

Mayne Island Local Trust Committee

Minutes of Special Meeting

Date: May 29, 2023
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island BC

Members Present: Tobi Elliott, Chair
David Maude, Local Trustee
Jeanine Dodds, Local Trustee

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

Others Present: Approximately nine (9) members of the public were present.

1. CALL TO ORDER

Chair Elliott called the meeting to order at 12:00 p.m. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. COMMUNITY INFORMATION MEETING

3.1 Mayne Island Housing Action Plan

Planner Chadwick reviewed the procedures to date. For the past four years the LTC has been working on housing and exploring options. The Flexible Housing Project has been discussed at a number of community meetings. The LTC has developed an understanding of the community needs related to housing and the implementation of the Housing Action Plan will include further community engagement.

A pilot area has been identified with the focus on smaller units without increasing overall footprint – increase of rentals, increased variety of housing.

A funding program has been announced through Canada Mortgage and Housing Corporation (CMHC) – Housing Accelerator Fund. Mayne Island LTC in a good position to make an application.

Planner Chadwick provided an overview of the draft Mayne Islands Housing Action Plan.

Discussion

Deb Foote: questioned if property eligible for a second home why requirement of a Temporary Use Permit (TUP) for a tiny home.

- Tiny home on wheels: not approved by Standards
- May not have inspections on construction – building permit
- Province reviewing standards
- Affix to ground
- With Building Permit no need for TUP

Planner Chadwick clarified that a TUP for a second dwelling if permitted would not required a TUP

Tim Mackie: Identified that there are a number of things needed to support housing that are outside of LTC mandate and action plan should identify what other agencies are willing to do.

Planner Chadwick stated document being submitted to CMHC provides opportunity to identify other factors/resources/ need for collaboration and partnership

Deborah Goldman: commended report – excellent; so many ideas and possibilities: importance of communication between government levels; if possible, reduce barriers – make it easier to pass through levels.

Discussion

- Regional Planning Committee allocated budget to housing
- Development of Housing Strategy at a Trust wide level
- Development of a tool kit for housing plans/projects
- Opportunity to identify advocacy actions
- CRD Southern Gulf Islands Housing Action Plan
- Partnership critical to work across levels
- Reduce permit barriers e.g., Vancouver Island Health Authority (VIHA) and Ministry of Transportation and Infrastructure (MoTI)
- IT engaged with lessening barriers: VIHA, CRD – simpler and easier
- increase rural directives vs. urban
- bureaucracy moves slowly – just opened door especially on building permits
- continue to meet/discuss

Rick Milne: complimented report and transparency of LTC. Important to be cautious and practical. In consideration of site on Church property: factor in increased traffic - LTC little control over what's built and how - distance to school – no sidewalks – safe for seniors to walk – don't want a project that will have negative impact on community – water issue – concern with density both people and vehicles. Questioned what controls LTC has – safety mechanisms.

Discussion

- church property zoned for density
- Protocol Agreement with MoTI prohibits sidewalks – “trails”
- Spoke with neighbours and appreciated their input

- There would be community consultation
- Within planning process – consult with highways
- Any location will have positives and negatives
- Measures to mitigate
- Proactive approach to development
- Services and infrastructure required
- Bring all stakeholders together – public hearings, community information meetings

Deborah Goldman: would like Mayne Island Housing Society (MIHS) identified and included as a key stakeholder and partner – include support for local non-profit – funding towards build

Planner Chadwick noted that Housing Action Plan will move forward with or without funding. Plan can be adapted and changed – is in draft format. Next step is to develop a Business Plan and Charter.

Tim Mackie: Suitability Analysis – review areas: may be “mismatched” to zoning. Consideration of Smart Growth. Consult with MI Conservancy – identify sensitive areas, site reviews, identify areas in need of protection

Chair Elliott added this could be included on existent mapping – strive for balance: preserve and protect

Sheila Dunnachie: MI Housing Society should be included – doing development now

Tim Mackie: need to identify what’s the need/specifics/biggest problem/what’s best tool

Planner Chadwick added that Regional Planning Committee has directed funding towards housing related projects and island needs assessments are a priority.. Moving forward towards fiscal year 24/25. Identifying what tools have been effective on other islands. Each island is unique – difficult to compare – dialogue continues.

Deborah Goldman: Rural Islands Economic Partnership Forum – information will be coming forward soon – same yet different – identify issues and community may be able to solve.

Brian Deardon: gentrification of island: comparison of housing costs before COVID – supportive of flexible housing – serious challenges as to “who gets what?” Importance of realizing island is becoming a high-end destination. Spoke to importance of extended family.

Discussion

- Data and knowledge key as to what you want island to look like
- CRD program – subsidized – use of housing agreements – some stipulations
- Dramatic shift/a lot of things to consider

David Burrows: ongoing issue: can plan then things change – especially 3 years ago.

Chair Elliott thanked the participants adding appreciation for their input.

4. ADJOURNMENT

By general consent, the meeting was adjourned at 1:18 p.m.

Tobi Elliott, Chair

Certified Correct:

Pat Todd, Recorder