

10. CORRESPONDENCE

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

11. APPLICATIONS AND REFERRALS

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Housing Review Project - Staff Report

Island Planner Chadwick presented the staff report. The Planner added that an updated Housing Needs Assessment for all the islands should be ready in March 2025. New Province-aligned definitions of “cottage,” “accessory dwelling unit,” and “accessory residential use” are recommended for inclusion in Mayne Island bylaws.

The Planner presented the following draft bylaw amendment recommendations to Trustees for consideration:

- the proposed addition to Official Community Plan (OCP) item 2.4.1.14 was supported by Trustees.
- The proposed change to the Land Use Bylaw (LUB) language in both Commercial 3 (C3) Zone and the Commercial 3 (C4) Zone was supported by Trustees.
- Support was expressed for not changing the current OCP language on strata subdivision of secondary suites, so that future strata proposals be individually considered by the LTC
- Concern was expressed that expanding permission for secondary suites in the currently excluded Schedule D water districts would increase the likelihood that the suites may be converted to short term rentals
- Support was expressed for the proposed changes to the LUB to permit cottages on lots greater than one acre and maintaining a 2500 square foot maximum total combined floor area on smaller lots
 - A Trustee preferred that the sizing of cottages be affected by the size of the existing principal residence, as in the flexible housing pilot
- There was a discussion on the topic of expanding the flexible housing zoning to other suitable areas
 - Trustees agreed that proximity to services and transportation routes was an important consideration and that any larger size properties be considered for suitability for flexible housing. They requested that Miners Bay be excluded as well as properties along Georgina Point Road.
 - The Planner offered to come back with a map and proposal for suitable areas, based on various Suitable Land Analysis criteria
 - A Trustee expressed having no confidence in the Suitable Land Analysis data, and expressed concern that the data inaccuracies made the Islands Trust look bad
 - The Planner offered that any inaccuracies in the Suitable Land Analysis data could be addressed as they came up
 - A Trustee noted that the local fire department did not use groundwater to fight fires, rather, they brought their own water to the fires

- Support was expressed for allowing zoning for non-market housing for Public Use and Public Services, Regional Parks, and Community Parks areas
- Support was expressed for increasing the number of permitted dwelling units by more than one in the Health and Emergency Services Area, the Teacherage Property, the lot adjacent to the school building, and the lot adjacent to the one over from the school building lot
 - A Trustee suggested adding another approximately one-acre lot to the west of Deacon Road and Trustees suggested the planner look at another lot owned by Mainroad
- Support was expressed for adding a new section in the OCP that addresses clustered small unit housing; and multi-unit attached housing for moderate income, affordable, and special needs housing
 - Trustees agreed that such housing should not exceed ten units and that it be located near services, amenities, and walking and biking trails
 - Trustees also agreed that the Amenity Zoning Guidelines be amended to include such housing as a community amenity
 - Trustees agreed to support TUPs for tiny homes on wheels in the OCP
 - The Chair suggested that the MVA277 Manufactured Home Standard be considered for the Temporary Use Permit (TUP); and that certification for do-it-yourself builders could be pursued by the Regional District
 - The Chair noted that the most relevant, inclusive language for tiny homes is “onsite wastewater disposal system”
 - Trustees expressed an interest in controlling derelict Recreational Vehicles (RV)s by requiring that (RV)s that are not pre-existing should also have a TUP. A Trustee expressed concern about the cost of the TUP, suggesting a \$500.00 fee and a simplified application process would be reasonable
- Trustees recommended against removing pre-zoning for manufactured/mobile/tiny home parks from the list of actions
 - Trustees had suggestions for suitable properties and would send information to the Planner
- Support was expressed for removing “increasing building height” from the list of actions, so that it continues to be addressed by development permits and development variance permits
 - A Trustee expressed concern about typical costs for applicants being about \$8000.00
- Support was expressed for action Items 16-22 regarding increasing opportunities for non-profit housing
 - Trustees endorsed the Montrose property and expressed interest in additional properties being included in Action Item 20
 - It was suggested that Action Item 22 be added to the Future Projects List
 - A Trustee offered to provide a list of relevant addresses to the Planner
- There was a discussion on action Items 23-28 regarding preserving ecosystems and freshwater
 - Trustees suggested that manufactured cistern sizes be double-checked by the Planner; and, that smaller new builds be allowed smaller sized cisterns
- Adopting updated potable water requirements for subdivision was discussed

- A Trustee expressed concern that excessive well drilling could destroy aquifers, which is relevant to Item 6 of the Attachment 4A Trustee disagreed with Item 12
- Trustees supported the prioritizing of alternative potable water supplies
- A Trustee noted that the provision of water for a subdivision is subject to approval of the Local Trust Committee, which means that cisterns could be acceptable
- A Trustee considered that desalination and shallow dug wells could also be viable potable water options
- Prohibiting groundwater fed swimming pools was agreed to by Trustees, stating that trucked water was a better option
- There was agreement that establishing “paved surfaces maximums” should be moved to the Future Projects List
- Establishing “floor area maximums” based on “lot area equivalent lots” was discussed.
 - The planner noted that this issue needed clarification
 - Trustees requested that” floor area maximums” align with flexible zoning

MA-2025-008

It was Moved and Seconded,

that Mayne Island Local Trust Committee request staff draft bylaws to implement Phase 2 of the Housing Options Project as discussed.

CARRIED

A Trustee thanked Planner Chadwick for providing such a comprehensive staff report on housing.

The meeting was recessed at 4:14 and reconvened at 4:22 p.m.

13. REPORTS

13.1 Work Program Reports

13.1.1 Active Projects Report Dated Feb 2025

Received for information.

13.1.2 Future Project List Report Dated Feb 2025

A Trustee requested that “industrial zoning” be added to the Future projects List.

13.2 Applications Report Dated Feb 2025

A Trustee requested that the description of application MA-RZ-2023.2 be clarified such that the term “park” be replaced by the term “conservation.”

13.3 Trustee and Local Expense Report Dated Dec 2024

Received for information.

13.4 Adopted Policies and Standing Resolutions