

# ADOPTED



## Mayne Island Local Trust Committee Minutes of Regular Meeting

**Date:** February 28, 2022  
**Location:** Electronic Meeting

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

**Staff Present:** Robert Kojima, Regional Planning Manager  
Narissa Chadwick, Island Planner  
Phil Testemale, Planner 2  
William Shulba, Senior Freshwater Specialist  
Pat Todd, Recorder

**Public** There were approximately twelve (12) members of the public present.

### 1. CALL TO ORDER

Chair Rogers called the meeting to order at 1:00 pm. 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 - None

### 4. COMMUNITY INFORMATION MEETING - None

### 5. PUBLIC HEARING - None

### 6. MINUTES

#### 6.1 Local Trust Committee Minutes Dated November 22, 2021

**By general consent** the Local Trust Committee meeting minutes of November 22, 2021 were adopted.

#### 6.2 Local Trust Committee Special Meeting Minutes Dated January 31, 2022

**By general consent** the Local Trust Committee meeting minutes of January 31, 2022 were adopted.

**6.3 Section 26 Resolutions-without-meeting Report Dated Feb 2022**

Received for information.

**6.4 Advisory Planning Commission Minutes - October 13, 2021**

Received for information.

**7. BUSINESS ARISING FROM THE MINUTES**

**7.1 Follow-up Action List Dated Feb 2022**

Planner Chadwick reported that there had been a meeting that morning with Regional Planning Manager (RPM) Kojima, Bylaw and Enforcement Manager Dingman and two Building Inspectors from Capital Regional District (CRD) concerning issues in the Wooddale area.

Discussion involved hazard area, water service to recreational vehicles, and some specific items that could be discussed in-camera.

RPM Kojima spoke to rezoning Red Zone, stop work orders and Notice on Title.

Question was asked if Trustees should be at next meeting. RPM Kojima responded that first step is for staff to exchange information. If specific questions/ideas were to come back from CRD these would be raised with LTC.

**8. DELEGATIONS - None**

**9. CORRESPONDENCE**

**9.1 Mayne Island Internet Group re Better Internet Service on Mayne Island**

**MA-2022-07**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee send a letter, under the Chair's signature, supporting an application for infrastructure funding to provide in ground 'last mile' fibre optic cable from the Connected Coast landing site to the homes on Mayne Island and that letter be forwarded to the persons identified in email correspondence dated Thursday February 17, 2022.

**CARRIED**

Second correspondence to be addressed in-camera.

**10. APPLICATIONS AND REFERRALS**

**10.1 MA-DVP-2021.8 (Quail)**

Planner Testemale detailed application. There has not been any response from neighbours.

**MA-2022-08**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee approve issuance of Development Variance Permit application MA-DVP-2021.8 (Quail).

**CARRIED**

**10.2 MA-RZ-2020.1 (Mayne Island Housing Society)**

Planner Chadwick reviewed the application and informed the Committee that a letter had been received to resume the consideration of MA-RZ-2020.1.

The Mayne Island Housing Society (MIHS) has requested that discussions resume at the March meeting.

**MA-2022-09**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee take application MA-RZ-2020.1 (MIHS) out of abeyance.

**CARRIED**

**MA-2022-010**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request specific information related to waste water management, storm water management and drainage management both during construction and occupancy.

**CARRIED**

Discussion related to waste water management and possibility of addressing through a Covenant.

**MA-2022-011**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee ask staff to explore options to best manage waste water and provide recommendations.

**CARRIED**

**10.3 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 521**

**MA-2022-012**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee interests are not affected by Salt Spring Island Local Trust Committee Proposed Bylaw No. 521.

**CARRIED**

**10.4 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 525**

**MA-2022-013**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee interests are not affected by Salt Spring Island Local Trust Committee Proposed Bylaw No. 525.

**CARRIED**

**10.5 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 526**

**MA-2022-014**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee interests are not affected by Salt Spring Island Local Trust Committee Proposed Bylaw No. 526.

**CARRIED**

**11. LOCAL TRUST COMMITTEE PROJECTS**

Received for information

**11.1 OCP and LUB Minor Amendments Project**

Planner Chadwick reviewed the report highlighting the specific proposed modifications. Next step is to draft bylaws for further discussion.

Items discussed:

1. First Nations collaboration: recommended as a separate project to allow time to develop a relationship with the Tsartlip Band and then proceed with appropriate wording.
2. "indoor uses only": to review that what is proposed is supported by amendment.
3. Brewery: site specific; currently Temporary Use Permit (TUP) for patio.
4. 594 Fernhill Road: indoors only.
5. Thrift Store: rezone to allow operation. Modify road setbacks to be more generous for all Agricultural Society structures.

**MA-2022-015**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee ask staff to look at setbacks for Agricultural Society existent historical structures.

**CARRIED**

6. Felix Jack Park: site specific rezoning allowing existent statue and picnic table but no further structures/development. Trustee Dodds detailed history of park and identified John Aitkin (grandson of Felix Jack) as the Park Steward. Viewed as a reconciliation project and remembrance of an island family. Seen as an Island park vs. a Parks Commission Park.

7. Density: correction of error – control of dwellings (density) on remainder lots.

**MA-2022-016**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee ask staff to amend Land Use Bylaw to permit the current number of dwellings and cottages, including the new cottage that has demonstrated commitment to use on Lot 1, Section 11, Mayne Island Cowichan District, Plan 39587, 316, 327, 344 Campbell Bay Road , and 2 dwellings and 2 cottages for parcel South east ¼ of section 2, Mayne Island, Cowichan District, except those parts in plans 6166, 49353, 51014, VIP52279, VIP55242, VIP59475, VIP72321, VIP78014, VIP80525 and VIP83602, 797 Beechwood Drive.

**CARRIED**

8. Definition of Patio: different standards for different construction materials; discussion as to size, set backs, materials.

**MA-2022-017**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee ask staff to draft patio definition removing “area not to exceed 10 metres square and that wooden patios are not permitted within the setback to the sea.”

**CARRIED** 2/1 (Trustee Maude)

9. Secondary Suites: modifying definition title; residential unit instead of dwelling unit

10. Election Signs: currently no regulations; inclusion to existent signage bylaws

**MA-2022-018**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee ask staff to return with a proposed amendment to regulations related to election signs based on Local Trust Committee’s suggested wording.

**CARRIED**

**MA-2022-019**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request staff to prepare draft bylaw amendments in accordance with the staff report dated February 28th, 2022 directions from the Local Trust Committee and motions carried at February 28, 2022 meeting.

**CARRIED**

**MA-2022-020**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee remove the First Nations acknowledgement from the OCP amendments and identify as a separate and very important project.

**CARRIED**

----- Break 3:17 to 3:30 -----

**11.2 Flexible Housing**

Planner Chadwick reviewed the process to date. Criteria to identify optimal area for pilot project e.g., not in water district, lot size, potential uptake (number of vacant lots), near to amenities. Criteria included risk of saltwater intrusion, groundwater vulnerability, and impact of increased sewage on groundwater.

Senior Freshwater Specialist Shulba offered information/graphs regarding groundwater regions,

**MA-2022-021**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request staff to expand the flexible housing pilot project to include the medium optimal area identified as Fernhill Area 2 and areas identified in the staff report to be most optimal.

**CARRIED**

**MA-2022-022**

**It was Moved and Seconded,**

that the Mayne Island Local Trust Committee request staff to organize a Community Information Meeting, within a regular Local Trust Committee meeting, to discuss the areas identified for the flexible housing pilot project.

**CARRIED**

### **11.3 Mayne Island Local Trust Committee Fees Bylaw No. 185**

Regional Planning Manager Kojima spoke to the new fees bylaw which has been endorsed by Trust Council. Bylaw 185 would replace the current bylaw.

#### **MA-2022-023**

#### **It was Moved and Seconded,**

that the Mayne Island Local Trust Committee refer Bylaw 185 to the Mayne Island Advisory Planning Commission to consider reasonableness of proposed fees increase.

**CARRIED**

Chair Rogers informed the Committee that 2022-2023 budget has been drafted based on new fees.

## **12. REPORTS**

### **12.1 Work Program Reports**

#### **12.1.1 Top Priorities Report Dated Feb 2022**

Received for information

#### **12.1.2 Projects List Report Dated Feb 2022**

Planner Chadwick informed Committee that Mayne Island is in a position to benefit from work on North Pender and Galiano regarding ground water.

### **12.2 Applications Report Dated Feb 2022**

Received for information

### **12.3 Trustee and Local Expense Report Dated Dec 2021**

Received for information

### **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 Chair's Report**

Chair Rogers reported that:

- the Trust Governance Review Report was released 10 days ago and will be presented at Trust Council March meeting in Nanaimo (live and electronic);
- the Budget process is ongoing and on agenda for March; and
- the Trust Policy Statement Public Engagement is underway. There will be a presentation under way on Mayne and is available at Islands 2050.

**12.7 Trustee Report**

Trustee Dodds raised concerns regarding misinformation on Facebook about Islands Trust and apologized to staff for unpleasant comments. Trustee Dodds raised the need for more education about Islands Trust.

Trustee Maude spoke to ongoing ferry issues and the growth all islands are experiencing at this time.

**12.8 Islands Trust Conservancy Report Date November 2021**

Received for information

**13. NEW BUSINESS**

**13.1 Shoreline Protection Model Bylaw Report**

Received for information.

**14. UPCOMING MEETINGS**

**14.1 Next Regular Meeting Scheduled for March 28, 2022 at the Agricultural Hall, Mayne Island**

**15. TOWN HALL - None**

**16. CLOSED MEETING (Distributed Under Separate Cover)**

**16.1 Motion to Close Meeting**

*That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1) (d)(f) for the purpose of considering:*

- *Adoption of In-Camera Meeting Minutes Dated September 27, 2021 and November 22, 2021*
- *Bylaw Enforcement*

*AND that the recorder and staff attend the meeting.*

**16.2 Recall to Order**

Electronic recalled following the closed meeting.

**16.3 Rise and Report**

Chair Rogers to rise and report at March meeting.



**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 4:21 pm.

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Dan Rogers, Chair

Certified Correct:

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Pat Todd, Recorder