



# ADOPTED

## Mayne Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** May 10, 2021  
**Location:** Electronic Meeting

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

**Staff Present:** Robert Kojima, Regional Planning Manager  
Narissa Chadwick, Island Planner  
Phil Testemale, Planner 2  
Maple Hung, Planning Team Assistant  
Patricia Todd, Recorder

**Public:** There were approximately (21) attendees in the webinar.

#### 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

The agenda was adopted as presented.

#### 3. TOWN HALL AND QUESTIONS

Chair Rogers spoke to the volume of emails received regarding the Mayne Island Housing Society (MIHS) application. It was clarified that at this time there is no motion on the agenda for this project.

Kat Ferneyhough presented a number of points in favour of the MIHS project:

- Stable purpose built rentals
- Stability for rentals
- Need for young people to provide services for community

Andrew Smith, Board member of MIHS, stated that through significant efforts on behalf of the Society, working with other islands and communities the Society has the skills to plan, fund, build and operate project.

Colleen Doty (Galiano Island), a Director on two Affordable Housing Boards, reported having partnered with MIHS on funding application. Her question was to tying proof of funding to rezoning application and would this factor be applied if it were a private citizen making the application and why was this being asked of a non-profit organization.

Jim Traversy spoke to the Official Community Plan (OCP) where there is no mention of funding being in place prior to rezoning and that he is supportive of the LTC going forward with this project.

**4. COMMUNITY INFORMATION MEETING - none**

**5. PUBLIC HEARING - none**

**6. MINUTES**

**6.1 Local Trust Committee Minutes Dated March 29, 2021**

By general consent the Local Trust Committee meeting minutes of March 29, 2021 were adopted.

**6.2 Section 26 Resolutions-without-meeting Report Dated May 2021**

Received for information.

**6.3 Advisory Planning Commission Minutes**

**7. BUSINESS ARISING FROM THE MINUTES**

**7.1 Follow-up Action List Dated May 2021**

Planner Chadwick reported that efforts are ongoing to complete the Covenant for MA-DVP-2020.8 (Peace).

**8. DELEGATIONS**

**8.1 Capital Regional District - Southern Gulf Islands Transportation Integration Plan**

Justine Stark introduced the Capital Regional District (CRD) Strategic Transportation Integration Plan which is looking at the feasibility of a fossil fuel free system within the Region. One of the objectives is to provide inter-island transportation and island public transportation e.g. Community buses. The project will identify service needs, costs and what the CRD role should be to ensure stability. Inter-island transportation, supplementing BC Ferries, would facilitate workers being able to travel between islands more easily. There will be community consultations, Zoom Town Halls and community mapping. This type of service would require voter assent through a referendum on the 2022 ballot.

More detailed information is available through the CRD website.

Discussion:

- Timing of project – community buses have been idle due to Covid;
- Asset to link islands;
- Practical service to meet day to day residential needs;
- Costs of service; and
- Transportation stability is critical and important for economical sustainability.

9. **CORRESPONDENCE** - As noted by Chair Rogers prior to town Hall.

10. **APPLICATIONS AND REFERRALS**

10.1 **MA-DVP-2020.9 (Allison and Casey)**

Planner Testemale reviewed the application, which is a combined Development Variance Permit (DVP) and a Development Permit (DP), for an elevated walkway (bridge) over Deacon Creek to ease access to waterfront portion of property. A number of concerns and issues were detailed and there have been seven submissions from surrounding properties not in favour of application. The variance for proposed walkway would reduce setbacks from 7.5 m to 0.

There was discussion as to impact on creek bed, Midden on adjacent property, proceeding with DVP would still require a DP, and that lack of delineation between adjacent park and property may lead to trespass.

The applicant presented a number of slides regarding the property and proposed structure. Highlights of the presentation spoke to the concerns raised by the Planner, neighbours and LTC.

Planner Testemale stated that in contrast to a TUP, a DVP cannot be approved conditionally.

Robert Kojima, Regional Planner Manager (RPM), outlined the LTC's options: amend the permit without further notification, amend the permit with notification or can refer to Advisory Planning Commission (APC).

**MA-2021-022**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee direct staff to proceed no further with Development Variance Permit application MA-DVP-2020.9 (Allison and Casey).

**CARRIED**

10.2 **MA-DVP-2020.12 (Markle – new owners)**

Planner Testemale reviewed the application which would bring two existing accessory buildings into compliance with the Land Use Bylaw (LUB). The variance is required due to siting errors at time of construction – shed would go from 8 m. to 6.1 and 3 to .49 in setbacks; studio would go from 8m to 5.3 and 3 to 2.1 for setbacks.

**MA-2021-023**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee approve issuance of Development Variance Permit application MA-DVP-2020.12 (Markle).

**CARRIED**

A brief break was held from 2:54 p.m. to 3:05 p.m.

### 10.3 MA-RZ-2020.1 (Mayne Island Housing Society)

Chair Rogers restated that there had been extensive correspondence received and that there is currently no specific motion for this project.

Planner Chadwick outlined items requiring more clarification:

- Early referral to First Nations;
- Ensure consistency with OCP amenity provisions; and
- Identifying whether LTC requires proof of funding before rezoning amendments are adopted or as a condition of subdivision approval.

Planner Chadwick confirmed that requested reports have been received and the Housing Agreement is with the lawyer – working on Covenant.

When questioned as to timing for draft Bylaws Planner Chadwick stated Bylaws may be ready for June LTC.

Discussion:

- MIHS legal opinion that LTC not to consider funding however if amenity is housing financials have to factor into considerations;
- Need for LTC legal opinion to clarify amenity – Is it land and/or housing;
- Key question: is value of additional lot to owner commensurate with value; of amenity to island – density bonus to private land owner;
- Use of a Covenant – Lot 2 not developed until project completed or commenced or LTC satisfied proposal going ahead;
- If land is considered the amenity then LTC can proceed with rezoning;
- LTC requires public financial information to be able to address concerns of community;
- Subdivision gives lot/density to owner and should project not complete lot may be sold; and
- Could have provision that density not provided in absence of project.

David Brown, MIHS, spoke to the commitment of the Society to complete the project. It is felt that linking funding to rezoning is unprecedented. Having funding linked to approval has never been done before and is impractical and according to legal consultation is outside of the LTC authority. The benefits of the project were detailed. Governments are currently very supportive of funding affordable housing projects and the MIHS respectfully requested that Draft Bylaws have First and Second Reading at June LTC.

The question was raised again as to the Society's application being treated differently than that of a private developer.

It was restated that this type of project is unique for island; a private developer would provide an amenity while in this case the development is the amenity.

**MA-2021-024**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request staff send relevant application materials and related to MA-RZ-2020.1(MIHS) to First Nations for early referral.

**CARRIED**

**MA-2021-025**

**It was Moved and Seconded,**

that Mayne Island Local Trust Committee request staff to acquire a legal opinion and clarification of Official Community Plan amenity definition be it land and/or affordable housing.

**CARRIED**

**MA-2021-026**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request staff to identify options on mechanisms to ensure that density increase is not provided in the absence of the amenity.

**CARRIED**

It is anticipated that Draft Bylaws will be on June agenda.

**10.4 Galiano Island Local Trust Committee Draft Bylaws 256 and 257 Referral**

**MA-2021-027**

**It was Moved and Seconded,**

that the Maye Island Local Trust Committee interests are not affected by Galiano Island Local Trust Committee Draft Bylaws 256 and 257.

**CARRIED**

**11. LOCAL TRUST COMMITTEE PROJECTS**

**11.1 OCP and LUB Minor Amendment project**

Planner Chadwick outlined the items for amendment(s) and requested direction to prepare a Project Charter.

Trustee Maude identified election signs and patios for inclusion.

**MA-2021-028**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request staff to prepare a project charter for the Official Community Plan and Land Use Bylaws Minor Amendment project to include the amendments identified in the May 10, 2021 Staff Report and to add election sign controls and patios.

**CARRIED**

## **12. REPORTS**

### **12.1 Work Program Reports**

12.1.1 Top Priorities Report Dated May 2021 – Received for information

12.1.2 Projects List Report Dated May 2021 – Received for information

### **12.2 Applications Report Dated May 2021**

Trustee Dodds requested that Agricultural Society application be given top priority to facilitate Thrift Store being moved to new site.

### **12.3 Trustee and Local Expense Report Dated February 2021** – Received for information

### **12.4 Adopted Policies and Standing Resolutions** – Received for information

### **12.5 Local Trust Committee Webpage** - Will be updated upon closure of meeting.

### **12.6 Chair's Report**

Chair Rogers stated that the Draft Policy Statement has gone out for review and input. There will be a 1 day session for Trustees in July to review and give first reading - it will then go out for public comment. The Governance Review Document is public as of today.

### **12.7 Trustee Report**

Trustee Dodds reported traffic from Mainland has noticeably decreased while house sales have significantly increased.

Trustee Maude reported on the STVR (Short Term Vacation Rentals) meeting. There is a recommendation going to the CRD to implement business licenses to control operations.

RPM Kojima added that a resolution has been passed by the South Pender LTC and this will go out to other LTCs over the next month or so.

### **12.8 Islands Trust Conservancy Report** - none

## **13. NEW BUSINESS**

## **14. UPCOMING MEETINGS**

### **14.1 Next Regular Meeting Scheduled for June 21, 2021, Location: TBD**

## **15. TOWN HALL** - none

## **16. CLOSED MEETING** - none

## **17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 4:35 p.m.

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Dan Rogers, Chair

Certified Correct:

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Patricia Todd, Recorder