

Adopted



Mayne Island Local Trust Committee

Minutes of Regular Meeting

Date: July 27, 2020
Location: Electronic Meeting (via Zoom Webinar)

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

Staff Present: Narissa Chadwick, Island Planner
Maple Hung, Planning Assistant (Zoom Webinar Host)
Phil Testemale, Island Planner
Pat Todd, Recorder

Public: There were approximately twenty-four (24) attendees in the Zoom Webinar.

1. CALL TO ORDER

Chair Rogers called the meeting to order at 1:00 p.m. Trustee Dodds welcomed everyone to the meeting and 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 adopted as presented.

3. TOWN HALL AND QUESTIONS

Chair Rogers noted that a number of letters had been received and read by the Local Trust Committee (LTC) regarding the Affordable Housing Application. There will be an opportunity for participants to speak to the application under Item 10.2.

4. COMMUNITY INFORMATION MEETING

None

5. PUBLIC HEARING

None

6. MINUTES

6.1 Local Trust Committee Minutes Dated June 29, 2020

By general consent the Local Trust Committee meeting minutes of June 29, 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 July 2020

Planner Chadwick noted that contact with the Ministry of Transportation (MoTI) had been made and a meeting will be organized within the next few months.

There was a site visit for Cotton Park and the buildings measured. Information will come forward shortly.

Islands Trust staff met with Capital Regional District (CRD) staff regarding St. Johns Point and the definition of passive park as identified in Bylaw 180.

8. DELEGATIONS

None

9. CORRESPONDENCE

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

10. APPLICATIONS AND REFERRALS

10.1 MA-DVP-2020.6 (Beardsley)

Planner Testemale gave an overview of the application.

The applicant questioned if the deck is being identified as a structure and noted if stone/cement or pavement material used would be allowable.

Planner Testemale restated that under “structures” deck is not exempt and that density cannot be varied. He suggested to Trustees might want to add item to Technical Bylaw Review.

Discussion was held on the following points:

- Put application on hold pending review of Bylaw;
- This is an outstanding Bylaw Enforcement file;
- Add to Bylaw review; and
Approve variance with deck removal on hold for 6 months while Bylaw Technical Review in process.

MA-2020-047

It was Moved and Seconded,

that the Mayne Island Local Trust Committee amend Development Variance Permit MA-DVP-2020.6 (Beardsley) by removing the proposed siting variance for the accessory building labelled as 'Shed' as shown in Attachment 5.

CARRIED

MA-2020-048

It was Moved and Seconded,

that the Mayne Island Local Trust Committee approve issuance of Development Variance Permit MA-DVP-2020.6 (Beardsley) as amended.

CARRIED

10.2 MA-RZ-2020.1 (MIHS)

Planner Chadwick gave an overview of the application for rezoning a parcel of land currently zoned as "rural" to create two lots to be zoned "rural" and a third lot to be site specifically zoned to facilitate the development of a multi-residential rental housing development. She mentioned that it will be important to understand the impacts of the development on the water quality and quantity of downstream neighbours. Also, following a site visit the need for an ecological assessment of the proposed development area became clear. . Many letters were received both supporting and expressing concern about the project.

Applicant Deborah Goldman, on behalf of Mayne Island Housing Society (MIHS), reported that many issues have been addressed with neighbours and that as reports are received details would be shared with the neighbours.

Chair Rogers noted that correspondence has been read by LTC and will be entered into application file.

Jon Hoff (a neighbour) questioned if other 2 lots created by subdivision would be zoned for multiple housing units.

Planner Chadwick detailed that the remainder would be divided into 2 properties zoned Rural.

It was noted that a project of this type requires a presentation to community and the issues/difficulties of a face-to-face gathering were outlined.

Sean McHugh (owner of site) identified that he would not need the additional rural lot if that were to better support the process. Contributing to the community is his primary interest.

MA-2020-049

It was Moved and Seconded,

that the Mayne Island Local Trust Committee ask staff to proceed with processing application MA-RZ-2020.1 (Mayne Island Housing Society).

CARRIED

MA-2020-50

It was Moved and Seconded,

that the Mayne Island Local Trust Committee ask staff to have the proponent prepare and provide a report prepared by a professional hydrogeologist with relevant experience demonstrating proof of potable water and identifying downstream impacts.

CARRIED

After discussion regarding possible issue of salt water intrusion and wanting to avoid proceeding with project only to have it turned down upon referral to agencies, it was identified that there could be an early referral to the Ministry of Forest Lands related specifically to salt water intrusion.

MA-2020-51

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff do an early referral of this application to Forest Lands and Natural Resources, Operations and Rural Development seeking feed back related to potential salt water intrusion and other water quality issues.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Mayne Island Housing Regulation and Policy Review

Planner Chadwick reviewed history of project which was initiated in 2019. At this time Planner Brad Smith completed an extensive report on island housing, population demographics, etc.

Planner Chadwick identified a need for Public Consultation to discuss need for affordable housing, seniors housing (aging in place), needs of young families, etc. It was suggested that the LTC consider amending the Project Charter.

Trustees discussed the Options identified in the Mayne Island Housing Regulation and Policy Review Report. Discussion points included:

- Modification to zoning and density to increase flexibility;
- Considering duplexes;
- Distributing max square footage amongst a number of smaller residences not just focussing on single primary dwelling;
- Need for open house for feed back of community wants and needs; and

- Current limited housing options.

MA-2020-052

It was Moved and Seconded,

that the Mayne Island Local Trust Committee ask staff to prepare a report providing bylaw amendment options related to increasing housing flexibility while reducing ecological footprint.

CARRIED

MA-2020-053

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff to report back with a public consultation strategy.

CARRIED

MA-2020-054

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff to amend the Project Charter to reflect new direction related to the Mayne Island Housing Regulations and Policy Review.

CARRIED

11.2 Land Use Bylaw Technical Review

Trustee Maude spoke to the need for the definition of “passive park” to specifically identify that driveway and parking lots are not permitted.

Planner Chadwick stated proposed wording for Passive Park definition addressing Trustee Maude’s interests.

MA-2020-055

It was Moved and Seconded,

that the Mayne Island Local Trust Committee ask staff to amend Bylaw No. 180, by inserting a new subsection 3.1(7) as follows: “Passive recreation park, each park limited to hiking and walking trails and signs not exceeding 1 square meter. No other uses including driveways and parking lots are permitted” ; and, by adding “and no other uses including driveways and parking lots” to the definition of “Park, passive recreation” after “signage”.

CARRIED

MA-2020-056

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 second time as amended.

CARRIED

MA-2020-057

It was Moved and Seconded,

that the Mayne Island Local Trust Committee ask staff to propose language in Bylaw 180 review relating to definition of a "structure" as it relates to low level stand alone wooden decks.

CARRIED

12. REPORTS

12.1 Work Program Reports (attached)

12.1.1 Top Priorities Report Dated July 2020

Received for information.

12.1.2 Projects List Report Dated July 2020

Trustee Maude reported a number of enquiries regarding short term/long term rentals and what is allowed and what is not allowed. His suggestion is for a brief outline of situation.

Planner Chadwick agreed to compose a brief of regulations for posting in the community.

12.2 Applications Report Dated July 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.

12.5 Local Trust Committee Webpage

Will be updated upon completion of meeting.

12.6 Chair's Report

Chair Rogers spoke to the Trust Programs Committee review of Policy Statements. Next Executive Committee meeting is Aug. 5 (virtual) and the next Trust Council meeting will be virtual. Islands Trust office is opening up slowly and it is expected that future LTC meetings will be a hybrid of in-person and virtual.

12.7 Trustee Report

Trustee Dodds reported on the visit to Cotton Park by Trustees, Planner Chadwick, Justine Stark and Eric Kelch (CRD), Harold Joe and apprentice (First Nations experts in Coast Salish archeological sites) , and member of the Parks Commission. Harold Joe provided insight into the areas on the site that appeared to have archeological significance.

Trustees, Justine Starke and Planner Chadwick visited to the proposed multi-housing site. They identified there to be sensitive ecosystem potential warranting an ecological assessment. Trustee Maude spoke to the number of enquiries received regarding Housing proposal and short-term rentals. He and Planner Chadwick visited St. John's Point with CRD representatives.

12.8 Islands Trust Conservancy Report - None

13. NEW BUSINESS

13.1 Anson Road Dock

Chair Rogers questioned the status of the Anson Road Dock proposal. CRD says an application was made to IT in June.

Planner Chadwick stated than to date no application has come forward.

A review of the proposed development, published in the Mayne Liner does not have a realistic time frame for a Development Variance Permit.

MA-2020-058

It was Moved and Seconded,

That the Mayne Island Local Trust Committee Chair Rogers draft a letter to Ted Rogers, Bob Lapham, Justine Stark and Steve Henderson regarding the Anson Road dock and the poor quality of communication and information.

CARRIED

13.2 Contiguous Forest Mapping in the Islands Trust Area Report

Kate Emmings, Assistant Manager of Islands Trust Conservancy reviewed the Contiguous Forest Mapping report. This project was initiated to advance Coastal Douglas Fir protection throughout the IT area, and to prioritize protection of remaining areas of contiguous forest cover.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for September 28, 2020 - Electronic Meeting

15. TOWN HALL

Tim (neighbour of Housing proposal) asked if correspondence would be posted and what happens after water report.

Chair Rogers stated correspondence would be included in application file and that water report would come to LTC at which time there could be a decision to proceed or not. He added that issues can be brought forward throughout the process.

Jon Hoff (neighbour) questioned the water report, timing and release of report – would there be time to respond, bring in another expert.

Chair Rogers confirmed that there would be ample time to address all issues throughout the process.

Deb Foote voiced extreme disappointment, as a park user, in changes made to Bylaw 180 regarding parking in a passive park.

Paula Buchholz gave a suggestion regarding St. John's Point access. MoTI could construct a roadway across lot on Beechwood to provide access to park.

16. CLOSED MEETING

None

17. ADJOURNMENT

By general consent the meeting was adjourned at 3:50 p.m.

Dan Rogers, Chair

Certified Correct:

Pat Todd, Recorder