Planner Chadwick reviewed the Housing Regulation and Policy Review to date – looking at distributed density and flexible housing.

Maps displayed showing lots over .6 hectare and under .6 hectare, Water Districts, and number of lots distributed density could apply to.

Chair Rogers opened meeting for discussion.

Sean Skiffington, Trustee and Operations Manager for Campbell /Bennett Bay Improvement District:

- Human imprint more important than footprint (referring to sewage as well as water use);
- Use meters – more units = more meters = increased costs;
- Only 1 tax per property allowed – cannot tax for 2 units and Bylaw only allows for 1 water line per site;
- Water Licensing: volume allowed to draw based on past usage – more pull ;would necessitate going to government to increase allowance;
- Infrastructure costs impact; and
- Increased density due to COVID and reaching limits of infrastructure.

Doug, Village Point Improvement District:

- Issues similar to above;
- District has a sewage system as well and some fields near capacity; and
- Number of lots with Restrictive Covenant prohibiting mobile homes – question of tiny homes on wheels.

Trustee Dodds pointed out that island is nearing build out and the need to address affordability.

Deb Foote: questioned if larger properties in a Water District could have an independent well.

Planner Chadwick confirmed this is allowed however this would increase draw on available water. Focus is on smaller lots to increase density as these lots are more affordable.

Sean Skiffington: spoke in support of affordable housing and while the District supports rain water systems and personal wells are allowed, there can be no interconnection due to possible contamination.

Sean McHugh: working on a cottage to rent but difficulty with trades. Village Bay Road has 2 conduits for Mt. Parke run off which are out of the control of Affordable Housing applicants.

Next Community Information Meeting will be on April 26, 2021 from 10:30 a.m. to 12:30 p.m.

Trustee Maude agreed rainwater catchment is a critical component to lessen aquifer draw however increases costs.

5. PUBLIC HEARING

None

6. MINUTES

6.1 Local Trust Committee Special Meeting Minutes Dated January 18, 2021

By general consent the Special Meeting Minutes dated January 18, 2021 were adopted.

6.2 Local Trust Committee Minutes Dated February 22, 2021

The following amendments to the minutes were presented for consideration:

Page 13, 10.2 3rd paragraph:neighbours to right... – change right to west.

By general consent the minutes were adopted as amended.

6.3 Section 26 Resolutions-without-meeting Report - None

6.4 Advisory Planning Commission Minutes Dated June 10, 2019 and February 18, 2021

Received for information.

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated March 2021

Chair Rogers commended Planner Chadwick as almost all items have been completed.

8. DELEGATIONS - none

9. CORRESPONDENCE

9.1 Mayne Island Parks and Recreation Commission re Removal of Master Plan from the OCP

Planner Chadwick reported that proposed changes resulting from letters received could be part of a technical amendment project that could also include Indigenous Land acknowledgement

9.2 Mayne Island Agricultural Society rezoning of Fernhill Road property

Request is for rezoning of property adjacent to Thrift Store which has just been purchased by the society.

9.3 John Aitken - rezoning Felix Jack Park

This request is to rezone Felix Jack Park to a Passive Park to preclude construction of any structures.

MA-2021-016

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request Planner Chadwick to add to the Top Priority List a project focusing on minor Land Use Bylaw and Official Community Plan amendments.

CARRIED

A brief break was held between 2:25 p.m. to 2:35 p.m.

10. APPLICATIONS AND REFERRALS

10.1 MA-TUP-2020.2 (Costello & Baker)

Planner Testemale reviewed process to date and outlined concerns: noise, traffic, impact on water system, impact on commercial accommodations, impact of COVID.

Discussion regarding amendments to permit and noted that this would be the only permitted Short Term Vacation Rental (STVR) in neighbourhood.

Applicant requested some flexibility in "off season" allowable days and suggested 30 days between October 1 and April 30; would like maximum to remain 8 guests.

MA-2021-017

It was Moved and Seconded,

that the Mayne Island Local Trust Committee amend draft Temporary Use Permit application MA-2020.2 (Costello & Baker) that is Attachment 1 to this report by:

a. Adding the following conditions to Section 3:

i. The maximum number of days the short term vacation rental use is permitted between May 1 to September 30 in a calendar year is a total of sixty (60) days and between October 1 and April 30 in a calendar year is a total of 30 days;

b. adding to condition 3. a) that a secondary Mayne Island contact be available if the owner or primary other contact is not available on island.

CARRIED

MA-2021-018

It was Moved and Seconded,

that the Mayne Island Local Trust Committee approve issuance of Temporary Use Permit application MA-2020.2 (Costello & Baker) as amended for a period of two (2) years commencing July 1, 2021.

CARRIED

It was discussed that there be further discussion with Bylaw Enforcement regarding STVR infractions. Currently there are 4 open files however none are within the Bennett Bay area.

10.2 MA-RZ-2020.1 (Mayne Island Housing Society)

Planner Chadwick reviewed the staff report and proposed a CIM separate from a regular LTC meeting. Draft Bylaws could be ready for May LTC.

Brian Crumblehulme (MIHS) stated there has been collaboration between site owner, MIHS and a Wetlands Specialist for a balanced restoration plan on 5 acres along Village Bay Road; would appreciate 3 m set back be retained; buildings sited to at least 8 m and some more; there is a 3 to 5 m buffer zone on West boundary; bike rack will be installed; looking at 2 electric car charging stations; Hoff's (adjacent property owners) have an agreement to remediate land between their lots in conjunction with MI Conservancy.

David Brown (MIHS) reviewed mapping of site development

Discussion specific to set backs.

MA-2021-019

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request Planner adjust the setback from 3 meters to 8 meters in the draft bylaw.

CARRIED

Community Information Meeting for MIHS application to be on Monday April 26, 2021 at 1:00 pm.

Housing Policy Review next meeting to be Monday April 26, 2021 from 11:00 to 12:00.

Jon Hoff stated that there is no agreement between himself, Dr. McHugh or the MI Conservancy regarding restoration project.

Dr. McHugh mentioned he does not feel construction would impact the property to the west and restated conduit run-off is significant and needs to be conserved.

Tim (owner property to the west) stated that while the existing building (a cottage) is a distance from the proposed development, the identified building site for a home is closer to the boundary and that a setback differs from a buffer.

Chair Rogers expressed appreciation of presentation, information and reports.

10.3 Galiano Island Local Trust Committee Bylaw No. 278 Referral (for response)

MA-2021-020

It was Moved and Seconded,

that Mayne Island Local Trust Committee interests are not affected by Galiano Island Local Trust Committee Bylaw No. 278.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated March 2021

Received for information.

12.1.2 Projects List Report Dated March 2021

Received for information.

12.2 Applications Report Dated March 2021

Received for information.

12.3 Trustee and Local Expense Report Dated January 2021

Received for information.

12.4 Adopted Policies and Standing Resolutions

Received for information.

12.5 Local Trust Committee Webpage

Will be update according to meeting information.

12.6 Chair's Report

Chair Rogers reported on an exhaustive Trust Council meeting. Policy Statement review is moving forward, good delegations and fascinating projects.

12.7 Trustee Report

Trustee Dodds spoke in agreement to extensive Trust Council and this followed by Regional Planning meant a lot of Zoom time. There has been one COVID vaccine clinic on island. Appreciation was expressed to Trustee Maude for advocating for enhanced barriers on Georgina Point Road where there has been a recent loss of shoulder ground.

Trustee Maude stated that Trust Council and Regional Planning made for two long weeks and he is looking forward to "post COVID".

12.8 Islands Trust Conservancy Report Date January 2021

Received for information.

13. NEW BUSINESS

13.1 Southern Gulf Islands Schedule Enhancement

Report is first step in schedule modification for BC Ferries.

13.2 Development Permits for Environmental Requirements

Regional Planning Manager (RPM) Kojima reviewed Development Permit Areas; generally used on commercial/industrial sites to control design or on sites to address Riparian Areas or Marine issues; manages how development occurs and with the guidelines in the OCP.

For offences or infractions of a DPA there is no ticket process: if no compliance, it has to go to litigation.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for May 10, 2021 - Location: TBD

15. TOWN HALL - None

16. CLOSED MEETING

16.1 Motion to Close the Meeting

MA-2021-021

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)(f) for the purpose of considering:

- Adoption of In-Camera Minutes Dated Feb. 24, May 25, and Sept. 28, 2020
- Bylaw Enforcement
- Advisory Planning Commission Appointments

AND that the recorder and staff attend the meeting.

CARRIED

16.2 Recall to Order

Chair Rogers recalled the meeting at 4:51 p.m.

16.3 Rise and Report

Chair Rogers will address Rise and Report at next regular LTC meeting.

17. ADJOURNMENT

By general consent the meeting was adjourned at 4:15 p.m.

Dan Rogers, Chair

Certified Correct:

Pat Todd, Recorder