



Mayne Island Local Trust Committee Regular Meeting Agenda

Date: February 23, 2015
Time: 1:00 pm
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island, BC

Pages

1. CALL TO ORDER 1:00 PM - 1:45 PM
2. APPROVAL OF AGENDA
3. TOWN HALL AND QUESTIONS
4. COMMUNITY INFORMATION MEETING
none
5. PUBLIC HEARING
none
6. MINUTES
 - 6.1 Local Trust Committee Minutes Dated January 26, 2015 (for Adoption) 4 - 10
 - 6.2 Section 26 Resolutions-without-meeting Report
none
 - 6.3 Advisory Planning Commission Minutes
none
7. BUSINESS ARISING FROM THE MINUTES 1:45 PM - 2:30 PM
 - 7.1 Follow-up Action List Dated February 2015 11 - 12
8. DELEGATIONS
none
9. CORRESPONDENCE
Correspondence received concerning current applications
or projects is posted to the LTC webpage

9.1	Letter Dated February 12, 2015 From N. Belanger BC Aboriginal Network on Disability Society re: BC Without Barriers	13 - 14
10.	APPLICATIONS AND REFERRALS	
10.1	MA-DVP-2014.1 (Hollingshead) - Staff Report	15 - 31
11.	LOCAL TRUST COMMITTEE PROJECTS	
11.1	Fallow Deer - Update	
11.2	OCP/LUB Waste Transfer - Staff Report & Bylaw No. 162	32 - 39
11.3	Secondary Suite - Implementation - Memo	40 - 42
12.	REPORTS	
12.1	Work Program Reports (attached)	
12.1.1	<u>Top Priorities Report Dated February 2015</u>	43 - 43
12.1.2	<u>Projects List Report Dated February 2015</u>	44 - 44
12.1.3	<u>Community Consultation re: Work Program - Memo</u>	45 - 45
12.2	Applications Report Dated February 2015 (attached)	46 - 47
12.3	Trustee and Local Expense Report Dated January 2015 (attached)	48 - 48
12.4	Adopted Policies and Standing Resolutions (attached)	49 - 52
12.5	Local Trust Committee Webpage	
12.6	Chair's Report	
12.7	Trustee Report	
12.8	Trust Fund Board Report (attached)	53 - 55
13.	NEW BUSINESS	
14.	UPCOMING MEETINGS	3:00 PM - 3:30 PM
14.1	Next Regular Meeting Scheduled for Monday, March 30, 2015, at 1:00 pm, at the Agricultural Hall	
15.	TOWN HALL	
16.	CLOSED MEETING	
	none	

17. ADJOURNMENT

3:30 PM - 3:30 PM



DRAFT

**Local Trust Committee
Minutes Subject to Approval By
the Local Trust Committee**

Mayne Island Local Trust Committee Minutes of Regular Meeting

Date: January 26, 2015
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island, BC

Members Present: George Grams, Chair
Jeanine Dodds, Local Trustee
Brian Crumblehulme, Local Trustee

Staff Present: Robert Kojima, Regional Planning Manager
Gary Richardson, Island Planner
Sharon Lloyd-deRosario, Recorder

There were approximately thirteen (13) members of the public present.

1. CALL TO ORDER

Chair Grams called the meeting to order at 1:00 pm. He welcomed the public to the first Local Trust Committee meeting of the new term and introduced the Trustees and staff attending; then gave a brief introductory of himself, stating his history as a Trustee on Salt Spring Island, adding he is a newly elected member of the Islands Trust Executive Committee.

2. APPROVAL OF AGENDA

Chair Grams asked if anyone had anything to add to the agenda; a letter from Rick and Deb Milne was added to the existing agenda item 10.2.

By general consent the amended agenda was approved.

Trustee Dodds took a moment to remember Barry Wilks (a long standing member of the community who had recently passed away) by stating some of his history on the island. She added that the trustees were grateful for his input regarding Sensitive Ecosystem Mapping (SEM) and Riparian Area Regulation (RAR); she said he will be missed.

3. TOWN HALL AND QUESTIONS

No members of the public spoke at this time.

4. COMMUNITY INFORMATION MEETING

None

5. PUBLIC HEARING

None

6. MINUTES

6.1. Local Trust Committee Adopted Minutes Dated September 20, 2014

Received for Information.

6.2. Section 26 Resolutions-without-meeting Report Dated January 2015

Planner Richardson gave a brief summary on each item on the RWM report.

6.3. Advisory Planning Commission Minutes

None

7. BUSINESS ARISING FROM THE MINUTES

7.1. Follow-up Action List Dated January 2015

Planner Richardson referring to the Follow-up Action List (FUAL) Report, stated that all the items had been done except for item #2; he informed the Trustees that the Oceanwood application had been withdrawn by the Applicant.

By general consent the Follow-up Action Report was received.

8. DELEGATIONS

None

9. CORRESPONDENCE

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

9.1. Email Dated October 3, 2014, From V. Lefler re: Mount Parke Run-Off Water

After Trustee Dodds gave a brief update/history on to the status of this issue, the Trustees directed staff to send the Lefler email to Ministry of Transportation and Infrastructure (MOTI), seeking a resolution to the water flow issue.

MA-2015-001

It was Moved and Seconded that Mayne Island Local Trust Committee Chair Grams, write a letter to Honorable Minister Todd Stone, requesting his attention to the water flow issue at Montrose Road on Mayne Island.

CARRIED

10. APPLICATIONS AND REFERRALS

10.1. MA-DVP-2014.2 (Reiber)

Planner Richardson referring to his staff report read aloud the proposal to vary the rear, front and side yard setbacks; he added that there were three variances required to legalize the siting of the dwelling and deck as currently sited.

Planner Richardson advised that notification had been sent out to the neighbours and that there were no written responses at the time the staff report had been drafted; however they did receive verbal feedback from one neighbour wishing the deck be cut back and be replaced with stairs.

There was a brief discussion amongst the trustees and staff.

Dianne Wilson (applicant's daughter) addressed the committee on behalf of her mother explaining their view of the situation and concerns around safety.

Planner Richardson then referred to the recommendations as quoted in the staff report.

MA-2015-002

It was Moved and Seconded that Mayne Island Local Trust Committee approve development variance permit MA-DVP-2014.2 (Reiber) as drafted.

CARRIED

10.2. MA-SUB-2014.1 (Milne) Road Dedication

Planner Richardson reviewed his memo advising the committee of the proposal as presented in the survey. He informed the trustees of MOTI's 2nd Preliminary Layout Approval (PLA) where the road dedication is not required. There was some discussion.

Staff was asked to write a letter (for Chair's signature) to the applicants, thanking them for reducing their density.

The Local Trust Committee (LTC) directed staff to write a letter to the Approving Officer, expressing concerns with the lack of long term planning and that Chair Grams include this issue in his letter to the Minister (as mentioned in item 9.1).

By general consent the email dated January 21, 2014, from Rick and Deb Milne was received.

10.3. Mount Parke Covenant

Planner Richardson referred to his staff report regarding Capital Regional District (CRD) request to amend Access Covenant to Mt. Parke Communications site; the existing covenant limits the use of the easement to vehicular access for the coastguard communications site and restricts the area for local park use. He commented that he would work with the CRD to prepare an acceptable covenant. He added that the covenant would require the Chair Grams signature to execute it; therefore, Chair Grams would require signing authority on behalf of the LTC. Planner Richardson then reviewed the two (2) recommendations in his report.

Trustee Dodds asked staff to circulate this report to the Parks Commissioner on Mayne Island.

MA-2015-003

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to work with the Capital Regional District to prepare an amended covenant for the communications site on Mount Parke.

CARRIED

MA-2015-004

It was Moved and Seconded that Mayne Island Local Trust Committee grant Chair Grams signing authority for the amended covenant.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1. Secondary Suites - Bylaws No. 159 & 160 for Consideration to Adopt

MA-2015-005

It was Moved and Seconded that Mayne Island Local Trust Committee Bylaw No. 159 cited as "Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2013" be Adopted.

CARRIED

MA-2015-006

It was Moved and Seconded that Mayne Island Local Trust Committee Bylaw No. 160 cited as "Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 2, 2013" be Adopted.

CARRIED

12. REPORTS

12.1. Work Program Reports

12.1.1. Top Priorities Report Dated January 2015

Planner Richardson gave the status of the top priorities to date.

12.1.2. Projects List Report Dated January 2015

Planner Richardson gave the status of the projects not currently being worked on.

MA-2015-007

It was Moved and Seconded that Mayne Island Local Trust Committee request staff advertise, inviting the community to submit their views on Local Trust Committee Projects in writing or at the next Local Trust Committee meeting.

CARRIED

12.1.3. Work Program Review 2015

Planner Richardson presented his staff report providing an overview of the Top Priorities, Projects, Budgets and Follow-Up Action items at the start of the new term of office. Staff were asked to prepare a report on Fallow Deer advocating a plan of action.

MA-2015-008

It was Moved and Seconded that Mayne Island Local Trust Committee retain Housing Options – Secondary Suites on the Top Priority List until an implementation plan is presented at the February meeting.

CARRIED

MA-2015-009

It was Moved and Seconded that Mayne Island Local Trust Committee retain Official Community Plan and Land Use Bylaw amendments on the Top Priority List and that staff be instructed to prepare a report for the February 23, 2015, Local Trust Committee meeting regarding waste transfer stations being permitted in the industrial zone.

CARRIED

MA-2015-010

It was Moved and Seconded that Mayne Island Local Trust Committee request that Riparian Area Regulation implementation be removed from the Top Priority List and placed on the Projects List.

CARRIED

MA-2015-011

It was Moved and Seconded that Mayne Island Local Trust Committee item - Fallow Deer Eradication, be placed on the Top Priorities List.

CARRIED

12.2. Applications Report Dated January 2015

Planner Richardson advised the status to date on the following applications stating that:

MA-DVP-2014.1 - will be on the next meeting agenda;

MA-DVP-2014.2 - is being issued today;

MA-RZ-2012.1- has been withdrawn

MA-SUB-2014.1 - a letter is being written to applicant as per item 10.2

12.3. Trustee and Local Expense Report Dated December 2014

Received for information.

Regional Planning Manager Kojima, advised that as we approach the end of fiscal year, there is plenty of money left in the budget.

12.4. Adopted Policies and Standing Resolutions

Received for information.

Regional Planning Manager Kojima explained Liquor Control and Licensing with the inclusion of weddings/beer gardens.

12.5. Local Trust Committee Webpage

The committee was advised that the website would be updated as appropriate after the meeting.

12.6. Chair's Report

Chair Grams reported that at Trust Council, they endorsed a management plan regarding the Watershed Protection Society; he addressed a Salt Spring Island issue that may be of general interest to the Islands Trust Area regarding an Incorporation Study for a possible Referendum, which is 2/3rd through the process; Grace Islet was a success and First Nations elevated heritage sites.

12.7. Trustee Report

Trustee Dodds reported that she is no longer on the Finance Committee; she spoke about the orientation meeting for the trustees in Sidney, finding it very informative and she added that she has been attending Fallow Deer meetings and will continue to do so.

Trustee Crumblehulme reported that he is on the Program Committee; he enjoyed the trustee orientation in Sidney and thought it was well done; he is attending a Southern Gulf Island Roundtable on the CRD in the Spring; with regards to the Broadband Committee, he reported the application is done and that, it was at a cost of \$340,000.00 just for service on Mayne and Galiano areas; and he will be attending a meeting regarding Food Agriculture.

13. NEW BUSINESS

13.1. Fallow Deer

13.1.1. Do We Have a Fallow Deer Problem? – Picture

Chair Grams stated that this issue had been discussed and dealt with earlier in the meeting.

13.1.2. Letter Dated January 2015, From Kim Harris, Mayne Island Fallow Deer Eradication Committee

The letter was received.

13.2. Advisory Planning Commission (APC) Membership

MA-2015-012

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to invite the end of term Advisory Planning Commission members to submit a letter of interest if they would like to be reappointed.

CARRIED

14. UPCOMING MEETINGS

14.1. Next Regular Meeting Scheduled for February 23, 2015, at the Mayne Island Agricultural Hall

15. TOWN HALL

David Maude stated that the fallow deer issue is the number one problem on the island and fits in with the mandate of the Islands Trust, to preserve and protect; it has a huge impact on the island and he considers it to be an invasive species.

RPM Kojima commented that the problem of fallow deer is a CRD issue and it would be something to discuss with their Area Director.

Trustee Crumblehulme commented that the CRD doesn't have it on their radar because it isn't a plant, therefore isn't on their invasive list.

Chair Grams suggested that the community look for ways to raise funds to assist in this issue.

Ian Dow spoke about Riparian Area Regulations (RAR), he stated that there is a lot of information on this topic on the island that could be shared with other islands. He spoke about the current status of the island as being Urban and not Rural; CRD looking into taking off the urban status and joining CVRD when dealing with things like broadband for example. He asked if Islands Trust has looked into a change of status.

Chair Grams responded that the Islands Trust has not, however Salt Spring Island has looked into this, as Cowichan has Rural status. Politically it is a very difficult thing to do and there could be disadvantages to it.

David Maude raised issue with land owners not having access to information out there regarding archeology sites on their property.

Don Slinn added that the onus was on him to provide proof to the Province that he had heritage sites on his property.

Trustee Dodds introduced a late comer to the meeting, **Mary Cooper** who spoke a bit about her experience with the Water District on Mayne Island.

16. CLOSED MEETING

None

17. ADJOURNMENT

By general consent the meeting was adjourned at 3:12 pm.

George Grams, Chair

Certified Correct:

Sharon Lloyd-deRosario, Recorder



Islands Trust

Print Date: Feb-16-2015

Follow Up Action Report w/ Target Date

Mayne Island Jan-26-2015

No.	Activity	Responsibility	Target Date	Status
1	9.1 Lefler Correspondence - forward email to MoTI	Gary Richardson	Jan-30-2015	Done
2	Chair requested to write a letter to minister Stone requesting attention to Montrose road issues and other issues.	George Grams	Feb-27-2015	On Going
3	MA-DVP-2014.2 (Reiber) - permit issued as presented (option one)	Sharon Lloyd-deRosario	Jan-30-2015	Done
4	MA-SUB-2014.1 (Milne) - staff requested to write to Approving Officer expressing concerns with lack of long term planning	Gary Richardson	Feb-13-2015	Done
5	Mount Park Covenant - staff to work with CRD to make appropriate amendments (DONE) - to consult with Parks Commission (DONE) - Final draft to be circulate to trustees for comment - Chair appointed to sign	Gary Richardson	Feb-19-2015	On Going
6	Proposed Bylaw 159 (secondary suite OCP) adopted Proposed Bylaw 160 (secondary suite LUB) adopted.	Sharon Lloyd-deRosario	Jan-30-2015	On Going
7	Staff to advertise for community input on LTC projects, to invite comment by writing or at an upcoming regular meeting. (MEMO on Feb. 23, 2015 agenda outlining proposed process).	Gary Richardson	Feb-19-2015	On Going

8	Top Priorities to be amended by: - Secondary Suites retained as top priority until implementation plan presented at Feb meeting - Waste Transfer Facilities to be included within LUB/OCP amendments - RAR to projects list - Fallow Deer Eradication added to Top Priority and staff to report back at a future meeting	Gary Richardson	Feb-05-2015	Done
9	Staff to write letter for Chair's signature to applicants for MA-SUB-2014.1 (Milne) thanking them for reducing density.	Gary Richardson	Feb-19-2015	Done
10	APC - letter all current members to see if they wish to continue serving and then advertise for vacancies.	Sharon Lloyd-deRosario	Jan-30-2015	On Going



B.C. ABORIGINAL NETWORK ON DISABILITY SOCIETY

"To Promote the betterment of Aboriginal People with Disabilities"

1179 Kosapsum Crescent, Victoria, B.C. V9A 7K7 Tel/TTY: (250) 381-7303 • Fax: (250) 381-7312
National Toll-Free/TTY: 1-888-815-5511 • Website: www.bcands.bc.ca

Mayne Island Trustees
Mayne Island, British Columbia

February 12th, 2015

Re: "BC Without Barriers"

Dear Ms. Dodds and Mr. Crumblehulm,

I hope this letter finds you well. My name is Neil Belanger and I am the Executive Director of the British Columbia Aboriginal Network on Disability Society (BCANDS), which is an award winning, provincial Aboriginal disability and health organization.

BCANDS disability services are provided across British Columbia and available to Aboriginal individuals and families living with a disability, regardless of age, location, disability type or disability related need(s). I am contacting you today to request your community's support and participation in a new Society initiative:

"BC Without Barriers – Assisting Aboriginal Individuals and Families Living with a Disability in British Columbia".

As you may be aware, the Aboriginal (First Nation, Métis, Inuit) population of British Columbia is the second highest in Canada, with British Columbia enjoying the highest number of First Nation communities within the Nation. In 2011 according to the National Household Survey, over 232,000 individuals residing within British Columbia identified as being Aboriginal.¹

As reported by Employment and Social Development Canada in 2011, "The disability rate among Canadian Aboriginal people is higher than the overall disability rate. Regardless of age, Aboriginal Canadians are more likely to have disabilities than Canadians who are not Aboriginal".²

In 2012, 13.7% of Canadians reported living with a disability. Research has shown that 30% of Aboriginal adults report living with a disability and that Aboriginal adults, aged 15 to 34, have a disability rate that is three times the national rate for the same age group.³

Knowing this, we can conservatively estimate that within British Columbia there are over 50,000 Aboriginal persons who live with a disability.

It is additionally known that Aboriginal people, racialized communities and persons living with disabilities all continue to face higher barriers as it relates to economic inclusion (lower employment rates / living in poverty) which in turn, is correlated to decreased overall well-being, lower educational attainment rates and lower levels of social inclusion.

¹ <https://www.aadnc-aandc.gc.ca/eng/1370438978311/1370439050610>

² http://www.esdc.gc.ca/eng/disability/arc/federal_report2011/section1.shtml

³ <http://www.ccdonline.ca/en/socialpolicy/poverty-citizenship/income-security-reform/in-unison#sec-appendix-c>

Understanding these factors, we see that the disabled Aboriginal population of British Columbia represent a marginalized population within an already marginalized population and have become the “invisible members” within the provinces disability sector, with minimal understanding of the difficulties, limited resources and the jurisdictional and mandate issues that are experienced by this important segment of our population.

Our Society is continually examining ways to bring awareness to the work that we do and to the needs of those we serve. As with many not-for-profit organizations, we are challenged daily in our work due to increased service requests, limited resources and increased competition for available resources from other very worthwhile and important service organizations that work within the province’s not-for-profit sector.

As such, to raise awareness and to solicit support for our work and for our clients, we have developed the “BC Without Barriers” campaign, which we are hopeful your community will consider supporting both initially and on an ongoing basis.

We are requesting your support of this initiative through your community’s donation of \$200 to the British Columbia Aboriginal Network on Disability Society. All donations received will be utilized to assist in the provision of current and expanded disability related support services for Aboriginal individuals and families living with a disability within British Columbia.

Each community supporting this initiative will be issued an official tax receipt (Charity # 896694098RR0001) and will have their support highlighted on the BCANDS website, through the BCANDS Facebook Page and on the Society’s Twitter Account, as well as being issued a certificate of appreciation from the Society for your support. It is our hope to gain annual support from communities, organizations and individuals from across British Columbia, both Aboriginal and non, and illustrate across Canada and beyond, British Columbia’s solidarity and commitment to the success and well-being of these very important members of our communities.

Additionally, should you chose to support this initiative, we would request that you email a short video clip from your organization saying “**(Your community’s name) supports BC without Barriers..... join us**” Please be as creative as you wish with the message, involving as many people as you want, but we would request that you keep it the total length of the video under 50 MB, due to the limitations of our website. Your video can be sent to my attention at exdir@bcands.bc.ca and will be posted on our website.

In closing, I would like to thank you for your time and attention to our request and hopefully your community’s support of this very worthwhile and important initiative. Your community’s donation / support can be sent to:

BC Without Barriers - BCANDS

Attention: Finance Manager

1179 Kosapsum Crescent

Victoria, British Columbia – V9A 7K7

Should you require further information or clarity, please do not hesitate to contact my office. Information on our Society and our work can be viewed at www.bcands.bc.ca.

Respectfully,



Neil Belanger

Executive Director - **British Columbia Aboriginal Network On Disability Society**

exdir@bcands.bc.ca

(250) 381 7303 ext. 208

STAFF REPORT

February 12, 2015

File No.: MA-DVP-2014.1
(Hollingshead)

To: Mayne Island Local Trust Committee
For the meeting of February 23, 2015

From: Phil Testemale, Planner 2 (Acting)

CC: Robert Kojima, Regional Planning Manager
Gary Richardson, Island Planner

Re: Development Variance Application

Owner: Robyn and Bruce Hollingshead

Applicant: Same

Location: Lot 137, Section 6, Mayne Island, Cowichan District, Plan 23981,
PID 002-943-255

THE PROPOSAL:

The purpose of the application is to vary the siting provisions of Mayne Island Land Use Bylaw No.146, 2008 for this property for the construction of a new deck structure and to legalize two (2) existing accessory buildings. Specifically:

- Subsection 3.3 (3) which states that no building or structure may be constructed, reconstructed, moved, extended or located within 7.5 metres (25 feet) of the **natural boundary of the sea** be varied to within 1.6 metres (5.2 feet) for the purposes of constructing a **deck structure**;
- Subsection 5.1(7)(b) which states that the minimum setback for any building or structure is 3 metres (10 feet) from any **interior side lot line** be varied to allow for to allow for a **deck structure** to be sited as close as 2.8 metres (9.2 feet);
- Subsection 5.1(7)(b) which states that the minimum setback for any building or structure is 3 metres (10 feet) from any **interior side lot line** be varied to allow for an existing **carport/outbuilding** to be sited as close as 2.0 metres (6.6 feet);
- Subsection 5.1(7)(b) which states that the minimum setback for any building or structure is 3 metres (10 feet) from any **interior side lot line** be varied to allow for an existing **shed** to be sited as close as 1.1 metres (3.6 feet).

BACKGROUND:

The proposal is for an approximately 75 m² (800 ft²) deck with a hot tub that would extend to between 4.3 metres (14.1 feet) and 1.6 metres (5.2 feet) of the natural boundary of the sea

The original application was made without the benefit of a survey plan and indicated a proposed setback variance from the natural boundary of the sea from 7.5 metres to 4.6 metres (15 feet – approx.) for a variance of 2.9 metres 9.5 (feet). A survey was done in November of 2014 (See: Figure Three: Site Plan) that indicates that the size and location of the deck would be as close as the 1.6 metres (5.2 feet) to the natural boundary with a variance of 5.9 metres (19.35 feet). Furthermore, the proposed deck will require a minor setback to the interior side yard of 0.2 metres.

A draft Development Variance Permit is attached.

The subject property is a 0.17 hc. (0.42 ac.) property located at 183 Mariner's Way on Crane Point facing north on Village Bay. The property is narrow and long sloping from Mariners Way down to Village Bay. Currently there is a single family dwelling with a 46 m² (495 ft²) deck on the water side. There are three (3) accessory buildings of various sizes on the property. A dock and float extends from the upland and the west side of the property (See: Figure Two: Orthophoto). Properties in the area of are of a similar size and use as the subject. The neighbours on both sides have dwellings that are of a size and siting that is similar to the subject property (although the property to the east is closer to the shoreline) as well as hot tubs directly in front of their dwellings. (See: Photos – below).

Figure Two: Orthophoto of Site

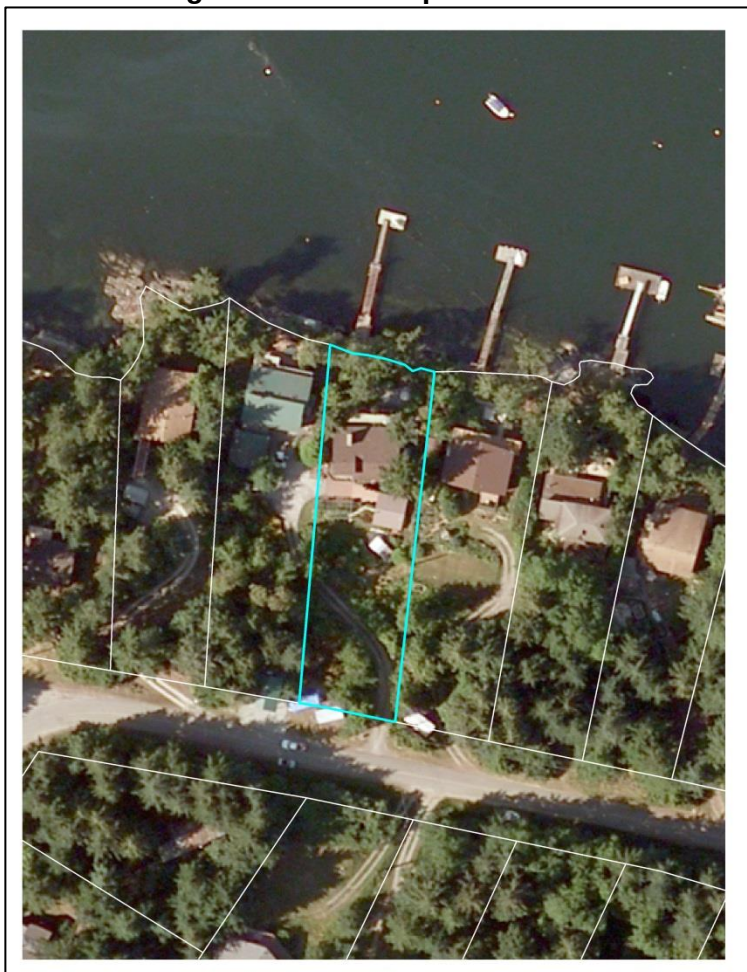
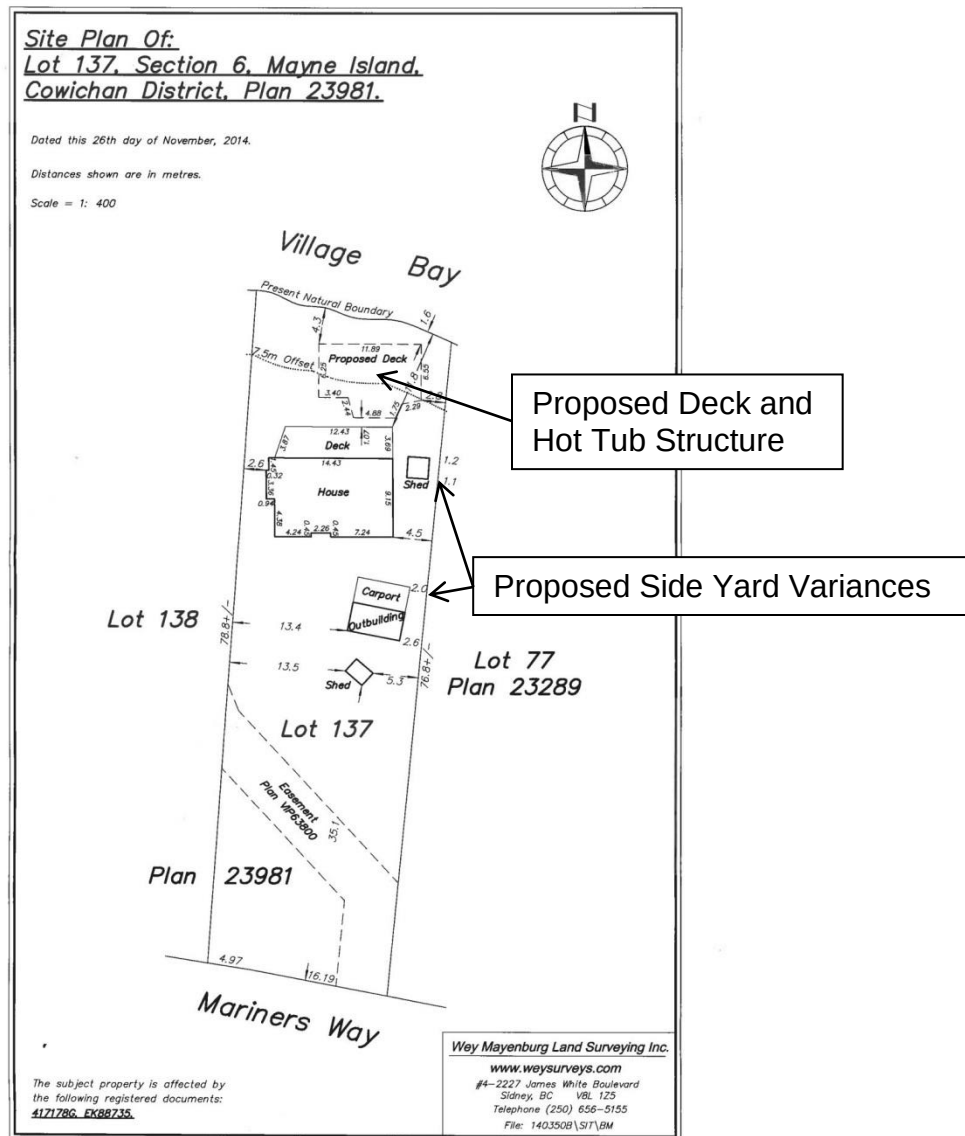


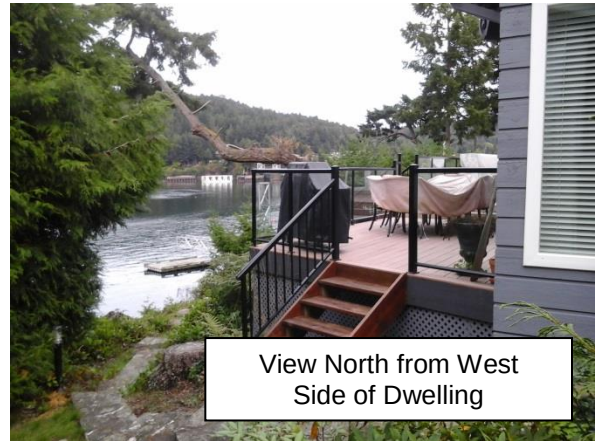
Figure Three: Site Plan



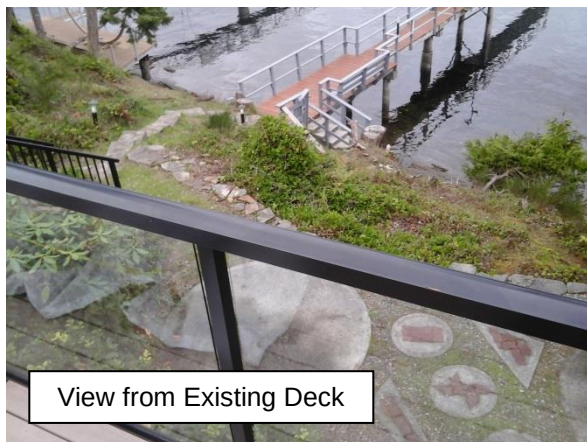
Photos



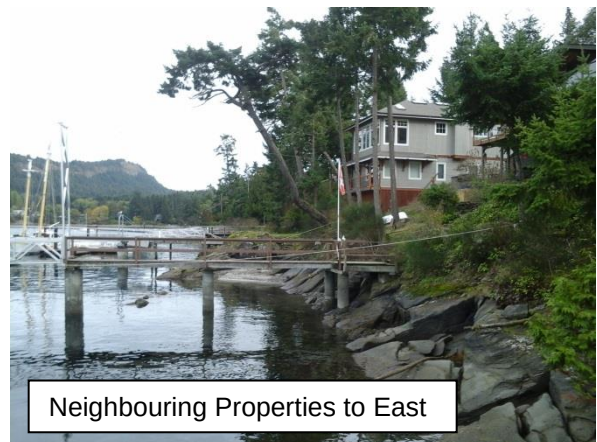
View of Property from Dock



View North from West Side of Dwelling



View from Existing Deck



Neighbouring Properties to East



Level of New Deck



Neighbouring Properties to West

CURRENT PLANNING STATUS OF SUBJECT LANDS:

Islands Trust Policy Statement:

Directive policies relevant to this application include:

5.1 Aesthetic Qualities

5.1.3 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area; And,

5.2 Growth and Development

5.2.3 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.

Official Community Plan

The subject property is designated as Settlement Residential (SR) in the Mayne Island Official Community Plan Bylaw No.144. Relevant OCP policies include:

2.1.1.5 Location, number and size of buildings and structures shall be regulated to protect the quiet enjoyment of property and to implement smart growth principles.

4.2.1.3 Ensure that there are adequate setbacks from the natural boundary of the sea for all development.

4.2.1.4 All use of coastal waters and foreshore areas shall be regulated by zoning to ensure adequate separation between potentially conflicting uses.

4.2.1.45(sic) Public recreational use of the foreshore shall be given priority over other foreshore uses

The subject property is not in a development permit area.

Land Use Bylaw

The subject property is zoned as **Settlement Residential (SR)** in the Mayne Island Land Use Bylaw No.146, 2008. Subsection 3.3 (3) regulates:

"No building or structure may be constructed...within 7.5 metres (25 feet) of the natural boundary of the sea..."

Further, Subsection 5.1 (7) (b) states:

The minimum setback for any building or structure is:

(b) 3 metres (10 feet) from any interior side lot line;

Islands Trust Fund: There are no Trust Fund Board covenants on the property or in proximity to the property.

Regional Conservation Plan:

The application has no impact on the goals and objectives of the Islands Trust Fund regional conservation plan.

Sensitive Ecosystems and Hazard Areas:

There are no sensitive ecosystems identified on the subject property, in proximity to the property, or on the adjacent Crown foreshore.

Archaeological Sites:

There are no archaeological sites identified in the Provincial Remote Access to Archaeological Data (RAAD) system.

Covenants:

There is a Restrictive Covenant registered on the property that is a Building Scheme applied to all properties in the original subdivision. It has no bearing on Islands Trust regulations.

Bylaw Enforcement:

There are no bylaw enforcement issues on this property.

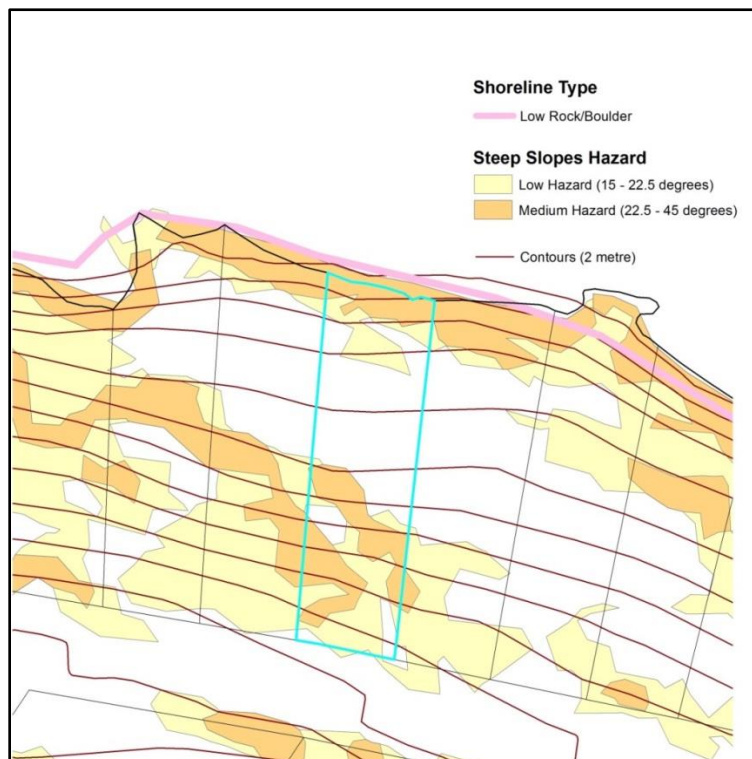
Climate Change Mitigation and Adaptation

The development proposal is for a deck and hot tub is close to the Natural Boundary of the Sea and thereby susceptible to climate change induced hazards such as sea level rise and storm surge. However, the projected lifespan and accessory nature of the structure mitigate most of that hazard.

Shoreline

The shoreline type is a Rock Shoreline (low rock/boulder – see: Figure Four, below). This shoreline type is not considered a sensitive ecosystem, nor is it susceptible to erosion. The construction of the deck is unlikely to have any impacts on shoreline processes.

Figure Four: Steep Slope Hazard, Shoreline and Topography



Steep Slope Hazard:

The property has an average grade of approximately 5% across its length. There are steeper areas in the upper as well along the shoreline. These areas are shown in Figure Four: Steep Slope Hazard, Shoreline Units and Topography (above). The rocky makeup of the shoreline and upland would indicate that the hazard would be reduced.

COMMUNITY INFORMATION MEETING(S):N/A

RESULTS OF CIRCULATION:

Notices were circulated to surrounding property owners and residents. The notification period will end at 4:30 p.m. on February 20, 2015. At the writing of this report, there have been no submissions received. Any additional public submissions will be forwarded to the LTC and presented at the Mayne Island Local Trust Committee meeting on February 23, 2015.

The applicants have stated that they have spoken to both of their immediate neighbours about their plans.

ISSUES SUMMARY:

Applicant's stated rationale for the proposed variance.

The applicant's stated rationale for the variance is as follows:

To Whom it may concern:

We are asking for a variance in order to build a deck on the lower north east side of our property at 183 Mariners Way, Mayne Island. Our desire is to have a hot tub with a deck coming off the hot tub. This particular area of the lot has great exposure to the sun and a beautiful view of Trincamoli Channel. We would love to be able to sit out on our deck in the summer and enjoy these views. In reviewing the area of the proposed deck, we have determined that it would in no way block any of the existing neighbors views. Furthermore, we have discussed our desire to have this deck with both of our immediate neighbors to the left and right of us. Neither of them expressed any concern at that time, as well, both have hot tubs on the north side of their property as well. The area that the proposed deck would be built on is bedrock, there is no real vegetation in the area other than salal plants. At this point we feel as though the land where the proposed deck would be is essentially useless for any other purposes. We have designed the proposed deck to be as close to the house as possible to limit the encroachment into the set back yet at the same time allow us to accommodate the hot tub and still have deck space to enjoy.

The overall intent of the regulation being varied.

The overall purpose of size and siting regulations of residential buildings can be summarized as follows:

- Limiting the visual impact of development on adjacent properties (side yards) and from the sea (shoreline setback).
- Minimizing impacts on adjacent properties related to shading, aesthetic, and privacy concerns.
- Protection of the privacy of neighbouring residents.
- Establishing a consistent development pattern within a local area.
- Maintaining a rural character.
- Establishing certainty with respect to residential development by maintaining consistent siting regulations.

Potential impacts of granting a variance.

Granting a variance can potentially create an expectation in the community with regard to future applications. As variances consider the unique circumstances for a particular situation that may warrant relaxation of specific zoning regulations, each application is evaluated on its own merits.

STAFF COMMENTS:

The deck structure as it is currently proposed would represent a large variance to the setback from the natural boundary of the sea both in terms of the actual setback distance and amount of the setback area that it would occupy. This setback is in place for numerous planning objectives stated above and for which the current deck proposal does not meet.

The rationale that the applicants have given does not address any such broader objectives. Although the applicants have cited the verbal support of the neighbours and reasoned that they have similar projects. Based on photos and aerial photography, the property to the west has a hot tub, but this appears to well outside of the required setback from the natural boundary. The property, the property to the west, also has a hot tub with a small surrounding structure (22.5 m² / 242 ft² in total area). This is within the setback, however, the legal status is unknown.

It is noted that applicant has not made any practical attempts to address the size or location of the deck subsequent to having a survey done that indicated the extent of the proposed variance. The original proposed setback presented to staff by the applicants prior to a legal survey of the natural boundary of the sea was more modest 15 feet (4.6 metres – stated as an approximate distance on plans). Staff is of the opinion that such a variance would be a more reasonable proposal.

With respect to the siting issues with the existing shed and carport/outbuilding: Both buildings were in place when the owners purchased the property (around 2008). The age of these structures is unknown and they likely were constructed without permits. Given its construction of a welded steel frame on concrete blocks, the applicant's believe it would be difficult to relocate. The carport requires a smaller variance, and would have to be sustainably altered to conform. The area to the east between both structures and neighbour is well screened by vegetation reducing visual impacts. The impacted neighbour has not submitted any objections to these variances at the time of writing.

Given the above, staff supports granting the variance for the existing shed and the carport/outbuilding shown on the plan.

Staff does not support the size and location of the proposed deck structure. Staff is recommending that the proposed permit be amended to permit a reduced setback from the natural boundary of the sea from 7.5 metres (25 feet) to 4.6 metres (15 feet), and that the reduced side yard setback be denied. An amended proposed permit is attached.

RECOMMENDATIONS:

1. **THAT** Development Variance Permit MA-DVP-2014.1 (Hollingshead) be amended by deleting:
 - Clause 2. b) for the deck structure,
 - Schedules 'A' and 'B'

And, inserting:

- Amended Schedules 'A' and 'B.'

2. **THAT** Development Variance Permit MA-DVP-2014.1 (Hollingshead) BE APPROVED AS AMENDED.

OPTION:

THAT Development Variance Permit MA-DVP-2014.1 (Hollingshead) BE APPROVED.

Prepared and Submitted by:



February 10, 2015

Date

Concurred in by:



Robert Kojima
Regional Planning Manager

February 10, 2015

Date

Attachments: Proposed Permit MA-DVP-2014.1 (Hollingshead)
 Amended Proposed Permit MA-DVP-2014.1 (Hollingshead)
 Notice MA-DVP-2014.1 (Hollingshead)

PROPOSED

**MAYNE ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
MA-DVP-2014.1**

TO: Robyn and Bruce Hollingshead

1. This Development Variance Permit applies to the land described below:

Lot 137, Section 6, Mayne Island, Cowichan District, Plan 23981
PID: 002-943-255

2. The “Mayne Island Land Use Bylaw No. 146, 2008” is varied as follows:

- a) Article 3.3 (3) which states that no building or structure may be constructed, reconstructed, moved, extended or located within 7.5 metres (25 feet) of the natural boundary of the sea, is varied to allow for a deck structure to be sited as close as 1.6 metres (5.2 feet) from the natural boundary of the sea.
- b) Article 5.1(7)(b) which states that the minimum setback for any building or structure is 3 metres (10 feet) from any interior side lot line, is varied to allow for to allow for a deck structure to be sited as close as 2.8 metres (9.2 feet) from an interior side lot line.
- c) Article 5.1(7)(b) which states that the minimum setback for any building or structure is 3 metres (10 feet) from any interior side lot line, is varied to allow for an existing carport/outbuilding to be sited as close as 2.0 metres (6.6 feet) from an interior side lot line.
- d) Article 5.1(7)(b) which states that the minimum setback for any building or structure is 3 metres (10 feet) from any interior side lot line, is varied to allow for an existing shed structure to be sited as close as 1.1 metres (3.6 feet) from an existing interior side lot line.

All buildings and structures are to be consistent with Schedules “A” and “B” attached to and forming part of this permit.

3. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of “Mayne Island Land Use Bylaw No. 146, 2008” and obtain other approvals necessary for completion of the proposed development.

**AUTHORIZING RESOLUTION PASSED BY THE MAYNE ISLAND LOCAL TRUST COMMITTEE THIS
XX DAY OF XX.**

Deputy Secretary, Islands Trust

Date of Issuance

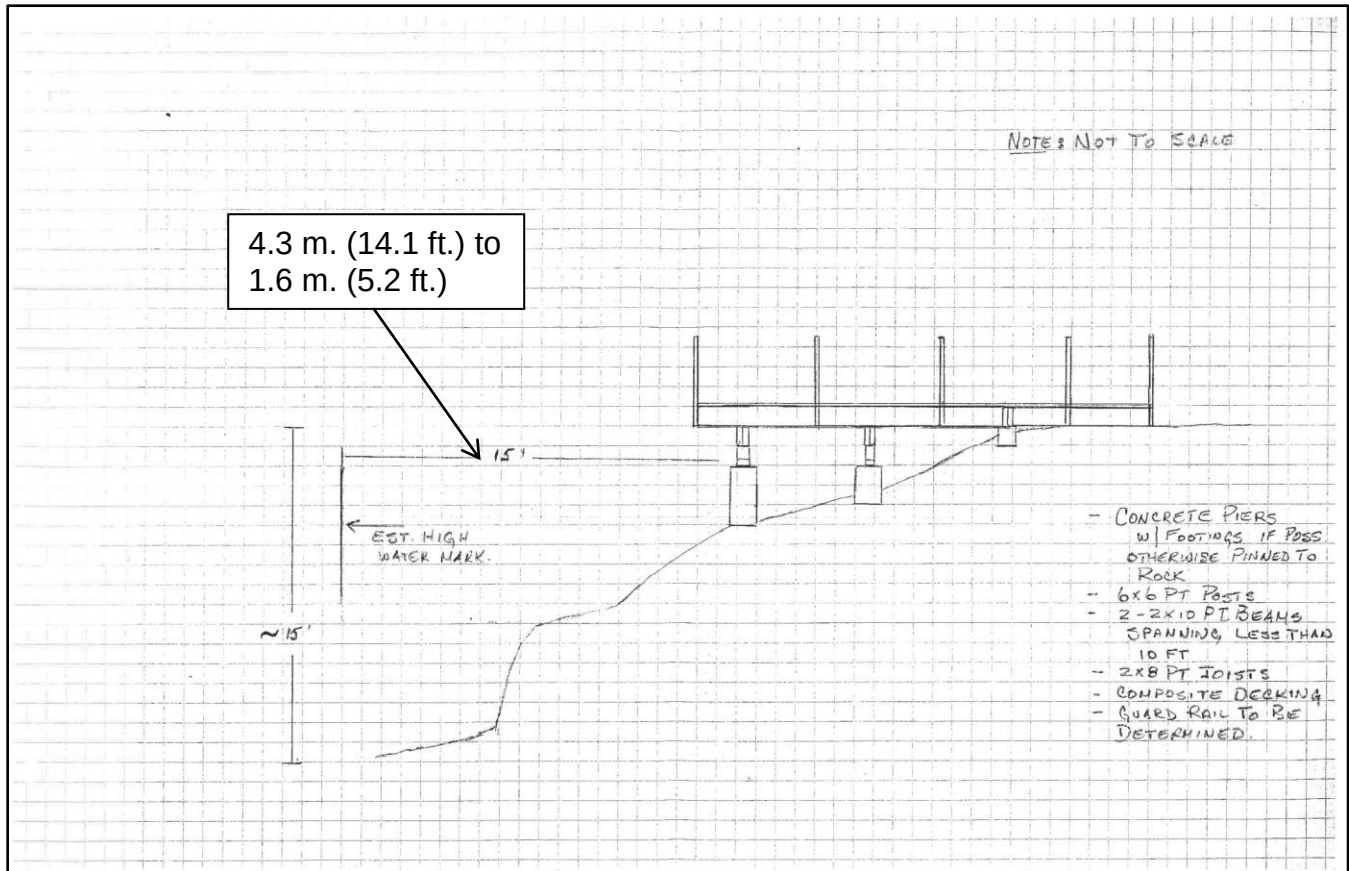
**IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE XX DAY OF XX THIS
PERMIT AUTOMATICALLY LAPSES.**

SCHEDULE "A"

#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 140350B\SIT\BM

MAYNE ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
MA-DVP-2014.1

SCHEDULE "B"



AMENDED PROPOSED

**MAYNE ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
MA-DVP-2014.1**

TO: Robyn and Bruce Hollingshead

1. This Development Variance Permit applies to the land described below:

Lot 137, Section 6, Mayne Island, Cowichan District, Plan 23981
PID: 002-943-255

2. The "Mayne Island Land Use Bylaw No. 146, 2008" is varied as follows:

- a) Article 3.3 (3) which states that no building or structure may be constructed, reconstructed, moved, extended or located within 7.5 metres (25 feet) of the natural boundary of the sea, is varied to allow for a deck structure to be sited as close as 4.6 metres (15.0 feet) from the natural boundary of the sea.
- b) Article 5.1(7)(b) which states that the minimum setback for any building or structure is 3 metres (10 feet) from any interior side lot line, is varied to allow for an existing carport/outbuilding to be sited as close as 2.0 metres (6.6 feet) from an interior side lot line.
- c) Article 5.1(7)(b) which states that the minimum setback for any building or structure is 3 metres (10 feet) from any interior side lot line, is varied to allow for an existing shed structure to be sited as close as 1.1 metres (3.6 feet) from an existing interior side lot line.

All buildings and structures are to be consistent with Schedules "A" and "B" attached to and forming part of this permit.

3. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of "Mayne Island Land Use Bylaw No. 146, 2008" and obtain other approvals necessary for completion of the proposed development.

**AUTHORIZING RESOLUTION PASSED BY THE MAYNE ISLAND LOCAL TRUST COMMITTEE THIS
XX DAY OF XX.**

Deputy Secretary, Islands Trust

Date of Issuance

**IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE XX DAY OF XX THIS
PERMIT AUTOMATICALLY LAPSES.**

MAYNE ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
MA-DVP-2014.1

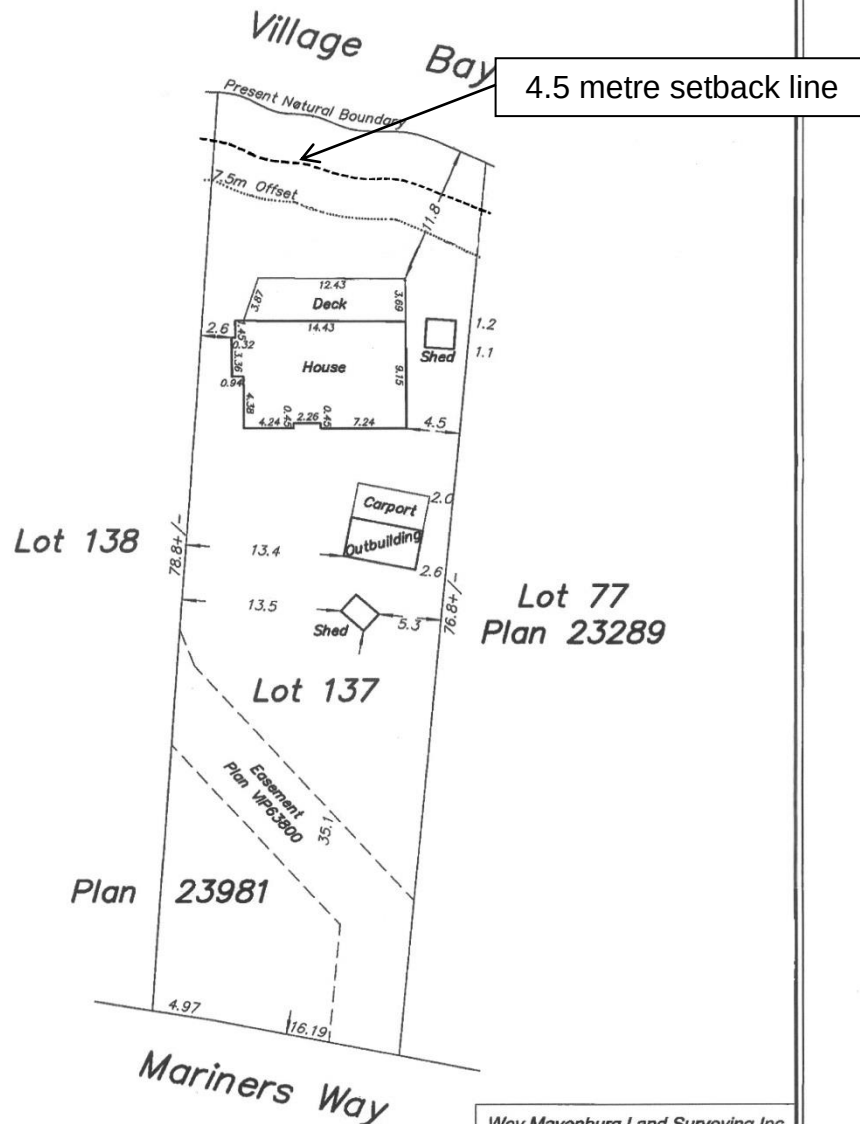
SCHEDULE "A"

Site Plan Of:
Lot 137, Section 6, Mayne Island,
Cowichan District, Plan 23981.

Dated this 26th day of November, 2014.

Distances shown are in metres.

Scale = 1: 400



The subject property is affected by
the following registered documents:
417178G, FK88735.

Wey Mayenburg Land Surveying Inc.

www.weysurveys.com

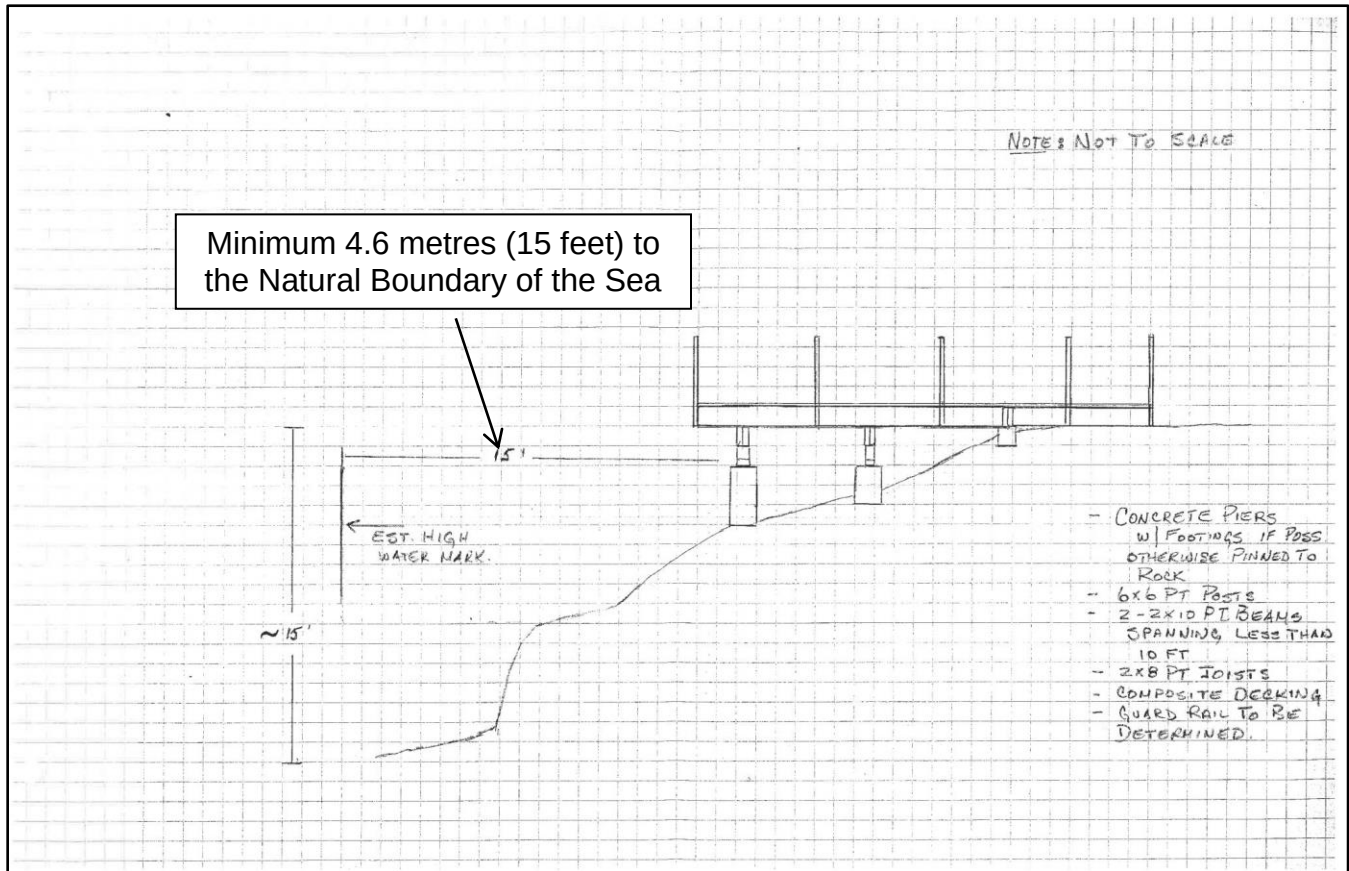
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5

Telephone (250) 656-5155

File: 1403508\SIT\BM

MAYNE ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
MA-DVP-2014.1

SCHEDULE "B"





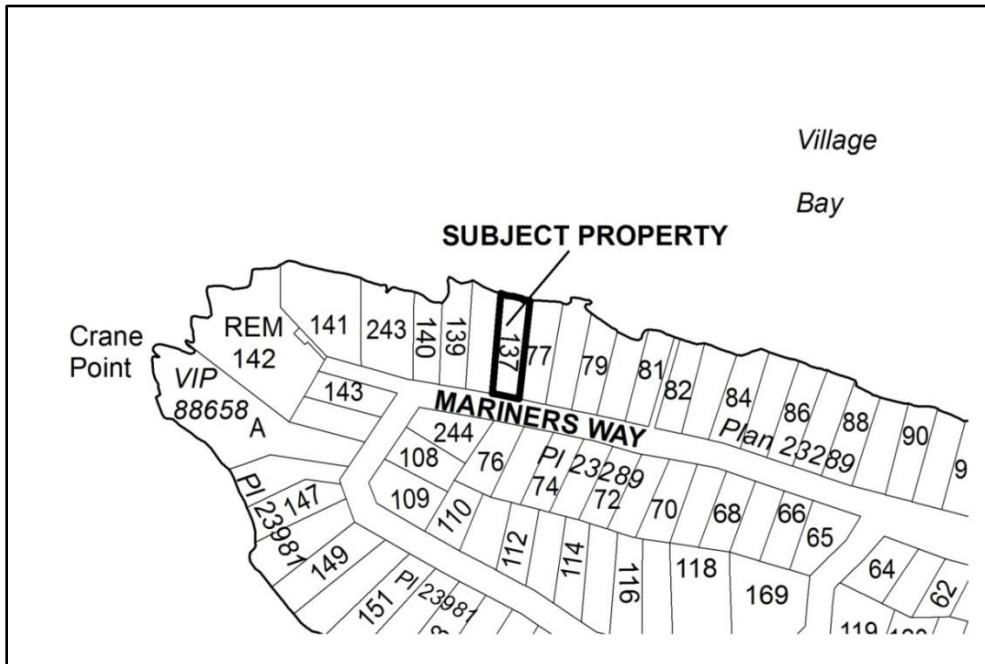
NOTICE
MA-DVP-2014.1

NOTICE is hereby given that the Mayne Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit, pursuant to Section 922 of the *Local Government Act*.

The proposed permit would vary article 3.3 (3) of the Mayne Island Land Use Bylaw No. 146, 2008, which states that no building or structure may be constructed, reconstructed, moved, extended or located within 7.5 metres (25 feet) of the natural boundary of the sea to allow for a deck structure to be sited as close as 1.6 metres (5.2 feet) from the natural boundary of the sea; and, vary article 5.1(7)(b) of Mayne Island Land Use Bylaw No. 146, 2008, which states that the minimum setback for any building or structure is 3 metres (10 feet) from any interior side lot line, to allow for: a deck structure to be sited as close as 2.8 metres (9.2 feet) from an interior side lot line; an existing carport/outbuilding to be sited as close as 2.0 metres (6.6 feet) from an interior side lot line; and, an existing shed structure to be sited as close as 1.1 metres (3.6 feet) from an interior side lot line.

The property is located at 183 Mariners Way and is legally described as Lot 137, Section 6, Mayne Island, Cowichan District, Plan 23981.
PID: 002-943-255

The general location of the subject property is shown on the following sketch:



A copy of the proposed permit may be inspected at the Islands Trust Office, 200 - 1627 Fort Street, Victoria, B.C. V8R 1H8 between the hours of 8:30 a.m. to 4:30 p.m. Monday to Friday inclusive, excluding statutory holidays, commencing **February 6, 2015**, and continuing up to and including **February 20, 2015**.

For the convenience of the public only, and not to satisfy Section 922(5) (c) of the *Local Government Act*, additional copies of the Proposed Permit may be inspected at various Notice Boards on Mayne Island, B.C., commencing **February 6, 2015**. Also, attached for your convenience is a copy of the proposed permit.

If you have any questions or comments please contact the Planner, Gary Richardson at (250) 405-5157; for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867, before 4:30 p.m., **February 20, 2015**. Written comments may be mailed to Islands Trust, 200 – 1627 Fort Street, Victoria, BC V8R 1H8; faxed to (250) 405-5155; or emailed to information@islandstrust.bc.ca before 4:30 p.m., **February 20, 2015**.

The Mayne Island Local Trust Committee may consider the issuance of the permit at the Mayne Local Trust Committee Meeting being held at 1:00 p.m., February 23, 2015, at Mayne Island Agricultural Hall, 430 Fernhill Road, Mayne Island. All applications are available for review by the public. Written comments made in response to this notice will also be available for public review.

Date: February 13, 2015

File No.: 6500-20-OCP/LUB
Amendments

To: Mayne Island Local Trust Committee
For the meeting of February 23, 2015

From: Gary Richardson, Island Planner

CC: Robert Kojima, RPM

**Re: Local Trust Committee OCP/LUB Technical Amendments-Waste
Transfer Facility**

The purpose of this report is to provide the Local Trust Committee (LTC) with a draft amendment to the technical amendment bylaw to allow for waste transfer facilities on industrial zoned land.

BACKGROUND:

The Mayne Island Local Trust Committee (LTC) has identified a technical review of the Official Community Plan (OCP) Bylaw No. 144, 2007 and the Mayne Island Land Use Bylaw (LUB) Bylaw No. 146, 2008 as a top priority on the work program. The object of the project is to amend the Mayne Island Land Use Bylaw and Official Community Plan for technical corrections, such as erroneous cross-references, typographical errors, outdated regulatory references, or that improve clarity in the bylaw. Two bylaws have been prepared to implement these changes. Proposed bylaw 162 (OCP) and Proposed Bylaw 163 (LUB). The bylaws received first reading on September 20, 2014.

At the January 26, 2015 meeting of the Mayne Island Local Trust Committee (LTC), the LTC passed the following resolution:

MA-2015-009

It was Moved and Seconded that Mayne Island Local Trust Committee retain Official Community Plan and Land Use Bylaw amendments on the Top Priority List and that staff be instructed to prepare a report for the February 23, 2015, Local Trust Committee meeting regarding waste transfer stations being permitted in the industrial zone.

The only existing waste transfer facility is on industrial zoned land and is operating under a Temporary Use Permit (TUP) that was granted in 2012. The TUP permits the storage, processing, handling of household rubbish, building waste, household garbage, scrap metal and scrap vehicles in preparation for transport off island.

STAFF COMMENTS

The existing waste transfer facility is on an industrial zoned lot and is being operated under a TUP that expires on September 20, 2015. The existing operation has shown that there is a need on Mayne Island for a permanent waste transfer facility. There are four industrial zoned lots of sufficient area (greater than .4 ha) that could allow for a waste transfer facility to be located on them.

Solid Waste is generally managed through the Capital Regional District (CRD) under the Solid Waste Management Plan (SWMP). Additionally, the CRD has established a regulatory bylaw for transfer stations on Salt Spring Island, which requires that operators are classified and licensed through the CRD. As part of the license application, applicants must provide:

- the types and estimated quantities of municipal solid waste and recyclable material to be managed at the site, works or facility per year;
- an odor management plan;
- a leachate management plan;
- a vector, litter and dust management plan;
- a noise abatement plan; and
- a site plan and layout of facilities.

The CRD also has a Composting Facilities Regulation Bylaw which applies to the entire CRD area.

The CRD does not presently have a regulatory bylaw for Mayne Island. The LTC has the ability to use its zoning powers to regulate the land use aspects of waste management operations, but that would not be to the same extent or as detailed as those that the CRD is authorized under the Regional District Service Powers. However, the CRD would require that land use bylaws permit waste facilities before issuance of any permits, and that authority is with the LTC.

In addition to the CRD powers noted above, any property handling waste materials requires compliance with a number acts and regulations, most notably:

- *Environmental Management Act (EMA)*
- *EMA - Hazardous Waste Regulations*
- *EMA – Recycling Regulation*
- *EMA – Contaminated Sites Regulation*
- *EMA – Organic Matter Recycling Regulation*
- *EMA – Storage of Recyclable Material Regulation*
- *The federal Transportation of Dangerous Goods Regulations*

The Environmental Management Act gives the powers to a regional district to make bylaws for the purposes of implementing an approved waste management plan (part 3, section 25, 3).

Presently the only waste transfer facility is operating under a TUP on industrial zoned land on Fernhill road. The facility is well used and there have been no complaints regarding its operation. The TUP was issued on September 20, 2012 and expires on September 20, 2015.

Staff is recommending that waste transfer facility be permitted in all industrial zones larger than 0.4 ha. Waste transfer facility aligns with the uses contemplated for industrial designated land

in the OCP. Most of the existing industrial zoned lots are larger than 0.4 ha. Including this as part of the OCP/LUB review project seems appropriate as a facility is needed on Mayne Island and there is presently no zone that allows for a waste transfer station. This amendment would allow the use on four industrial zoned lots. Continuing with the use permitted on one lot by means of a TUP is a short term solution that only allows the use on one lot. If the owner of the lot subject to the TUP discontinues the use and/or does not renew the TUP it is favorable to have other lots that allow waste transfer stations. The conditions cannot be as detailed in the LUB as they are in a TUP the implications being that there is less control over the site when it's a permitted use in the LUB.

Composting facilities have not been included as a permitted use as more research is required and composting exceeds the scope of this project which is meant to be for minor technical amendments.

Proposed Bylaw 163 has been amended to permit waste transfer facilities and is attached for the LTCs consideration. The waste transfer facilities be proposed in the LUB only regulate general use, setbacks and screening.

The amendments in the attached draft bylaw (162) would allow for waste transfer facilities on all industrially zoned lots over 0.4 ha (4 lots) and requires waste transfer facilities to be sited 15 metres from residentially zoned lots. The existing screening regulations in the LUB are sufficient for the screening of a waste transfer facility.

A definition of waste transfer facility has also been added to the draft bylaw.

RECOMMENDATIONS:

THAT the Mayne Island Local Trust Committee amend Bylaw No.162, cited as Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.1, 2014 as specified in Appendix A of the staff report dated February 13, 2015.

That Bylaw No.162, cited as Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.1, 2014 be read a second time as amended.

That the Mayne Island Local Trust Committee place "composting facilities" on its project list.

Prepared and Submitted by:

Gary Richardson

Gary Richardson, Island Planner

Feb 16, 2015

Date

Concurred in by:



Robert Kojima
Regional Planning Manager

Feb 16, 2015

Date

Attachments: Proposed bylaw 162

MAYNE ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 162

A BYLAW TO AMEND MAYNE ISLAND LAND USE BYLAW NO. 146, 2008

The Mayne Island Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the Mayne Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

- A. Schedule A of Bylaw No.146, cited as “Mayne Island Land Use Bylaw No 146, 2008” is amended as follows:
1. Part 1, Interpretation, Section 1.1, is amended by deleting “use” from the definition “Agriculture use” such that it reads: “Agriculture” means the use of land for the growing, rearing, harvesting, or production of plants, crops, livestock and other farm animals.’
 2. Part 1, Interpretation, Section 1.1, is amended by deleting “Bare Land Strata Regulations” from the definition of ‘Lot’ and inserting “Strata Property Act” such that it reads: “Lot” means any parcel, block or other area in which land is held or into which it is subdivided whether under the *Land Title Act* or the *Strata Property Act*.”
 3. Part 1, Interpretation, Section 1.1, is amended by adding the definition ‘Horticulture’ in alphabetical order such that it reads: “Horticulture” means the use of land for the rearing of plants.’
 4. Part 1, Interpretation, Section 1.1, is amended by adding the definition ‘Mobile Home’ in alphabetical order such that it reads: “Mobile Home” means a dwelling designed, constructed, or manufactured to be moved from one place to another by being towed or carried and meets a minimum CSA-Z240 standard.’
 5. Part 1, Interpretation, Section 1.1, is amended by adding the definition ‘Moorage’ in alphabetical order such that it reads: “Moorage” means the tying or securing of a vessel to a fixed structure or mooring buoy.’
 6. Part 1, Interpretation, Section 1.1, is amended by deleting “and in the case of a lot having a surveyed high water mark means the high water mark” from the definition of ‘Natural boundary’ and inserting “in vegetation, as well as in the nature of the soil itself” such that it reads: ‘ “natural boundary” means the visible high water mark of the sea, a lake, a stream or other body of water, where the presence and action of water are so common and usual and so long continued in all ordinary years as to mark upon the soil or rock of the bed of the body of water a character distinct from that of the bank, in vegetation, as well as in the nature of the soil itself.’
 7. Part 1, Interpretation, Section 1.1, is amended by adding the definition ‘Waste Transfer Facility’ in alphabetical order such that it reads: “Waste transfer facility” means the use of a site, buildings and structures for receiving, collecting, storing, sorting, and transferring solid waste and recyclable waste that originate from residential, commercial, institutional, demolition or construction sources.’
 8. Part 2, Administration, Subsection 2.3(1), is amended by deleting the subsection in its entirety and replaced with the following: “The Islands Trust Bylaw Enforcement Officer or any other person designated by the Islands Trust to administer this Bylaw is authorized to enter, at any reasonable time, upon any property that is subject to regulation under this Bylaw, for the purpose of inspecting and determining whether the regulations, prohibitions and requirements are being met.”
 9. Part 2, Administration, Subsection 2.5(1), is amended by deleting “, not exceeding \$2,000” such that it reads: ‘Any person who commits an offence against this Bylaw is liable, upon summary conviction, to a fine and penalty, pursuant to the *Offence Act* and the costs of

prosecution. Each day during which an offence against this Bylaw is continued is deemed to constitute a new and separate offence.'

10. Part 2, Administration, is amended by adding a new Section 2.9 (Repeal and Replacement) such that it reads:

"2.9 Repeal and Replacement

- (1) Where this Bylaw refers to other acts or regulations which have been repealed, amended, revised or consolidated, the reference in this Bylaw must be construed as being a reference to the substituted enactments relating to the same subject matter, the former act or regulations are construed as remaining in effect.
 - (2) Where this Bylaw refers to other government departments, ministries or agencies which have had a change in title or name, the reference in this Bylaw must be construed as being a reference to the substituted title(s) or name(s) of the government departments, ministries or agencies relating to the same subject matter."
11. Part 3, General Regulations, Subsection 3.2(1), is amended by deleting "AG" and inserting "A" such that it reads: 'In all zones except the R and A zones, the keeping on a lot having an area of less than 2000 m² (0.5 acres) of cattle, sheep, goats, pigs, donkeys, llamas, ostriches, emus and more than one horse;'
12. Part 3, General Regulations, Article 3.9(1)(a), is amended by inserting "Public" in front of 'Health Act' and to italicize 'Public Health Act' such that it reads: 'The connection of the recreational vehicle to sewage disposal facilities consistent with the provisions of the *Public Health Act*.'
13. Part 5, Zone Regulations, Subsection 5.2(4), is amended by deleting the subsection in its entirety and replaced with the following: "The maximum number of accessory buildings, other than utility sheds or woodsheds, is four per permitted dwelling unit."
14. Part 5, Zone Regulations, Subsection 5.5(13) - R(d) Zone Site Specific Regulations, is amended by deleting "5.5(4)" in Column 3 and inserting "5.5(3)" such that it reads: '(1) Despite 5.5(3) above, one cottage is permitted in respect of each permitted dwelling unit in these locations.'
15. Part 5, Zone Regulations, Subsection 5.8(5), is amended by deleting "5.8(1)(j)" and inserting "5.8(1)(k)" such that it reads: 'The apartment residential use permitted by 5.8(1)(k) shall.'
16. Part 5, Zone Regulations, Subsection 5.8(11) - C1(c) Zone Site Specific Regulations, is amended by deleting "5.8(1)(b), l and m" and inserting "5.8(1)(b), (l), and (m)" such that it reads: '(1) Despite 5.8(1), the only uses permitted in this location are those permitted in 5.8(1)(b), (l), and (m).'
17. Part 5, Zone Regulations, Subsection 5.13(14) - I1(a) Zone Site Specific Regulations, is amended by deleting "locations" and inserting "location" such that it reads: 'Despite 5.13(1) the only permitted uses at this location are those permitted by 5.13(1)(a), (b), (d), and (e) and ready-mix concrete plant, and the sale of soil, gravel, dry cement and ready-mix concrete.'
18. Part 5, Zone Regulations, Subsection 5.13(14) - I1(b) Zone Site Specific Regulations, is amended by deleting "5.13(1)" and inserting "5.13(1)" such that it reads: 'Despite 5.13(1) the only permitted uses in this location are the maintenance, repair and storage of vehicles, equipment and materials used for the provision, maintenance or repair of utilities and accessory uses, buildings and structures.'
19. Subsection 5.14(6) is renumbered to 5.14(7).
20. Subsection 5.14(5) is renumbered to 5.14(6).

21. Part 5, Zone Regulations, Section 5.14, is amended by adding the following new Subsection 5.14(5) under 'Siting and Size':

“(5) The maximum height for any accessory building or structure is 5 metres (16.5 feet).”
22. Subsection 5.15(6) is renumbered to 5.15(7).
23. Subsection 5.15(5) is renumbered to 5.15(6).
24. Part 5, Zone Regulations, Section 5.15, is amended by adding the following new Subsection 5.15(5) under 'Siting and Size':

“(5) The maximum height for any accessory building or structure is 5 metres (16.5 feet).”
25. Subsection 5.16(6) is renumbered to 5.16(7).
26. Part 5, Zone Regulations,, Section 5.16, is amended by adding the following new Subsection 5.16(6) under 'Siting and Size':

“(6) The maximum height for any accessory building or structure is 5 metres (16.5 feet).”
27. Part 5, Zone Regulations, Subsection 5.17(4), is amended by deleting “principal” such that it reads: ‘The maximum height for any building or structure is 9 metres (29.5 feet).’
28. Part 5, Zone Regulations, Section 5.19, is amended by inserting “Conservation” such that it reads: ‘The purpose of the Resource Conservation Zone is to provide for and regulate lands reserved and protected for conservation purposes.’
29. Part 5, Zone Regulations, Section 5.20, is amended by deleting “protection” and inserting “Protection” such that it reads: ‘The purpose of the Water Protection Zone is to regulate uses of and impacts on the marine environment and foreshore.’
30. Part 5, Zone Regulations, Article 5.20(1)(a), is amended by deleting “aides” and inserting “aids” such that it reads: ‘Marine navigational aids;’
31. Part 5, Zone Regulations, Article 5.21(1)(a), is amended by deleting “aides” and inserting “aids” such that it reads: ‘Marine navigational aids;’
32. Part 5, Zone Regulations, Article 5.22(1)(a), is amended by deleting “aides” and inserting “aids” such that it reads: ‘Marine navigational aids;’
33. Part 5, Zone Regulations, Subsection 5.22(3), is amended by adding “.” at the end of the sentence such that it reads: ‘The maximum height of any building or structure constructed on a dock is 4 metres (13 feet), as measured from surface of the dock.’
34. Part 5, Zone Regulations, Article 5.23(1)(a), is amended by deleting “aides” and inserting “aids” such that it reads: ‘Marine navigational aids;’
35. Part 7, Parking Regulations, Subsection 7.1(2), is amended by deleting “7.1(2)” and inserting “7.1(1)” such that it reads: ‘Despite, 7.1(1), off-street parking spaces may be located on a lot within 100 metres (328) feet of the use, building, or structure being served, provided that access to the parking spaces is secured by means of registered easement and a s. 219 covenant in favour of the Local Trust Committee.’
36. Part 7, Parking Regulations, Subsection 7.3(2), is amended by deleting “Table 2” and inserting “Table 7.1” such as it reads: ‘Where a particular use is not listed in Table 7.1, the number required for the most similar listed use applies.’
37. Part 5, Zone Regulations, Subsection 5.13(1) is amended by adding “(f) waste transfer station” to the list of permitted uses.’

38. Part 5, Zone Regulations, Section 5.13, is amended by inserting a new subsection (7) as follows: “(7) waste transfer station uses must be sited no less than 15 metres from any lot in the Settlement Residential Zone, Rural Residential One and Two Zones, Rural Zone, Upland Zone and Agricultural Zone.” The existing subsection (7) and following subsections to be renumbered accordingly.

39. Part 5, Zone Regulations, Section 5.13, is amended by inserting a new subsection (14) as follows: “14 Waste Transfer Station use is only permitted on lots larger than 0.4 hectare in area.”. The existing subsection (14) and following subsections to be renumbered accordingly.

40. Part 5, Zone Regulations, Subsection 5.13(14) , Site-Specific Zone I1(a), Column 3, (1) is amended by deleting “and (e)” and replacing it with “, (e) and (f)”

41. Part 5, Zone Regulations, Subsection 5.13(14), Site-Specific Zone I1(b), Column 3, (1) is amended by adding the words “waste transfer stations,” immediately following the words “this location are”.

B. This bylaw may be cited for all purposes as the “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.1, 2014”.

READ A FIRST TIME THIS	DAY OF	20
PUBLIC HEARING HELD THIS	DAY OF	20
READ A SECOND TIME THIS	DAY OF	20
READ A THIRD TIME THIS	DAY OF	20
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	DAY OF	20
ADOPTED THIS	DAY OF	20

DEPUTY SECRETARY

CHAIRPERSON



Memorandum

Date February 13, 2015

File Number MA650020-2012
(Secondary Suites)

To Mayne Island Local Trust Committee
From Gary Richardson, Island Planner

Re: Secondary Suite Implementation

Staff has prepared a brochure that outlines rules and regulations regarding secondary suites within the Mayne Island Trust area. The brochure is attached for reference.

The following is being proposed in order to inform the public and appropriate government agencies that secondary suites are now permitted on Mayne Island:

- Place a notice in the Mayneliner, on the Mayne LTC Website and Mayne Island notice boards alerting islanders that secondary suites are now permitted. The notice will also contain planner contact information.
- Distribute copies of the information brochure to Mayne Island Real Estate offices to be distributed to interested customers.
- Forward email to: CRD Building Inspection, Island Health, island septic installers and contractors advising them that secondary suites are now permitted on certain areas of Mayne Island.
- Advise Mayne islanders through Mayneliner, Website and notice boards that the planner will be on Island during office hours to answer any questions that they may have regarding secondary suites.

The cost to place a notice in the paper will be approximately \$112.00 and be taken from the existing project budget.

If there are any other groups or individuals that the LTC would like notified please advise the planner.

Pc: Robert Kojima RPM

FAQs

What does Islands Trust have to do with Secondary Suites?

The Mayne Island Local Trust Committee (LTC) establishes the zoning regulations that allow for secondary suites on the island.

Where do I go to get a permit for a secondary suite?

If you are within the shaded area on the map, you can go directly to the Capital Regional District (CRD) Building Inspection Office to apply for a building permit.

What if my property is outside of the shaded area?

Under certain conditions, there may be an opportunity to permit suites for properties outside of the shaded area with a Temporary Use Permit. Please contact the Islands Trust planning staff to learn how.

What if I already have a suite?

If you have an existing suite, contact the Islands Trust to confirm zoning, and contact the CRD Building Inspection to ensure it complies with the BC Building Code requirements.

Can I have a suite above my garage or studio?

As long as your garage or suite is within the footprint of your main dwelling (i.e. attached to your house), then you may be allowed a secondary suite. Contact Islands Trust staff for clarification.

How can I learn about conserving water for my suite?

Water use is an important factor in considering whether to have a secondary suite. Please contact the Islands Trust or the CRD to learn more.

Where can I find information on my rights and responsibilities as a landlord or tenant?

The Residential Tenancy Branch provides landlords and tenants with information and dispute resolution services. Visit www.rto.gov.bc.ca for information.

Please Note: This Brochure is provided for information only.

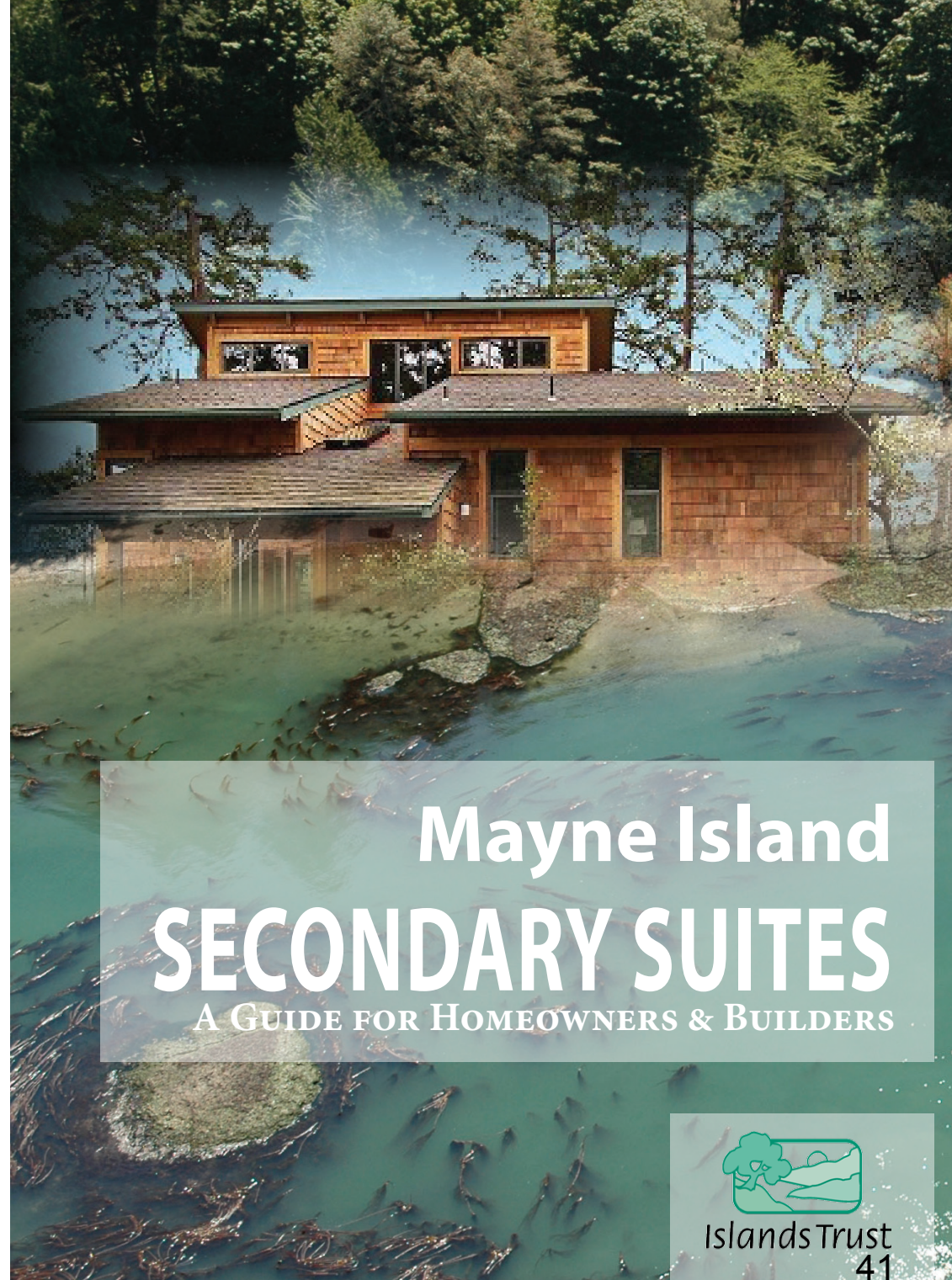
Contacts:

Islands Trust
200-1627 Fort Street
Victoria, BC V8R 1H8
www.islandstrust.bc.ca
1-250-405-5151 or
toll free: 1-800-663-7867

CRD Building Inspection Dept.
PO Box 1000, 625 Fisgard
Street, Victoria, BC V8W 2S6
www.crd.bc.ca
250.360.3230 or
toll free: 1.866.475.1581



Islands Trust



Mayne Island SECONDARY SUITES

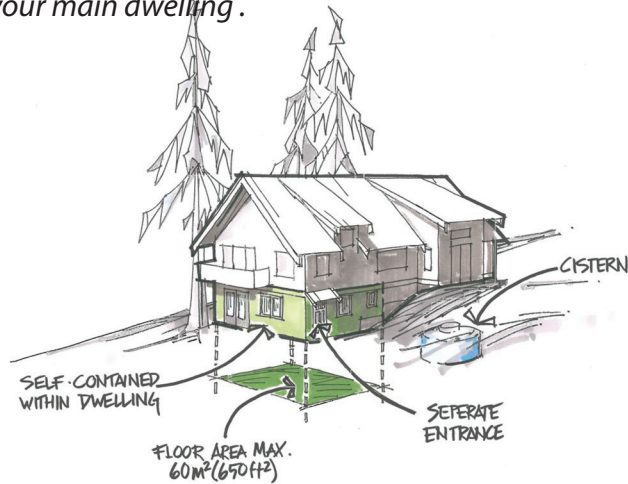
A GUIDE FOR HOMEOWNERS & BUILDERS



Islands Trust
41

What?

A **secondary suite** is a self-contained dwelling that is located within and is smaller than your main dwelling.



Requirements?

Self-Contained: The **secondary suite** must be **within** the walls of the **principal dwelling**.

Size: The **floor area** of the secondary suite cannot exceed **60m²** (646 ft²), nor exceed **40 per cent of the floor area** of the principal dwelling.

Entrance: to a secondary suite from the **outside** must be **separate** from that to the principal dwelling.

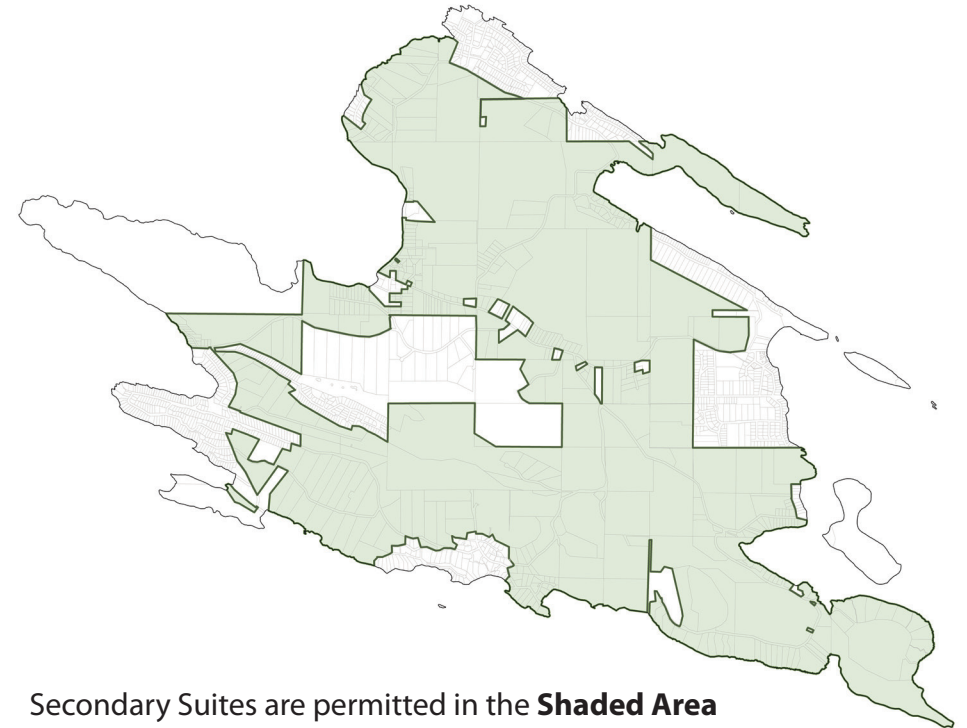
Parking: One parking space per suite is required.

Cistern: To get a building permit for a secondary suite, your home must have a water catchment and storage system for rainwater (a **cistern**). Minimum capacity is 13,640 litres (3,000 gallons).

Septic System: Your home's septic system must have enough capacity for a suite.

Where?

Mayne Secondary Suites Map



Secondary Suites are permitted in the **Shaded Area**

Secondary suites are allowed only on lots within the **shaded area** on the Secondary Suites Map . All other areas are within **water service districts** that do not allow secondary suites.

There is a **maximum** of one secondary suite per lot.

If your property is less than four hectares (9.88 acres) you can have either a cottage **OR** a secondary suite, but not both.



Islands Trust

Print Date: Feb-16-2015

Top Priorities

Mayne Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Housing Options - Secondary suites	Proposed bylaws 159 and 160 placed on January 26, 2015 LTC agenda for consideration of adoption. - implementation plan prepared for LTC consideration at Feb 23, 2015 Mtg.	Jul-31-2013	Gary Richardson	Feb-23-2015	On Going
2	OCP and LUB amendments	Waste Transfer Stations added as a permitted use in industrial zone to be considered at Feb 23, 2015 LTC Mtg.	Jul-31-2013	Kim Farris	Feb-23-2015	On Going
3	Fallow Deer Eradication	Staff to report back with options at March 30, 2015 LTC Mtg.	Jan-26-2015	Gary Richardson	Mar-30-2015	On Going



Projects

Mayne Island

No.	Description	Activity	Received/Initiated	Status
1	Climate Change Adaptation	Consider regulatory changes and implementation of new DPA authority	Mar-02-2009	On Going
1	Riparian Area Regulations	Project moved from Top Priorities pending ombudsperson report response and Ministry decision on SSI bylaw. Staff to prepare a report and recommendations on how to proceed once SSI bylaw decision made and Ministry response to ombudsperson complete	Jan-26-2015	On Going
2	Commercial Land Use Review	review task force reports and provide options/recomendations to the LTC	Oct-24-2012	On Going
3	Fallow Deer Eradication - Including First Nation Communication		May-21-2014	On Going
4	Density provisions on large remainder lots		Jul-27-2012	On Going
5	Road issues		Jun-27-2012	On Going
6	Review TUP policies		Sep-19-2012	On Going
7	STVR Review		Sep-19-2012	On Going
8	Medical Marijuana production facility review		Jun-25-2014	On Going



Memorandum

Date: February 13, 2015

File Number

To: Mayne Island Local Trust Committee
From: Gary Richardson, Island Planner

Re: Community Consultation Regarding Community Projects

At the January 26, 2015 LTC meeting the LTC requested staff to invite the community to submit their views on LTC projects.

The LTC passed the following resolution with respect to the above initiative:

MA-2015-007

It was Moved and Seconded that Mayne Island Local Trust Committee request staff advertise inviting the community to submit their views on Local Trust Committee Projects in writing or at the next Local Trust Committee meeting.

Staff is recommending that community sentiment regarding LTC projects be obtained by means of a questionnaire that would be mailed to all property owners within the Mayne Island Local Trust Area. Property owners can respond using an online form or mail their comments to the Island Trust office in Victoria. The questionnaire will contain a list of priorities and projects that have been identified on the Mayne LTC work program as well as others the LTC considers appropriate. Additional projects that the LTC would like to obtain community comment on can be discussed at the February 23 LTC meeting.

An explanation of the initiative and a link to the online questionnaire would also be posted in the Mayneliner and Island notice boards for community members not receiving the notice in the mail.

Staff will have a draft questionnaire prepared for the LTC to consider at the March 30, 2015 LTC meeting. Also for the March 30 LTC meeting staff will have an estimate of mailing and advertising costs to complete this project and specify which budget the costs are to come from.

Pc: Robert Kojima, RPM



Applications w/ Status - Mayne Island Status: Open

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
MA-DVP-2014.1	Bruce and Robyn Hollingshead	Jul-31-2014	183 MARINERS WAY To obtain a variance to build a deck within a setback.

Planner: Phil Testemale

Planning Status

Status Date: Feb-16-2015

Draft Permit and Staff report prepared for LTC consideration at February 23, 2015 LTC Mtg.

Status Date: Jan-21-2015

Notice and Draft Permit finalized and submitted for mailout PT

Status Date: Jan-07-2015

Notice and draft permit to be mailed out and staff report to be prepared for the LTC to consider issuance of permit at February 23, 2015 LTC Mtg.

File Number	Applicant Name	Date Received	Purpose
MA-DVP-2015.1	JENNIFER N MATHISON	Jan-22-2015	360 BARQUE RD Obtain a variance for structure encroaching in setback.

Planner: Phil Testemale

Planning Status

Status Date: Feb-16-2015

Staff report and draft permit to be prepared for LTC consideration at March 30, 2015 Mtg.

Status Date: Jan-28-2015

opened file, gave to planner, processed fee, notified mapping and LTC.

Subdivision

File Number	Applicant Name	Date Received	Purpose
MA-SUB-2014.1	Richard & Debra Milne, Wayne & Janice Peace Planner: Gary Richardson	Jan-22-2014	000-200-212 380 GEORGINA POINT RD MA 023-910-330 370 GEORGINA POINT RD MA 023-910-348 GEORGINA POINT RD MA
Planning Status			
Status Date: Jun-17-2014			
Waiting for appicant to fulfill PLA conditions			
Status Date: Apr-09-2014			
PLA issued April 7, 2014			
Status Date: Apr-01-2014			
Referral response sent to MoTI, LTC and applicants April 1, 2014			

Islands Trust
LTC EXP SUMMARY REPORT F2015
Invoices posted to Month ending January 2015

645 Mayne	Invoices posted to Month ending January 2015	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-645	LTC "Trustee Expenses"	700.00	75.00	625.00
LTC Local				
65200-645	LTC - Local Exp - LTC Meeting Expenses	1,500.00	957.09	542.91
65210-645	LTC - Local Exp - APC Meeting Expenses	750.00	311.58	438.42
65220-645	LTC - Local Exp - Communications	300.00	585.00	-285.00
65230-645	LTC - Local Exp - Special Projects	750.00	420.00	330.00
TOTAL LTC Local Expense		<u>3,300.00</u>	<u>2,273.67</u>	<u>1,026.33</u>
Projects				
73001-645-2005	Mayne OCP/LUB	<u>3,000.00</u>	<u>0.00</u>	<u>3,000.00</u>
TOTAL Project Expenses		<u>3,000.00</u>	<u>0.00</u>	<u>3,000.00</u>

Mayne Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Updated: July 25, 2012

No	Meeting Date	Resolution No.	Issue	Policy and Description
1.	October 1, 2007	MA-LTC-70-07	Guidelines for Use When Considering Funding for Reports	The MILTC has adopted a policy establishing the set of guidelines the LTC should employ when purchasing a report for LTC and public use.
2.	February 7, 2011	MA-LTC-13-11 This resolution repeals MA-LTC-90-09	STVRS Bylaw Enforcement	1. Given finite resources available for enforcement activities and in order to ensure the most effective results for enforcement activities STVRs that have one or more of the following characteristics will be subject to enforcement: 1. They are advertised on the internet, newspapers or other media; 2. They are not managed by the property owner; 3. More than one dwelling on the lot is simultaneously made available for STVR; 4. While the property is rented persons are permitted to stay in tents or trailers; 5. There are issues related to health and safety; 6. There is a written complaint by owners or residents of two properties about bona fide serious nuisance issues such as noise or parking congestion related to the STVR; 7. The owner of the property uses more than one property on Mayne Island as a STVR. 2. No enforcement actions under section 1.1 will be taken against any STVR operation that takes place in a lawful cottage or dwelling while the operator lives in a lawful dwelling or cottage on the same property. 3. Nothing in this enforcement policy should be interpreted as giving permission to violate the Land Use Bylaw and the Mayne Island Trust Committee may change this policy at any time and may give direction to expand enforcement activities at any time. This means that persons who have two lawful dwelling places on one lot and who live in one dwelling while the other is used as an STVR will be exempt from enforcement if they advertise. Staff recommends that the other factors continue to apply because STVR operations that have third party management, have more than one location on Mayne Island, or use more than one dwelling or cottage or permit camping are essentially operating as a resort or motel. The safety and nuisance triggers for enforcement protect the renters, the operators, and the neighbourhoods. It also reduces the Islands Trusts' liability.

No	Meeting Date	Resolution No.	Issue	Policy and Description
3.	May 2, 2011	MA-LTC-44-11	Options for adopting In Camera Minutes	It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to only include in-camera minutes on agendas where there are other reasons to close the meeting to the public .
4.	February 1, 2012		Special Occasion Liquor License referrals	That where a Liquor Control and Licensing Branch Special Occasion License referral relates to a property where Mayne Island Land Use Bylaw 146, 2008 permits public assembly uses, such as halls, recreation facilities or restaurants, and where it can be determined that the organization or applicant have had no issues related to parking or past complaints for the preceding three years, staff may approve the Special Occasion License without referral to the Local Trust Committee. All other Special Occasion License referrals are to be referred to the Local Trust Committee for consideration.
5.	July 25, 2012	MA-LTC-34-12 x-ref #2 above	STVR Bylaw enforcement policy	That Mayne Island Local Trust Committee resolves to extend the current Short Term Vacation Rental bylaw enforcement policy, as written in Staff Report dated June 26, 2012 until the project to review use of second dwellings for Short Term Vacation Rentals is complete.

GUIDELINES FOR MAYNE ISLAND LTC TO USE WHEN CONSIDERING FUNDING FOR REPORTS

**Adopted by Resolution MA-LTC-70-07 at the regular meeting of
October 1, 2007.**

ISSUE: What guidelines should an LTC employ when purchasing a report for LTC and public use?

BACKGROUND:

Islands Trust financial policy provides that an LTC cannot sponsor an event, even a community non-profit venture. LTC's can, however, purchase goods and services which are of benefit to the LTC and, by extension, the community it serves. Therefore, LTC's have supported worthwhile conferences, workshops and the like by purchasing a report on conference issues, proceedings, findings and recommendations.

In order that LTC's receive value for their purchases, the Mayne Island LTC has raised the issue outlined above. It has asked that guidelines be considered for use in evaluating future opportunities to purchase reports on a wide variety of subjects related to LTC mandates.

CONSIDERATIONS:

There are a number of factors or considerations an LTC might need to entertain. These considerations are cited below in an order which range from "fundamental" to "consequential".

1. Does the LTC have the budgetary capacity to consider the opportunity to purchase a conference report or proceeding?
2. Is the subject matter germane to the work and/or mandate of the LTC?
3. If the answers to 1 and 2 above are in the affirmative, the LTC may wish to consider requirements for the report they agree to purchase.

GUIDELINES

If the LTC decides to purchase a conference report or proceedings, it may require that reporting guidelines below be met as a condition of purchase.

These guidelines are:

1. The full proceedings of the conference or workshop are preferred.
2. If full proceedings are not produced or available the report to the LTC should include:
 - (a) The agenda of the conference or workshop
 - (b) A list of presenters and the topics they represented
 - (c) A summary of each topic discussed
 - (d) A copy of all papers presented at the conference
 - (e) A list of all recommendations made by the conference (if not cited in the papers or summary of each topic)
 - (f) A summary of any follow-up actions identified by the conference
 - (g) A copy of any contact list or referral resources generated by the conference,.
3. If only a narrative report is produced, the narrative should include or address the information sought in (a) to (g) above.

It is hoped that the guidelines above will ensure that the LTC will receive all relevant information generated by the conference or workshop.

Trust Fund Board Report to Local Trust Committees and BIM

– January 2015

Chair and FPC representative

At its first meeting of the term, the Trust Fund Board (TFB) re-elected Tony Law as chair and appointed Dereck Atha as TFB's representative on the Financial Planning Committee.

Regional Conservation Plan extended

The Board voted to extend our 2011-15 Regional Conservation Plan (RCP) to 2017. The RCP contains strategic goals and objectives which guide our work. Rather than preparing a new plan, the extension will allow us to focus resources on other priorities, including completing some outstanding actions in the RCP. The Board also felt that it would be more efficient and effective to develop a revised RCP alongside preparing our 2017-22 Five Year Plan, which is required by legislation.

Conservation Strategy for Coastal Douglas-fir and Associated Ecosystems

Islands Trust Fund (ITF) staff are participating in the multi-agency Coastal Douglas-fir and Associated Ecosystem Conservation Partnership (CDFCP) which is in the process of developing a Conservation Strategy. TFB has asked staff to look at integrating the completed strategy into our Regional Conservation Plan and report back to the board.

Eelgrass Mapping Complete

We are excited that our Eelgrass Mapping Project –covering the whole Trust Area – is now complete. This addresses one of the goals in our Regional Conservation Plan: to work with partners to conserve marine environments and habitat. Eelgrass is a critical near-shore habitat for numerous birds, mammals, invertebrates and commercial and non-commercial fish. Eelgrass beds are also an important carbon sink.

The mapping of eelgrass beds will help local trust committees, the Trust Fund Board and others to make science-based decisions around land use and conservation to prevent further habitat loss. We understand that the Ministry of Forests, Lands and Natural Resource Operations is welcoming this mapping as a tool to help assess dock and other shoreline applications. The report accompanying the mapping includes recommendations for restoring eelgrass habitat. The full report is available on ITF's website. The mapped data is also available on *MapIT [Shorelines](#)*. If your local trust committee would like to post the maps and recommendations relevant to your local trust area on your web page, please direct your planner to do so.

Eelgrass mapping was done by boat with the aid of a towed underwater camera. The Islands Trust area was mapped over three years through a partnership with SeaChange Marine Conservation Society. The Islands Trust contributed just over half of the total budget of this project with the remainder of the funds being secured by our project partner.

Conservation Planning and Official Community Plans

One of our Regional Conservation Plan goals is to work with the Islands Trust Council, local trust committees and island municipalities to implement conservation goals in Official Community Plans (OCPs). As your local trust committee strategizes your priorities for the term, you may want to consider how to advance conservation provisions in your OCPs, including using sensitive and nearshore

ecosystem mapping. One focus of attention might be Council's policy to establish protected area networks.

From the Policy Statement:

3.1.2 It is Trust Council's policy to work towards the establishment of a network of protected areas that preserves representative ecosystems in their natural state and in sufficient size and distribution to sustain their ecological¹⁴ integrity

3.1.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.

3.1.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.

Updates Specific to Local Trust Areas

Hornby

ITF's Ecosystem Protection Specialist, Kate Emmings, continues to work with Hornby Island property owner Karin Fischer and Conservancy Hornby Island to establish a conservation covenant to protect Garry oak and Douglas-fir ecosystems on her property.

Denman

ITF's manager, Jennifer Eliason, is contacting Ministry of Environment staff to pursue an inter-agency meeting to address the disposition of Crown land with conservation values on Denman Island. ITF's Property Management Specialist, Nuala Murphy, is working with Denman Conservancy Association to address management issues on Denman's nature reserves, including rerouting of a trail at Morrison Marsh Nature Reserve in coordination communication with BC Parks , and planning a restoration project at Lindsay Dickson Nature Reserve.

Gabriola

ITF's Property Management Specialist, Nuala Murphy, is reviewing workable options to address safety issues on the Coats Millstone Nature Reserve.

Lasqueti

TFB has signed a covenant with Lasqueti Island Nature Conservancy and Nanaimo and Area Land Trust Society to ensure the continued protection of ecological values on the John Osland Nature Reserve.

TFB received a request to consider placement of a 911 relay installation on Mount Trematon. The Board has noted that such a request cannot be considered under existing land use regulations. TFB would also need to consult with the donors, and seek the approval of the covenant holders and Environment Canada because of their roles in protecting the values of this nature reserve.

Gambier

The board formally established the Gambier Island Acquisition Fund, created with funds from a significant bequest received in 2011. Restoration continues at Long Bay Wetlands Nature Reserve with work to protect naturally regenerating conifers by caging them from browsing deer.

Staff are currently working to develop a new nature reserve on Keats island, after the TFB approved a conservation proposal from the Convention of Baptist Churches in November.

Thetis

A special Thetis Island Acquisition Fund has been established following a significant donation provided to support land acquisition on Thetis Island.

Salt Spring

In November 2014, TFB approved a conservation proposal on Salt Spring Island and has directed staff to negotiate a conservation covenant on private land in the Reginald Hill area.

North Pender

Staff continue to work on two conservation covenants on North Pender Island, one for Wallace Point and one for the Clam Bay Farm property.

South Pender

ITF's Ecosystem Specialist, Kate Emmings, continues to work with partners to secure a new covenant over Brooks Point Regional Park, to include the recent acquisition. The covenant will be co-held with Habitat Acquisition Trust.

Mayne

A revised management plan for Horton Bayviary has begun which will involve public consultation for the property.

Galiano

TFB approved a new conservation covenant on Galiano Island and directed staff to negotiate a conservation covenant. ITF had provided a contribution from the "Opportunity Fund" to assist the Galiano Conservancy Association with appraisal costs associated with the acquisition of this property and approved funds to cover some necessary survey costs. Staff have also indicated a willingness to accept a conservation covenant for the Crystal Mountain property should the local trust committee choose to proceed with the Crystal Mountain rezoning application.

Bowen

Bowen Island Municipal Council have renewed discussions about the expansion of the NAPTEP program onto Bowen Island. Staff are providing information as requested to support decision making.

Ongoing property management activities, carried out in partnership with the Bowen Island Conservancy, include installing additional signage at the David Otter Nature Reserve, upgrading trails, removing invasive plant species, and planting and caging trees to protect them from browsing at Singing Woods Nature Reserve and continuing to monitor and work with the Ministry of Forests, Lands and Natural Resource Operations to address off-road vehicle use at Fairy Fen Nature Reserve.