

Adopted



Mayne Island Local Trust Committee

Minutes of Regular Meeting

Date: November 30, 2020
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
Maple Hung, Host, Planning Assistant
Pat Todd, Recorder

Public: There were approximately twelve (12) attendees in the webinar.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 1:02 pm. Chair Rogers acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. Chair Rogers noted that meeting was being held electronically, according to Public Health orders, and that record of meeting would be available in 1 to 2 days on Islands Trust website.

2. APPROVAL OF AGENDA

Chair Rogers proposed moving 5.1 Public Hearing to just prior to 10.1 Post Public Hearing to facilitate Trustee Maude recusal due to possible conflict of interest for both items.

To add 13.2 CRD correspondence re: Glen Echo Park

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

A question was raised by public attendee as to speaking to Housing Society application.

Chair Rogers responded that questions could be considered during Applications discussion. The Local Trust Committee is in receipt of correspondence by above individual.

4. COMMUNITY INFORMATION MEETING - None

5. PUBLIC HEARING

5.1 Mayne Island Local Trust Committee Bylaws 177 OCP & 178 LUB - Cotton Park Rezoning – moved to precede item 10.1. Meeting was recessed for the holding the public hearing. See Public Hearing record dated November 30, 2020.

6. MINUTES

6.1 Local Trust Committee Minutes Dated October 26, 2020

By general consent the Local Trust Committee meeting minutes of October 26, 2020 were adopted.

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 November 2020

Planner Chadwick noted that Special Meeting regarding Mayne Island Housing Policy review is being arranged for January 18, 2021, electronic at 1 pm. and meeting with Ministry of Transportation and Infrastructure (MoTI) is scheduled for December 16, 2020 at 2 pm.

8. DELEGATIONS - None

9. CORRESPONDENCE

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

10. APPLICATIONS AND REFERRALS

Note: Trustee Maude recused himself and left the electronic meeting at 1:16 pm. for the public hearing and the following item due to conflict of interest.

10.1 MA-RZ-2018.1 (Cotton Park) Post Public Hearing

Planner Chadwick stated Bylaws are prepared to be read a third and referred to Secretary of the Islands Trust. OCP Bylaw would then be referred to Ministry of Municipal Affairs, then back to LTC.

MA-2020-084

It was Moved and Seconded,

that the Mayne Island Local Trust Committee Bylaw No. 177, cited as “Mayne Island Official Community Plan No. 144, 2007, Amendment No.1, 2019” be read a third time.

CARRIED

MA-2020-085

It was Moved and Seconded,

that the Mayne Island Local Trust Committee Bylaw No. 177, cited as “Mayne Island Official Community Plan No. 144, 2007, Amendment No.1, 2019” be

forwarded to the Secretary of the Islands Trust for approval by the Executive Committee and then to the Minister of Municipal Affairs.

CARRIED

MA-2020-086

It was Moved and Seconded,

that the Mayne Island Local Trust Committee Bylaw No. 178, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.1, 2019” be read a third time.

CARRIED

MA-2020-087

It was Moved and Seconded,

that the Mayne Island Local Trust Committee Bylaw No. 178, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.1, 2019” be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

Chair Rogers expressed appreciation for work and efforts of Staff and Trustees.

Trustee Dodds raised concerns regarding archeological site/significance.

MA-2020-088

It was Moved and Seconded,

That the Mayne Island Local Trust Committee request staff to draft a letter, under the Chair’s signature, to the Capital Regional District to seek funding to conduct a thorough archeological impact assessment for Cotton Park.

CARRIED

Trustee Maude returned to electronic meeting at 1:46 pm.

10.2 MA-SUB-2018.3 (Mayenburg)

MA-2020-089

It was Moved and Seconded,

that the Mayne Island Local Trust Committee enter into a cost recovery agreement with the property owner for the legal drafting and registration of a s.219 covenant addressing water quality related to MA-SUB-2018.3 (Mayenburg).

CARRIED

10.3 Mayne Island Housing Society - MA-RZ-2020.1

Chair Rogers noted that all reports on the application are located on web site.

Planner Chadwick spoke to the actions to date, next steps for subdividing and rezoning property and reviewed the recommendations of the various reports received.

Discussion:

- Landowner had earlier stated willingness to waive 3rd lot;
- Impact of roadway on abutting lands;
- Ministry of Forests, Lands and Natural Resources referral;
- Clarification of early referral steps taken;
- Planning staff required report prior to referral to Ministry of Forests, Lands and Natural Resources;
- Salt water intrusion mapping is currently being revised and due to be available end of 2020;
- Applicant can apply for water licence at any time;
- Surface water is a legitimate concern with further questions to be addressed possibly during development stage;
- Storm Water Plan could be created; and
- Local Trust Committee to decide if project is an Amenity.

Chair Rogers pointed out that there are a significant number of items to be addressed prior to Bylaws being adopted.

Regional Planning Manager (RPM) Kojima added that a Housing Agreement and Covenant could be drafted prior to Public Hearing or Community Information Meeting and that further items could be added to covenant after Public Hearing.

Deborah Goldman, David Brown and Brian Crumblehulme addressed the LTC on behalf of the Mayne Island Housing Society (MIHS) and expressed appreciation for the comprehensive report.

While there is substantial agreement with the report the MIHS representatives spoke to a number of items:

- Hydrogeologist noted no concern as to salt water intrusion as draw down would not be significant and questions if a referral to Ministry of Natural Resources is necessary;
- Actions are being taken to mitigate surface water impact;
- Rain water to be captured;
- Reviewing project objectives, funding, rental structures, etc.;
- Too early to design Housing Agreement as this needs to be consistent with BC Housing;
- Required to register water system with Public Health;
- Septic moved closer to road therefore moved well location – easier to access and;
- Have spoken with owner and intention now is to subdivide into 3 lots;

Discussion as to site plan:

- Siting shifted to west: according to ecological report, the best place to locate, saves old growth fir trees, uses old logging roads for driveways, provides a physical boundary to west, efforts to minimize impact on land;
- Septic encroaches onto Lot 2: best location, no problem from owner regarding encroachment, address in covenant; and
- Clarification of division: 2 lots and remainder parcel.

MA-2020-090

It was Moved and Seconded,

that the Mayne Island Local Trust Committee ask staff to write to Dr. McHugh(owner) requesting information on his expectations and intent for Lot 2 and proposed plans for environmental protection.

CARRIED

MA-2020-091

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff to prepare draft bylaws to amend Land Use Bylaw No. 146, 2008 and Official Community Plan Bylaw No.144, 2007 to rezone Lot B, Section 7, Mayne Island, Cowichan District, Plan 27091.

CARRIED

MA-2020-092

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request that a Section 219 covenant be granted by the owners of Lot B, Section 7, Mayne Island, Cowichan District, Plan 27091 that would identify the location of development, require water treatment and monitoring and areas to be preserved, as condition of adoption of the bylaws.

CARRIED

MA-2020-093

It was Moved and Seconded,

that the Mayne Island Local Trust Committee require that a housing agreement related to the use of Lot B, Section 7, Mayne Island, Cowichan District, Plan 27091 be adopted prior to the adoption of the rezoning bylaws.

CARRIED

MA-2020-094

It was Moved and Seconded,

that the Mayne Island Local Trust Committee enter into a cost recovery agreement with the applicant for the drafting and registration of the Housing Agreement and Section 219 Covenant.

CARRIED

MA-2020-095

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request the applicant to provide all requested information:

- Hydrogeologist's report
- Arborist report

- Hydrologist report
- Information required for housing agreement
- Site plan drawn to scale location of any proposed buildings, structures and land clearing
- Site development plan identifying how ecologist's recommendations have been incorporated

CARRIED

MA-2020-096

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff to schedule a community information meeting prior to first reading.

CARRIED

Bylaws would be in draft form therefore can be amended after information received from owner. Drafts will come to January meeting and then Community Information Meeting can be scheduled.

Break 3:10 to 3:20

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Groundwater Sustainability Project

William Shulba, P. Geo, Senior Freshwater Specialist Local Planning Services, provided preliminary results of the Southern Gulf Islands Groundwater Sustainability Strategy project.

Summary:

- Water from rainfall as no significant snow pack;
- Management of water critical;
- Overall review positive;
- Mayne water demand easier to estimate due to number of small water systems
- Final report March 2021;and
- Maps will identify recharge areas, ground water delineation, watersheds, where recharge moves to.

RPM Kojima indicated mapping information will be incorporated into review of future applications. LTC can consider amendments to Bylaws after review of final report and determine if item should remain on Top Priority List.

Trustee Maude questioned if there could be a template of Bylaws as other islands would have similar situations.

There could be "model" Bylaws however Mayne is unique with water systems areas.

Trustee Dodds emphasized importance of rain catchment; Island is almost maxed out for development; address future needs and protect what exists.

LTC expressed appreciation for report.

11.2 Mayne Bylaw 180 (LUB Review)

MA-2020-097

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 referred to First Nations

CARRIED

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated November 2020 – Received for information.

12.1.2 Projects List Report Dated November 2020 – Received for information.

12.2 Applications Report Dated November 2020 – Received for information.

12.3 Trustee and Local Expense Report Dated September 2020 – Received for information.

12.4 Adopted Policies and Standing Resolutions – Received for information.

12.5 Local Trust Committee Webpage – to be updated after meeting.

12.6 Chair's Report

Chair Rogers spoke about Islands Trust Council scheduled for Dec. 1 to 3. Meeting will be held electronically in four sessions and can be joined via webinar. Budget has been drafted for 2021/2022. A number of Working Groups are reviewing Islands Trust Policy Statement and looking at proposed amendments.

12.7 Trustee Report

Trustee Dodds reported information from Chair Peter Luckham regarding funding to clear “dead boats”. Unaware of any abandoned/beached boats at this time. Funding still lacking to clean shorelines of docks that float in and other debris. Information is being referred to the Boating Association.

Trustee Maude stated island still busy despite virus restrictions – interesting times.

12.8 Islands Trust Conservancy Report - None

13. NEW BUSINESS

13.1 North Pender Island Bylaw No.222 Referral

MA-2020-098

It was Moved and Seconded,

that the Mayne Island Local Trust Committee interests are not affected by North Pender Island Bylaw No. 222.

CARRIED

13.2 CRD – Glen Echo Park

MA-2020-099

It was Moved and Seconded

That the Mayne Island Local Trust Committee ask staff to Contact Capital Regional District Parks Planning Department as to plans for three acres of surplus land from Glen Echo/Mount Parke Bluffs acquisition.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for January 25, 2021 - Location: TBD

14.2 Electronic Meetings

MA-2020-100

It was Moved and Seconded,

that in order to meet the principles of openness, transparency, and accessibility, meetings of the Mayne Island Local Trust Committee will be held electronically until Ministerial Orders under the *Emergency Program Act* and requirements or recommendations under the *Public Health Act* change regarding public attendance at trust body meetings; and that such meetings be live streamed, and the public invited to participate in meetings by connecting to the link or the phone number provided in the meeting notice, in order to observe proceedings and speak when invited by the Chair.

CARRIED

14.3 Special Meeting January 18th, 2021 - RE: Mayne Island Housing Policy Review

Planner Chadwick will confirm with the Trustees the agencies, organizations, and associations to be invited to the Special Meeting to discuss island housing options, Tiny Home Initiatives, etc.

15. TOWN HALL

Tim Mackie sought clarification as to proposed Housing Society Rental rates as those stated are higher than what those persons surveyed reported currently paying.

Chair Rogers noted this in submission and at this point in time project is still under review – is this an amenity that LTC is comfortable going forward with?

Meeting on Jan 18th is for a broader discussion of the Housing project, not about rezoning.

16. CLOSED MEETING - None

17. ADJOURNMENT

By general consent the meeting was adjourned at 4:16 p.m.

Dan Rogers, Chair

Certified Correct:

Pat Todd, Recorder