

Adopted



Mayne Island Local Trust Committee

Minutes of Regular Meeting

Date: June 29, 2020
Location: Electronic Meeting (Via 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
Maple Hung, Planning Team Assistant, Host
Pat Todd, Recorder

Public: There were approximately twenty (20) members of the attendees in the Zoom 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.

Chair Rogers noted there was no reporting from the In-Camera closed meeting from May 25, 2020 Local Trust Committee (LTC).

2. APPROVAL OF AGENDA

Items added:

- **9.2 Capital Regional District (CRD) Correspondence dated June 23, 2020.**

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Chair Rogers noted that there was a great deal of community interest for the Mayne Island Housing Society. While the application has been filed the project is in the initial development stages and there will be a number of opportunities going forward for public input.

Chris Roehrig raised concerns regarding Draft Bylaw 180 specifically 2.13 and 2.16 which address docks and identified concerns related to removing the statement “for all residents”.

Chair Rogers stated Draft Bylaw will go to a Public Hearing which allows community input.

Planner Chadwick identified that purpose of removing “for area residents” opens up usage to more than just residents.

4. COMMUNITY INFORMATION MEETING

None

5. PUBLIC HEARING

None

6. MINUTES

6.1 Local Trust Committee Minutes Dated May 25, 2020

By general consent the Local Trust Committee meeting minutes of May 25, 2020 were adopted.

6.2 Section 26 Resolutions-without-meeting Report Dated June 2020

Received for information.

6.3 Advisory Planning Commission Minutes

None

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated June 2020

Planner Chadwick – prepared to answer questions.

Trustee Maude raised a number of issues with Ministry of Transportation and Infrastructure (MoTI); no mowing along sides of roads, asphalt, signage to highlight a few.

Meeting organized with CRD Building Inspections went very well and would like to see meeting with MoTI finalized.

Planner Chadwick suggested Trustees submit specific issues that could then be forwarded to MoTI.

Regional Planning Manager (RPM) Kojima stated that meeting could be set up and then invitation could be extended to other Trustees.

8. DELEGATIONS

8.1 Mayne Island Housing Society

Deborah Goldman, President Mayne Island Housing Society, and Andrew Smith, Director, presented the history of the Mayne Island Housing Society and goal of establishing affordable housing on the island:

- Property is on Village Bay Road, 3 acres, that would be an ideal location. Plan is to subdivide acreage and donate the 3 acres as a Community Amenity to the Society;
- The project fits with Official Community Plan (OCP) and would consist of 10 housing units of 1 to 3 bedrooms with a mix of affordable housing and market rate rentals;

- Site has been tested for water and there is sufficient for purpose and there would be a system for collection of rain water;
- Entire development would be designed for minimal environmental impact;
- Clarified that housing is not subsidized – Society not applying for government housing monies.

Chair Rogers thanked the delegation and reported that he is looking forward to working through project.

9. CORRESPONDENCE

9.1 Response to Capital Regional District re St. John Point Regional Park

Chair Rogers stated a letter was sent to CRD outlining concerns regarding parking lot.

CRD response dated June 23, 2020 noted limited roadside allowance for parking and that a lot for 20 vehicles is felt appropriate. CRD prepared to work/meet with IT staff and will present outcomes to LTC.

Discussion was held and the following points were made:

1. 10 parking spaces sufficient for rural community
2. Encourage parking close to or adjacent to roadway not within park

9.2 Correspondence Capital Regional District dated June 23, 2020

Please see item 9.1.

10. APPLICATIONS AND REFERRALS

10.1 MA-DVP-2020.5 (Flowers)

Planner Testemale reviewed application to vary siting and height for an accessory building.

There have been no responses from neighbours.

MA-2020-038

It was Moved and Seconded,

that the Mayne Island Local Trust Committee approve issuance of Development Variance Permit MA-DVP-2020.5 (Flowers).

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Land Use Bylaw Technical Review

Planner Chadwick summarized the proposed amendments to the Land Use Bylaw (LUB). Key areas of focus included: the definition of a Passive Park, definition of Community Wharf and zoning for the Mayne Island Resort dock which has been existing under a Temporary Use Permit (TUP).

Points of discussion:

- In the definition of community wharf, “for area residents” be put before “and emergency services”;
- Resort dock has been in place for over 50 years: TUP due for renewal – no complaints for past three years;
- Concerns raised that proposed wording for Passive Park is allowing for more than what a passive park is intended for (passive park should be for preservation purposes primarily);
- Information notes can be added for clarification: wording more appropriate for OCP;
- “and no other uses” to be added at the end of the definition of “Park, passive recreation”;
- Section 2.6 be amended to read “Passive recreation park, each park limited to hiking and walking trails and signs not exceeding 1 square metre each”; and
- Definition of recreation vehicles is currently quite expansive: to narrow definition would make Bylaw Enforcement easier.

MA-2020-039

It was Moved and Seconded,

that the Mayne Island Local Trust Committee Draft Bylaw No. 180 be amended as follows: 2.3 to add “and no other accessory uses following the word “signage” and 2.6 be revised by deleting (c) through (f).

CARRIED

MA-2020-040

It was Moved and Seconded,

that the Mayne Island Local Trust Committee Draft Bylaw No. 180 be amended as follows: 2.16 “for area residents” not be deleted and phrase “and emergency Services” be added after “resident”.

CARRIED

MA-2020-041

It was Moved and Seconded,

that the Mayne Island Local Trust Committee Bylaw No. 180, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.1, 2020” be read a first time.

CARRIED

MA-2020-042

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. 180, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.1, 2020”, is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

MA-2020-043

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff to schedule a public hearing for Bylaw No.180, cited as "Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.1, 2020".

CARRIED

Chair Rogers expressed his appreciation for all the efforts on behalf of this project.

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated June 2020

RPM Kojima informed the LTC that Fresh Water Specialist, William Shulba is in the process of issuing a contract for peer review and there is no date for completion at this time.

MA-2020-044

It was Moved and Seconded,

that the Mayne Island Local Trust Committee ask staff to re-insert Tiny Homes Initiative on working agenda and referral to Advisory Planning Commission be rescinded.

CARRIED

12.1.2 Projects List Report Dated June 2020

Received for information.

12.2 Applications Report Dated June 2020

Received for information.

12.3 Trustee and Local Expense Report Dated May 2020

Received for information.

12.4 Adopted Policies and Standing Resolutions

Received for information.

Chair Rogers drew attention to the Standing Resolution 2020-022 regarding reconciliation and that a letter was to be sent to First Nations introducing Trustees and Islands Trust staff, providing a schedule of LTC meetings and an update on projects and advocacy activities.

MA-2020-045

It was Moved and Seconded,

that Mayne Island Local Trust Committee ask staff to send a letter to First Nations regarding Resolution 2020-022.

CARRIED

12.5 Local Trust Committee Webpage

No discussion.

12.6 Chair's Report

Chair Rogers reported on the following:

- First virtual Trust Council meeting and although there were some glitches, it went well;
- Fees for Applications is under review;
- Next virtual Trust Council is scheduled for September; and
- CAO Russ Hotsenpiller has produced a report detailing the pandemic response and outlining safety and reopening plan.

12.7 Trustee Report

Trustee Dodds reported on the following:

- CRD Building Department meeting organized by RPM Kojima – well worth having – and would suggest similar format for MoTI meeting; and
- Travel to island with safety protocols in place is manageable.

Trustee Maude reported on the following:

- An increase in travel, boats and visitors to the island;
- Virtual Trust Council, while tiring was well catered; and
- Acknowledgement was given to the passing of Doreen Tamboline, long time islander and Trustee Maude outlined her contributions to the island as well as those of her husband Rich.

12.8 Islands Trust Conservancy Report Dated May 2020

Chair Rogers stated there is an Executive Annual Liaison meeting upcoming with Islands Trust Conservancy.

13. NEW BUSINESS

13.1 Mayne Island LTC Meeting Procedure Amendment Bylaw No. 179 (for adoption)

MA-2020-046

It was Moved and Seconded,

that Mayne Island Local Trust Committee Bylaw No. 179, cited as “Mayne Island Local Trust Committee Meeting Procedure Bylaw No. 126, 2004, Amendment No. 1, 2020”, be adopted.

CARRIED

13.2 Advisory Planning Commission Appointments

RPM Kojima informed LTC there were currently six members on the Commission with terms through to January 2021 and Commission can have up to nine members.

Planner Chadwick spoke to difficulty APC is having regarding meeting with a quorum and there is a question as to intention of referral regarding Antenna Systems.

It was discussed that this is not a priority referral and can be put on hold.

Staff accepted direction to advertise for members.

13.3 Model Strategy for Antenna Systems APC Referral

On hold and awaiting the Mayne Advisory Planning Commission to be able to meet.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for July 27, 2020 - Electronic Meeting

15. TOWN HALL

Tim, neighbour to property proposed for housing project: asked as to options for siting and input into process.

Chair Rogers suggested he speak directly to the Society.

Deborah Goldman added the contact information for the Society.

Paula Buchholz spoke to concerns regarding amended bylaws which designated dock as a Community Wharf and that designation was made on her property with no notice. There was also concern raised about St. John's Point as there is only a 3-meter access.

Chair Rogers commented that Bylaw was strictly a definition and that Islands Trust does not build anything.

Chair Rogers stated that definition is for a Passive Park of which St. John's Point is one – there may be others.

16. CLOSED MEETING

None

17. ADJOURNMENT

By general consent the meeting was adjourned at 3:15 p.m.

Dan Rogers, Chair

Certified Correct:

Pat Todd, Recorder