

ADOPTED



Mayne Island Local Trust Committee

Minutes of Regular Meeting

Date: January 28, 2019
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island, BC

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

Staff Present: Gary Richardson, Island Planner
Pat Todd, Recorder

Public Present: There were approximately (30) members of the public present.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 1:00 p.m. Chair Rogers acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

Item 3. a) Delegation Mayne Island Housing Society was added.

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

a) Delegation Mayne Island Housing Society

Deborah Goldman spoke on behalf of the Mayne Island (MI) Housing Society which was incorporated April 2018 and has made application for charitable status.

Southern Gulf Islands (SGI) Housing Needs Assessment survey demonstrated that housing is an issue on all islands and a survey on MI showed 75% of respondents were paying over 30% of income on rent.

MI Housing Society has received \$10,000 Grant-in Aid from CRD and hired a Housing Consultant. The plan is to locate land on which to build cluster/mixed housing: units would be rentals.

MI Housing Society AGM will be on Feb. 16, 2019.

Trustees spoke in favour of the efforts to date and added that the Official Community Planning (OCP) and Land Use Bylaw (LUB) are well set up to support such a project.

b) Town Hall

Malcolm Ingles, representing the MI Conservancy, raised concerns regarding a November 26, 2018 Motion MA-2018-070 which spoke to consideration of a short-link ferry to Saturna from St. John Point Regional Park as part of the management plan.

The history of this park was reviewed, residents fund raised for purchase, legacy to region/Canada contracted with Capital Regional District (CRD) to govern in perpetuity.

There is a Covenant on the land which the Conservancy is responsible to monitor to ensure terms of agreement are met.

The Conservancy is concerned that the Local Trust Committee (LTC) would suggest the CRD jeopardize the property protection through establishment of a ferry terminal and the infrastructure this would involve.

The Conservancy respectfully requests that MI LTC rescind that portion of the motion.

Reiner Fassler, referred to draft document regarding Commercial Land Review.

Chair Rogers requested this be deferred to agenda item 11.1

Paula Buchholz raised concern that if there were a ferry terminal at St. John Point it would impact on her waterfront property and that she would not accept an access road.

MA-2019-001

It was Moved and Seconded,

that the Mayne Island Local Trust Committee rescind the recommendation to the Capital Regional District regarding a potential ferry terminal at St. John Point.

CARRIED

Chair Rogers reported that while a letter had been drafted, it had not been sent out so staff would amend according to Motion.

4. COMMUNITY INFORMATION MEETING

none

5. PUBLIC HEARING

none

6. MINUTES

6.1 Local Trust Committee Minutes Dated November 26, 2019

The following amendments to the minutes were presented for consideration:

Motion MA-2018-057 pg. 5 second line –to read “request staff to repost the ...”

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 January 2019

Planner Richardson stated that all items have either been completed or on today's agenda.

8. DELEGATIONS

none

9. CORRESPONDENCE

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

9.1 Invitation to Community Service Event

MI LTC expressed appreciation for invitation.

9.2 Pender Island Trust Protection Society Letter Re: Watersheds, Groundwater & Ramifications of Climate Change

This is same as the event as above.

10. APPLICATIONS AND REFERRALS

10.1 MA-DVP-2018.4 (Mayenburg) - Staff Report

Trustee Maude recused himself and left the meeting room at 1:30 p.m. for the next two agenda items due to conflict of interest.

Chair Rogers stated that this item had been discussed at the November LTC meeting and requested individuals to speak only to new issues regarding application.

Planner Richardson reviewed process to date and stated that site has potential for 5 lots. Ministry of Transportation has final approval of subdivision. Any future building would have to conform to set backs, archeological review, etc.

There have been a number of letters received on application.

Chair Rogers raised three points:

1. 8.1.1 Bylaws, wells, Ministry of Transportation required to ensure compliance with a number of items. Proof of water is to be submitted to LTC.
2. Double fronted lot – Planner confirmed it complies.
3. Covenants – only apply if large remainder.

Debra Bell questioned ecological protection and protection of Douglas Fir.

Planner Richardson stated no regulations are in place at this time.

Chair Rogers spoke to the Douglas Fir Protection document coming from Trust Council however this tool is not part of consideration for this application.

Tina Famillo spoke to conflict of interest. Chair stated this is only specific to the property owner.

Malcolm Ingles referred to correspondence from MI Conservancy. Active Pass is designated ecologically significant for birds, nesting sites, etc. It's important to consider significance of impact subdivision would have on ecosystems.

Peter Askin referred to the eagles nesting on Cotton Park. Staff pointed out there is a buffer zone of 200 metres and proposed development would have to comply.

Trustee Dodds stated that property could be developed without a variance and that there are development rights attached to the site. The requested variance has a minimal impact on the lot, area and neighbourhood.

Chair Rogers, having reviewed all the information and toured the site, restated development rights attached to property – to make 5 lots- and that variance is minimal: 5:1 to 6.5:1.

MA-2019-002

It was Moved and Seconded,

that the Mayne Island Local Trust Committee approve issuance of Development Variance Permit MA-DVP-2018.4(Maude).

CARRIED

MA-2019-003

It was Moved an Seconded,

that the Mayne Island Local Trust Committee exempt proposed Lots A and B of subdivision MA-SUB-2018.4(Mayenburg) from the 1/10 perimeter provision of Section 512 of the Local Government Act.

CARRIED

MA-2019-004

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff to include a recommendation to the Ministry of Transportation to ensure archeological sites be noted and that Ministry of Transportation require a covenant around the eagles nest location to include the buffer zone.

CARRIED

10.2 MA-RZ-2018.1 (CRD) - Staff Report

Planner Richardson spoke to drafted bylaws to include Cotton Park into existing Park Zones.

Trustee Dodds addressed concern that sense from the community is that Cotton Park be a Passive Park and there is no definition of a Passive Park, so would suggest an addendum to application of “no further buildings”.

Peter Askin stated that currently, Parks Commission had no significant development plans for park.

Annette Witteman spoke in agreement of Passive Park as there are concerns regarding activity volume and parking limitations.

Debra Bell raised a caution as to definitions/restrictions.

Planner Richardson reported that any proposed bylaws would be referred to the Mayne Island Parks Commission for comment.

Trustee Dodds questioned Peter Askin regarding Parks Plan.

Plan needs to be updated and the Chair is now Bill Duggan.

Trustee Maude returned to the meeting room at 2:19 p.m.

10.3 North Pender Island Local Trust Committee Bylaw No. 220 Referral

MA-2019-005

It was Moved and Seconded,

that the Mayne Island Local Trust Committee interests are not affected by North Pender Island Local Trust Committee Bylaw No. 220.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Commercial Land Use Review - Staff Report

Staff reviewed the process involved in drafting document which creates a Commercial Core for Miners Bay.

Reiner Fassler requested clarification of proposed policy and indicated two lots with a line down the middle.

Staff reported division was to provide a buffer from the residential lots in the rear and while it creates split zoning, it could still rezone as a commercial lot in future.

Misha Fassler questioned sewer/water demands and if there were plans for a community water system in area.

Planner Richardson stated not at this time however may be required in the future.

Chair Rogers added that LTC does not provide service however the CRD could manage.

Trustee Dodds spoke to community well located on Felix Jack Rd.

Annette Witteman asked if there are any changes to rezoning for sites outside of core.
Staff reviewed criteria for rezoning from page 6 of document.

MA-2019-006

It was Moved and Seconded,

that the Mayne Island Local Trust Committee Draft Bylaw 175 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.1, 2018” to be amended to allow office use, not to exceed 1000 square feet, on Lot 7, Plan 715, Section 12, Mayne Island and Lot 1 in Strata Plan V156703, Mayne Island.

CARRIED

MA-2019-007

It was Moved and Seconded,

That the Mayne Island Local Trust Committee Draft Bylaw 174 cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2018” be read a first time.

CARRIED

MA-2019-008

It was Moved and Seconded,

That the Mayne Island Local Trust Committee Draft Bylaw 175 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.1, 2018” to be read a first time.

CARRIED

MA-2019-009

It was Moved and Seconded.

That a Public Hearing and Community Information Meeting be scheduled for Mayne Island Local Trust Committee Bylaw 174 cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2018” and Mayne Island Local Trust Committee Bylaw 175 cited as “Mayne Island Local Trust Committee Land Use Bylaw No. 146, 2008, Amendment No. 1, 2018”.

CARRIED

MA-2019-010

It was Moved and Seconded,

That the Mayne Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 174 cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2018” and Bylaw No. 175 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2018” are not contrary or at variance with the Islands Trust Policy Statement.

CARRIED

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated January 2019

Report was presented.

12.1.2 Projects List Report Dated January 2019

Report was presented. Variance application completed today.

12.2 Applications Report Dated January 2019

Received for information.

12.3 Trustee and Local Expense Report Dated November 2018

Received for information.

12.4 Adopted Policies and Standing Resolutions

Received for information.

12.5 Local Trust Committee Webpage

To be updated according to meeting information.

12.6 Chair's Report

Chair Rogers spoke of Trust Council in Nanaimo. Training has been completed. Renovations are underway at the Islands Trust (IT) office so response time may be delayed over next 2 months. Transportation Canada has started consultations on anchorages.

12.7 Trustee Report

Trustee Dodds reported a busy month. Part of recent training was a meeting with Chief of Salish Band which was very interesting. High Speed Cable will be coming to island in the future. Attended Ag Society AGM and Strategic Plan highlights objective to purchase property next to Thrift Store. The Society has received a grant to expand Native display. At Trust Council received The Indigenous People of the Mayne Island Local Trust Area (Jan. 2019) [binder], which was very informative. Emergency Preparedness identifying issues in wake of December storm. Communication key issue as phone lines down; access limitations as roads blocked; need to prepare for 2 weeks not 3 days.

Trustee Maude said activities well covered by Trustee Dodds. There is a meeting Thursday with Hydro regarding storm – debriefing.

12.8 Islands Trust Conservation Report Dated September & November 2018

Received for information.

13. NEW BUSINESS

13.1 Protection of Coastal Douglas Fir - Staff Report & Tool Kit

Trust Planning Committee is encouraging LTC's to protect Coastal Douglas Fir. If tool kit utilized will embed protection within planning package.

Trustee Dodds stated there are small stands of Douglas Fir however main priority at this time is fallow deer.

After a brief discussion it was decided to defer this item.

13.2 Mayne Island BEN Bylaw No. 173 - Staff Report

Trustee Dodds spoke to the effectiveness of the ticket process. The largest issue is STVRs.

Trustee Maude raised concerns with the bylaw enforcement notification (BEN) process and had preference for the traditional model. Moving adjudication to Victoria should make process easier. While system still needs to be reviewed and monitored, Trustee Maude said he is prepared to move forward.

MA-2019-011

It was Moved and Seconded,

that the Mayne Island |Local Trust Committer Bylaw No. 173, cited as "Mayne Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 156, 2011, Amendment No. 1, 2018" be read a first time.

CARRIED

MA-2019-012

It was Moved and Seconded,

that the Mayne Island |Local Trust Committer Bylaw No. 173, cited as "Mayne Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 156, 2011, Amendment No. 1, 2018" be read a second time.

CARRIED

MA-2019-013

It was Moved and Seconded,

that the Mayne Island |Local Trust Committer Bylaw No. 173, cited as "Mayne Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 156, 2011, Amendment No. 1, 2018" be read a third time.

CARRIED

MA-2019-014

It was Moved and Seconded,

that the Mayne Island Local Trust Committer Bylaw No. 173, cited as “Mayne Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 156, 2011, Amendment No. 1, 2018” be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

13.3 Trust Area Services Briefing re Updated Islands Trust Climate Change Web-pages

Received for information.

13.4 Mayne Island Local Trust Committee Fees Amendment Bylaw No. 176

MA-2019-015

It was Moved and Seconded,

that the Mayne Island Local Trust Committee adopt Mayne Island Local Trust Committee Bylaw No. 176, a Bylaw to amend the Mayne Island Local Trust Committee Fees Bylaw No. 145, 2007.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for February 25, 2019, at the Agricultural Hall, Mayne Island

15. TOWN HALL

Trustee Dodds gave an update on fallow deer issue – CRD grant received to train and license First Nations hunters. Next step to identify private property owners willing to give access for hunt.

Brian Crumblehulme expressed appreciation for LTC efforts. Regarding Cotton Park and abutting lots encourages working with owners and Conservancy regarding protection issues. There are archeological sites along the coastline and human remains have been found. Suggested contacting First Nations.

Mary Crumblehulme raised question of densification.

Trustee Dodds reported this refers to Tiny Homes project – addressing the affordable housing problem on island.

16. CLOSED MEETING

none

17. ADJOURNMENT

By general consent the meeting was adjourned at 3:25 p.m.

Dan Rogers, Chair

Certified Correct:

Pat Todd, Recorder