

ADOPTED



Mayne Island Local Trust Committee

Minutes of Regular Meeting

Date: June 24, 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
Brad Smith, Island Planner
Patricia Todd, Recorder

Public: There were approximately nineteen (19) members of the public.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 1:03 p.m. Chair Rogers acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

New added items to the agenda:

- 8.3 Community Centre
- 13.1 Trust Policy Amendment Policy
- 13.2 St. John Point
- 13.3 Correspondence – Meers
- 13.4 Ministry of Transportation – Road Closure

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Jean-Daniel Cusin, Brian Crumblehulme and Deborah Goldman have been working on a project called: Design of the Future for Mayne Island. There will be meetings, seminars and recommendations may come forward to the Local Trust Committee (LTC) for inclusion in the OCP.

4. COMMUNITY INFORMATION MEETING

None

5. PUBLIC HEARING

None

6. MINUTES

6.1 Local Trust Committee Minutes Dated May 27, 2019

The following amendments to the minutes were presented for consideration:

- Change Trustee Maude “recusing self” – to read: Trustee Maude recused himself for items MA-DVP-2019.2 and MA-RZ-2018.1.
- Page 6 - To change the word to “request” in the motion MA-2019-036.

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-without-meeting Report

None

6.3 Advisory Planning Commission Minutes Dated June 10, 2019

Received for information.

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated June 2019

Planner Richardson stated there wasn't anything of significance to report.

Trustee Dodds commended staff for efforts.

Chair Rogers informed the LTC that the Executive Committee (EC) had approved Ground Water Sustainability Project, for 5 islands, June 12, 2019.

8. DELEGATIONS

8.1 Mayne Island Housing Society

Deborah Goldman (President Mayne Island Housing Society), reviewed efforts to date to address island housing issues. BC Housing requires clear title to land before a project can move forward. Plans are for a number of smaller units around the island as opposed to one large unit. Community agencies/societies are supportive of project. Presently looking at land parcel adjacent to Community Centre which is part of allowance for Campbell Bay Road. Ministry of Transportation has requested road closure.

Richard Iredale spoke to water resources and displayed drawings of proposed structures. The design is for four 4 plexes and the plan is to maintain the existent trail. The location has many positive attributes.

8.2 Mayne Island Parks and Trails

Irene Barrett, President Mayne Island (MI) Pathways and Trails Society spoke on the following points:

- Informed the LTC that the Society had been granted a License to Occupy in 2015 for the creation of a trail; and

- Society would support Housing proposal provided there is a Registered Easement, pathway not blocked and area not used for any other purpose.

8.3 MI Community Centre

Lise McLeod spoke on behalf of Community Centre. She spoke on the following points:

- Overflow parking serves as a buffer for neighbours/green space;
- The Community Centre is the designated Emergency Evacuation site; and
- 16 housing units would have significant impact on the area.

9. CORRESPONDENCE

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

Trustee Maude recused himself and left the meeting room at 1:24 p.m. due to conflict of interest as he owns property within the notification area for the file MA-DVP-2019.2 (Larock).

10. APPLICATIONS AND REFERRALS

10.1 MA-DVP-2019.2 (Larock)

Chair Rogers reviewed status of the application and referral to the Advisory Planning Commission (APC).

Planner Richardson added that the APC recommendations are clear. There was correspondence from the water district regarding bylaws – approval is required for additional hook-ups.

MA-2019-039

It was Moved and Seconded,

that the Mayne Island Local Trust Committee not approve the issuance of Development Variance Permit MA-DVP-2019.2 (La Rock).

CARRIED

Chair Rogers spoke to the individual consideration of a variance request.

Trustee Maude returned to the meeting room at 1:30 p.m.

10.2 Saturna Island Local Trust Committee Bylaw 127 Referral

MA-2019-040

It was Moved and Seconded,

that Mayne Island Local Trust Committee interests are not affected by Saturna Island Local Trust Committee Bylaw 127.

CARRIED

Trustee Maude questioned the need to receive bylaw referrals from neighbouring islands.

Chair Rogers is unaware if this is a government regulation.

Planner Richardson informed the LTC that Saturna had recently passed a motion that only those Bylaws the Planner deems appropriate are forwarded to the Saturna LTC.

MA-2019-041

It was Moved and Seconded,

that the Mayne Island Local Trust Committee ask staff for options to exclude Mayne Island from receiving proposed Bylaws from neighbouring islands.

CARRIED

A brief break was taken between 2:06 p.m. to 2:26 p.m.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Housing Policy Review Project - Staff Report

Directed by the LTC, Planner Smith designed a Project Charter for the Housing Policy Review Project. Over the next few months staff will assess impact of existent policies, gauge community flexibility, analysis buildout and present a discussion paper.

Trustee Dodds expressed concerns over the footprint and environmental impact.

Planner Smith reported this has been mentioned and he will address this in the objectives.

MA-2019-042

It was Moved and Seconded,

that the Mayne Island Local Trust Committee:

- a) Endorse the attached Mayne Island Housing Regulations and Policy Review Project Charter, as amended, and associated scope of work, timelines and Budget and,
- b) Direct staff to begin working on Mayne Island Housing Regulations and Policy Review Project deliverables.

CARRIED

Richard Iredale spoke to the processes and costs incurred in his endeavour to obtain a building permit for a tiny home.

Trustee Dodds clarified that this example was complicated by a request for a structure on wheels versus a ground site.

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated June 2019

Received for information.

12.1.2 Projects List Report Dated June 2019

Currently only one item on the Projects List.

Trustee Maude raised the issue of ambiguity in the Land Use Bylaw (LUB). There are grey areas and definitions that could be clarified.

Trustee Dodds stated that any clarification of items could become a major project.

Planner Richardson reported that the issue could be placed on Priorities List once the Commercial Land Use Review returns from Ministry.

Chair Rogers suggested the project could be referred to the APC.

MA-2019-043

It was Moved and Seconded,

that the Mayne Island Local Trust Committee ask staff to add Review of Land Use Bylaw definitions to Projects List.

CARRIED

MA-2019-044

It was Moved and Seconded,

that the Mayne Island Local Trust Committee direct staff to remove Item 4 "Review permitted accessory building height" from Projects List.

CARRIED

Trustee Dodds mentioned the importance of identifying regulations for cannabis production. Such regulations would address items like: size of structure, zoning regulations, etc.

12.2 Applications Report Dated June 2019

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

To be updated upon conclusion of meeting.

12.6 Trustee Report

Trustee Maude spoke of attending Trust Council on Galiano Island. He noted that salt water intrusion is a significant concern. Trustee Maude attended the recent memorial for Colin Shew (past Trustee).

Trustee Dodds mentioned the Learning Centre on Galiano. There is a food forage garden with traditional First Nations food stuffs. The opening of the Campbell Bay Music Festival coincided with National Indigenous Persons Day and was attended by WSÁNEĆ Elders, artisans and musicians. The MI Conservancy, Active Pass Arts in Nature

Festival Society and Campbell Bay Music Festival Society joined together to pledge \$750.00 in matching funds for the regalia and drums for the SENĆOŦEN LENONET SCUL,AUTW from the SENĆOŦEN Language immersion program at ŁÁU, WELNEW Tribal School in Saanich and there were Youth Drummers. John Elliott, who recently received an honorary Doctor of Education from Victoria University, also spoke at the Festival.

12.7 Chair's Report

Chair Rogers reported that the Penelakut had opened Trust Council on Galiano and spoken positively about a relationship with Islands Trust. The Reconciliation Action Plan has passed and is quite ambitious. Bi-annual Community Stewardship awards were presented. Trust Council is working to be more responsive to the needs of local trustees. Office renovations are almost completed. Next Trust Council will be on Bowen Island.

12.8 Islands Trust Conservancy Report

None

13. NEW BUSINESS

13.1 Trust Policy Amendment Policy

Chair Rogers reported that the document is now titled Vision 2015. Trustees concerns were given to staff and there will be an effort from staff to be available as requested. The suggestion was given to have a Town Hall for sharing information with the community rather than in a Business meeting.

Trustee Dodds responded that there was concern about staff travel time to the island and that the Town Hall might be poorly attended.

13.2 St. John Point

Planner Richardson reported receiving correspondence detailing concerns as to the Capital Regional District (CRD) Strategic Plan.

Trustee Maude suggested that Chair Rogers write to the CRD Chair regarding zoning and permitted usages.

Trustee Dodds emphasized that CRD needs to come to Islands Trust (IT) for rezoning or permitted usages prior to the Strategic Plan.

Planner Richardson added that until zoning is amended nothing can be developed beyond Passive Park.

MA-2019-045

It was Moved and Seconded,

that the Mayne Island Local Trust Committee direct staff to draft a letter to the Director Howe of the Capital Regional District and anyone else staff determines appropriate under Chair Rogers signature emphasizing existent zoning and permitted uses for St. John Point.

CARRIED

13.3 Correspondence – Meers

Planner Richardson reviewed the correspondence which involved a Bylaw infraction.

MA-2019-046

It was Moved and Seconded,

that Mayne Island Local Trust Committee ask staff to review the matter, identify option and report at the July meeting.

CARRIED

It was decided to discuss the matter In Camera.

13.4 Road Closure

Planner Richardson reviewed the request from the Ministry of Transportation. Notices were only sent to IT and Island Health.

Trustee Maude spoke to the value of the land parcel and questioned the most appropriate use if the parcel is divested.

Chair Rogers reminded the LTC that the Ministry of Transportation and Infrastructure (MoTI) is asking LTC only to comment on closure of the road.

Trustee Dodds added that the site could be used in case of emergency and MoTI should be made aware of concerns raised.

Chris Roehrig spoke in favour of the Housing Project and that it could be an asset for the Community Centre.

MA-2019-047

It was Moved and Seconded,

that the Mayne Island Local Trust Committee ask staff to respond to the Ministry of Transportation and Infrastructure that concerns from the immediate neighbours have been brought to the attention of the Mayne Island Local Trust Committee regarding closure and divestiture of undeveloped Campbell Bay Road allowance.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for July 29, 2019 at the Agricultural Hall, Mayne Island

15. TOWN HALL

Chris Roehrig encouraged LTC to continue getting bylaw referrals from other islands. Referrals keep everyone up to date with how other islands are dealing with common issues.

Ron Weeks, President, Legion and Association for Retirees, commented on the issue of affordable housing; this is a keystone of the Legion and Retirees Association.

Annette Witteman, a neighbour of the road parcel, while supportive of the need of affordable housing raised some concerns as to the proposed site and the need to balance ecology and water demand.

16. CLOSED MEETING (Distributed Under Separate Cover)

16.1 Motion to Close the Meeting

MA-2019-048

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)(a,d) for the purpose of considering:

- Adoption of In-Camera Meeting Minutes Dated May 27, 2019
- Appointment of APC Secretary

AND that the recorder and staff attend the meeting.

CARRIED

16.2 Recall to Order

Meeting was recalled at 3:36 p.m.

16.3 Rise and Report

Chair Rogers reported that Lauren Edwards has been appointed as the Mayne Island Advisory Planning Commission Secretary.

17. ADJOURNMENT

By general consent the meeting was adjourned at 3:40 p.m.

Dan Rogers, Chair

Certified Correct:

Pat Todd, Recorder