



Mayne Island Local Trust Committee Regular Meeting Agenda

Date: July 30, 2018
Time: 1:00 pm
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island, BC

			Pages
1.	CALL TO ORDER	1:00 PM - 1:30 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 June 11, 2018 (for Adoption) (attached)		4 - 10
6.2	Section 26 Resolutions-without-meeting Report		
	none		
6.3	Advisory Planning Commission Minutes		
	none		
7.	BUSINESS ARISING FROM THE MINUTES	1:30 PM - 1:40 PM	
7.1	Follow-up Action List Dated July 2018 (attached)		11 - 11
8.	DELEGATIONS		
	none		
9.	CORRESPONDENCE		
	<i>Correspondence received concerning current applications or projects is posted to the LTC webpage</i>		

9.1	R. Meager Email June 29, 2018 re Permission to Use Mayne Island as Name for a Rose (attached)	12 - 12
10.	APPLICATIONS AND REFERRALS	1:40 PM - 2:00 PM
10.1	MA-DVP-2018.2 (McCance) - Staff Report (attached)	13 - 28
10.2	MA-DVP-2018.3 (Brown) - Staff Report (attached)	29 - 41
10.3	Saturna Island Local Trust Committee Bylaw No. 119 Referral (attached)	42 - 44
	For response	
10.4	Saturna Island Local Trust Committee Bylaws No. 120 & 121 Referral (attached)	45 - 47
	For response	
10.5	Saturna Island Local Trust Committee Bylaws No. 122 & 123 Referral (attached)	48 - 50
	For response	
11.	LOCAL TRUST COMMITTEE PROJECTS	
	none	
12.	REPORTS	2:00 PM - 2:20 PM
12.1	Work Program Reports (attached)	
12.1.1	<u>Top Priorities Report Dated July 2018</u>	51 - 51
12.1.2	<u>Projects List Report Dated July 2018</u>	52 - 52
12.2	Applications Report Dated July 2018 (attached)	53 - 54
12.3	Trustee and Local Expense Report	
	none	
12.4	Adopted Policies and Standing Resolutions (attached)	55 - 56
12.5	Local Trust Committee Webpage	
12.6	Chair's Report	
12.7	Trustee Report	
12.8	Trust Fund Board Report Dated May 2018 (attached)	57 - 58
13.	NEW BUSINESS	2:20 PM - 2:30 PM
13.1	Mayne Island Local Trust Committee Bylaw Enforcement Notification (BEN) Amendment Bylaw No. 173 - Staff Report (attached)	59 - 76
	For further consideration	

13.2 Trust Programs Committee, Service Integration - Staff Briefing (attached)

77 - 77

For LTC input

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for September 24, 2018 at the Agricultural Hall, Mayne Island

15. TOWN HALL 2:30 PM - 3:00 PM

16. CLOSED MEETING (Distributed Under Separate Cover)

16.1 Motion to Close Meeting

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

- *Adoption of In-Camera Meeting Minutes Dated June 11, 2018*
- *BOV Memberships*

AND that the recorder and staff attend the meeting.

16.2 Recall to Order

16.3 Rise and Report

17. ADJOURNMENT 3:00 PM - 3:00 PM

DRAFT

Mayne Island Local Trust Committee Minutes of Regular Meeting

Date: June 11, 2018
Location: Mayne Island Church House
360 Georgina Point Road, Mayne Island BC

Members Present: Jeanine Dodds, Local Trustee
Brian Crumblehulme, Local Trustee

Staff Present: Gary Richardson, Island Planner
Pat Todd, Recorder

Regrets: George Grams

Public Present: There were approximately eight (8) members of the public in attendance.

1. CALL TO ORDER

Acting Chair (A/C) Crumblehulme called the meeting to order at 1:00 p.m. A/C Crumblehulme acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent, the agenda was adopted as presented.

3. TOWN HALL AND QUESTIONS

None

4. COMMUNITY INFORMATION MEETING

None

5. PUBLIC HEARING

None

6. MINUTES

6.1 Local Trust Committee Minutes Dated March 5, 2018 (for Adoption)

By general consent, the Local Trust Committee Minutes of Special Meeting on March 5, 2018 were adopted.

6.2 Local Trust Committee Minutes Dated March 26, 2018 (for Adoption)

By general consent, the Local Trust Committee meeting minutes of May 26, 2018 were adopted.

6.2.1 Public Hearing Record Bylaw No. 171 Dated March 26, 2018 (for Receipt)

Received for information.

6.2.2 Public Hearing Record Bylaw No. 172 Dated March 26, 2018 (for Receipt)

Received for information.

6.3 Advisory Planning Commission Minutes Dated March 12, 2018 (for Receipt)

Received for information.

6.4 Section 26 Resolutions-without-meeting Report Dated June 2018

Received for information.

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated May 2018

Planner Richardson reported that there had been no information received from Sean Pendergast, FLNRORD, regarding possible changes to hunting regulations, and that all other items have been completed.

Trustee Dodds stated that there has been no indication, to date, that regulations will be changed; however, there has been no communication from the Ministry.

8. DELEGATIONS

None

9. CORRESPONDENCE

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

None

10. APPLICATIONS AND REFERRALS

10.1 Salt Spring Island Local Trust Committee Bylaws No. 498 & 499 Referral (attached)

MA-2018-032

It was Moved and Seconded,

That the Mayne Island Local Trust Committee interests are not affect by Salt Spring Island Local Trust Committee Bylaws No. 498 and 499.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Commercial Land Use Review - Staff Report (attached)

For black line versions pertaining to the OCP & LUB amendments for this item, follow the link:

<http://www.islandstrust.bc.ca/islands/local-trust-areas/mayne/projects-initiatives/commercial-land-use-review/>

Planner Richardson reviewed the staff report detailing the proposed amendments to commercial policies and regulations contained in the OCP and LUB. These amendments define a commercial core for Miners Bay, give property owners in the core the ability to use their property for commercial use, residential use or both, and gives some direction to what types of commercial activity may be carried on outside of the Miners Bay core.

Trustee Dodds referred to a UBC Landscape Report (which she will locate) to be reviewed with possible points for inclusion. Focus was on character of structures/landscape in keeping with character of island.

There was discussion regarding residential options within the Miners Bay core. The document provides guidelines for where development should happen and will facilitate the rezoning process.

MA-2018-033

It was Moved and Seconded,

That the Mayne Island Local Trust Committee direct staff to draft amendment to the Mayne Island Official Community Plan Bylaw No. 144, 2007 (OCP) to implement the amendments highlighted in the attached Official Community Plan.

CARRIED

MA-2018-034

It was Moved and Seconded,

That the Mayne Island Local Trust Committee direct staff to draft amendments to the Mayne Island Land Use Bylaw, No. 146, 2008 to implement the amendments highlighted in the attached Land Use Bylaw document.

CARRIED

MA-2018-035

It was Moved and Seconded,

That the Mayne Island Local Trust Committee refer this staff report to the Mayne Island Advisory Planning Commission to review three specific aspects of these proposed amendments: 1) The boundary of the Miners Bay Commercial Core; 2) Allowing residential use in the Miners Bay Commercial core in addition to all other uses; 3) allowing the C1 (a), C1 (b) and C1(c) zones all of the used permitted in the C1 zone.

CARRIED

Trustee Dodds suggested the APC arrange for an afternoon meeting to allow teleconference with the Planner.

A question was asked regarding impact on taxes: Taxes are based on use, not zoning.

Proposed changes do not give a blanket rezoning to all sites within the boundary; residential within boundary would still need to apply to rezone to commercial. The document provides guidelines and criteria.

Deb Lancaster queried the split zone on her property. This could be addressed through the Comprehensive Development Permit – OCP would support rezoning.

12. REPORTS

12.1 Work Program Reports (attached)

12.1.1 Top Priorities Report Dated May 2018

Planner Richardson stated that focus would be on review of zoning for contractors' yards.

12.1.2 Projects List Report Dated May 2018

MA-2018-036

It was Moved and Seconded,

That the Local Mayne Island Trust Committee direct staff to remove *Road Issues* from the Project List.

CARRIED

12.2 Applications Report Dated May 2018 (attached)

Planner Richardson gave an overview of current and upcoming applications.

12.3 Trustee and Local Expense Report Dated March 2018 (attached)

Received for information.

12.4 Adopted Policies and Standing Resolutions (attached)

Received for information.

12.5 Local Trust Committee Webpage

Webpage will be updated soon; in the meantime, all information is on the Islands Trust website.

12.6 Chair's Report

None

12.7 Trustee Report

Trustee Dodds spoke of attending the opening of the pathway along Village Bay Road that has been completed on Fallow Deer. There was no awareness of the Fallow Deer Committee, within the MLA's office, despite numerous meetings over the years with Ministry officials, and there was no reasonable explanation as to why the current Representative's office was not aware of the efforts of the MI Fallow Deer Committee.

Trustee Crumblehulme advised the LTC that the Community Economic Sustainability Committee (CRD) has established projects and services to move forward into the next electoral session. High priority is the recommendation to establish a non-profit local committee for the SGIs to oversee service delivery. The Trust Programs Committee has been tasked to look at service delivery to identify if IT can facilitate processes. A report is expected shortly from SSI. Senior staff is exploring hosting a forum – different groups trying to do the same thing – on how to bring people and groups together.

Paula Buchholz raised concern regarding the information on the CRD website regarding the dock on Horton Bay.

Trustee Crumblehulme explained that while a Commissioner for the CRD, he could speak on behalf of the CRD, and concerns/issues should be directed to David Howe, CRD or MP.

12.8 Trust Fund Board Report Dated April 2018

Received for information.

13. NEW BUSINESS

13.1 Annual Report for LTC Endorsement - Staff Report (attached)

MA-2018-037

It was Moved and Seconded,

That the Mayne Island Local Trust Committee approves the attached text for inclusion in the 2017-2018 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs and Housing.

CARRIED

13.2 Request for Executive Committee to Release Legal Opinion re: Fallow Deer – Discussion

MA-2018-038

It was Moved and Seconded,

That the Mayne Island Local Trust Committee request Executive Committee release the legal opinion that included discussion regarding Fallow Deer.

CARRIED

13.3 Memo from EC re: Approval Process for Community Water Systems on Salt Spring Island – Memo & Attachment (attached)

For information.

13.4 Email D. Cressman re: Dump at End of Wooddale – Discussion (attached)

Planner Richardson will forward email to Robert Gutierrez, CRD, asking for an update on efforts to clean up the site.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for July 30, 2018, at the Agricultural Hall, Mayne Island

15. TOWN HALL

Chris Redsell asked as to his email. This item is to be discussed In-Camera.

A question was raised as to time frame for adoption of Commercial Land Use Report. The report was referred to APC; draft bylaws will be heard at July meeting, sent out to appropriate agencies and followed by a Public Hearing in September. Due to election, the next LTC will be responsible to complete the adoption process, at which time bylaws are forwarded to the Ministry. The process is likely to take a number of months.

16. CLOSED MEETING (Distributed Under Separate Cover)

16.1 Motion to Close Meeting

MA-2018-039

It was Moved and Seconded,

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

- Adoption of In-Camera Meeting Minutes Dated February 26, 2018;
- Appointment of APC Members;
- Bylaw Enforcement Issue;

AND that the recorder and staff attend the meeting.

CARRIED

16.2 Recall to Order

Meeting was recalled at 2:26p.m.

16.3 Rise and Report

A/C Crumblehulme reported that Aaron Reith had been appointed to the APC for a term ending January 30, 2012.

Regarding Chris Redsell's email as to use of cottage and issue with Bylaw Enforcement, Planner Richardson will contact the Bylaw Officer with directions/options to lawful use.

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:30 p.m.

George Grams, Chair

Certified Correct:

Pat Todd, Recorder

Follow Up Action Report

Mayne Island

11-Jun-2018

Activity	Responsibility	Target Date	Status
Minutes of March 5, 2018 adopted as drafted	Sharon Lloyd-deRosario		On Going
Minutes of March 26, 2018 adopted as drafted	Sharon Lloyd-deRosario		On Going
Salt Spring LTC Bylaws 498 and 499, MILTCs interests are unaffected	Sharon Lloyd-deRosario		Done
Commercial Land Use Review - draft OCP and LUB amendments for July 30 LTC meeting and forward staff report to APC.	Gary Richardson		Done
Annual Report endorsed by LTC	Robert Kojima		Done
Request Executive Committee to release legal opinion on fallow deer/advocacy.	Gary Richardson		Done
Forward letter from D. Cressman regarding burned house on Woodale to CRD	Gary Richardson		Done

Sharon Lloyd-deRosario

From: Gary Richardson
Sent: Wednesday, July 04, 2018 10:23 AM
To: Sharon Lloyd-deRosario
Subject: FW: Query

For next mayne agenda

*Gary Richardson
Island Planner
Islands Trust
200-1627 Fort Street
Victoria, BC V8R 1H8
Phone: 250-405-5157
Fax: 250-405-5155
grichardson@islandstrust.bc.ca
www.islandstrust.bc.ca*

*Preserving **Island** communities, culture and environment*

From: R. Meagher [REDACTED]
Sent: Friday, June 29, 2018 12:12 PM
To: Jeanine Dodds
Subject: Query

Hello

My husband is an amateur rose hybridizer who is interested in naming a rose "Mayne Island" as that is my birthplace. Our question is, whom do we contact to obtain permission to register it? The Rose Registration body requires a written permission. Thank you for your attention

Rose Meagher
[REDACTED]

DATE OF MEETING: July 30, 2018
TO: Mayne Island Local Trust Committee
FROM: Phil Testemale, A/Planner 2
Southern Team
COPY: Gary Richardson, Island Planner
SUBJECT: Development Variance Permit
Applicant: Bill McCance
Location: 491 Arbutus Drive

RECOMMENDATION

1. That the Mayne Island Local Trust Committee approve issuance of Development Variance Permit MA-DVP-2018.2 (Benoit).

REPORT SUMMARY

The purpose of this report is to consider a Development Variance Permit (DVP) for the rear lot line yard for the siting of an existing shed and a proposed garage on the subject property.

The above recommendation is supported as: the variances are minor in nature and the new building is modest; the applicant's rationale is sound; the variances would minimize development impacts, particularly for the new garage; the lot line in question is functionally an interior lot line; notification to date has generated only one verbal response with no concerns/objections; and, the variances do not impact the intent of the bylaw regulation

BACKGROUND

The proposal is to vary the rear lot line regulations in the Mayne Island Land Use Bylaw 146, 2008 (LUB). Specifically:

Article 5.1(8)(a) is varied to permit: 1) an existing accessory building (shed) to be sited within 5.6 metres of a rear lot line; and 2) a proposed accessory building (garage) to be sited within 3 metres of a rear lot line.

The application will allow for the construction of a new 53.5 m² (576 ft²) garage (No. 3 in Figure 2) which will replace a recently demolished garage attached to the dwelling that was part of the circulated draft permit (see: below and No. 2 in Figure 2). In addition, an existing 16 m² (172 ft² - approx.) shed that is in the setback has been included to ensure all buildings and structures conform to the LUB setback regulations (No. 1 in Figure 2).

For clarity: the rear yard is defined in the LUB as that which is opposite from the front lot line which (in the case of multiple lines abutting a highway) is the shortest. Therefore the arc at the intersection of Bennett Bay and

Arbutus is the defined front lot line. However, practically, the line between the subject property and Lot 66 to the south functions like an interior lot line which would otherwise have a 3 m setback which corresponds to the maximum requested variance for the garage. In fact for Lot 66, this property line is an interior lot line.

The application states that the proposed new garage will be sited on an existing driveway and will require no tree removal or significant excavation. If the building was to be sited in conformance with the rear yard setback, it would either have to be in front of the house blocking ocean views and requiring tree (mature Arbutus) and established garden removal, or behind the house requiring an extended new driveway and loss of back yard space. Neither of the two options is desirable or practical.

A copy of the notice and draft MA-DVP-2017.5 are Attachment 3 and 4. It is noted that the reference to the “existing garage” in the circulated DVP and in the attached schedules have been removed, as that building was recently demolished.

The property currently has a principal dwelling and shed on it. Staff visited the site on July 13, 2018 (Photos – Attachment 2.4)

Figure 1 – Subject Property

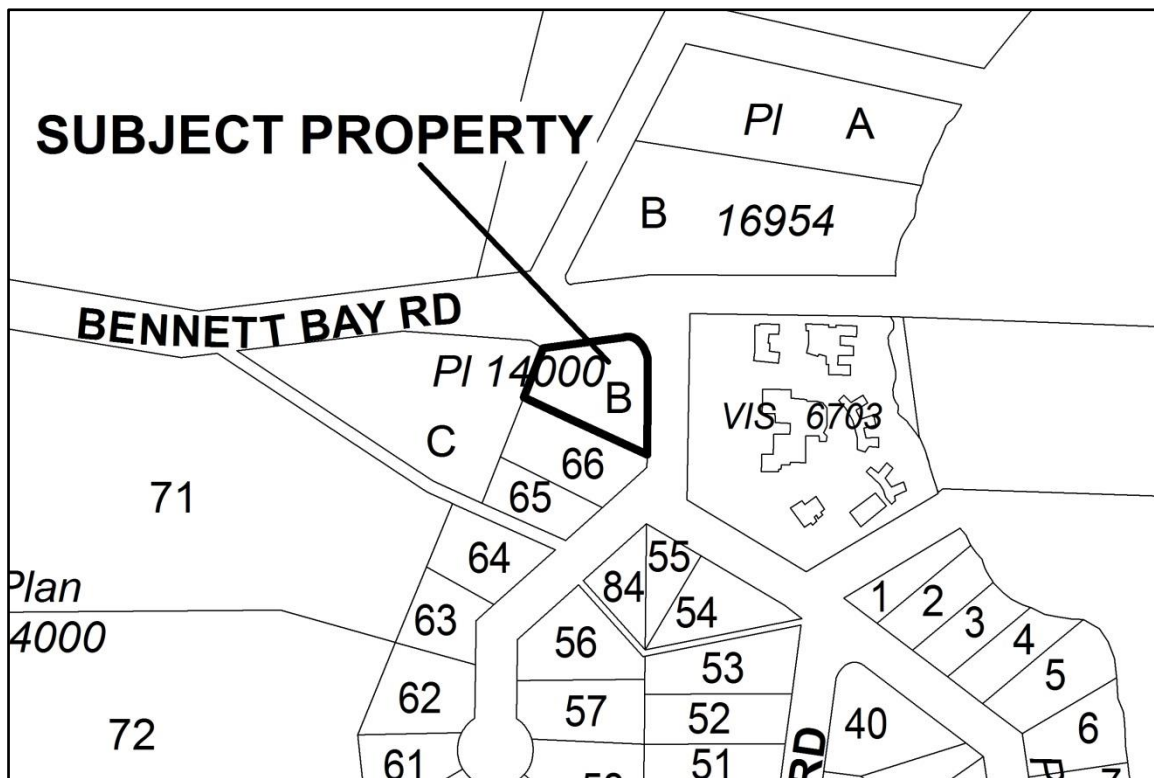
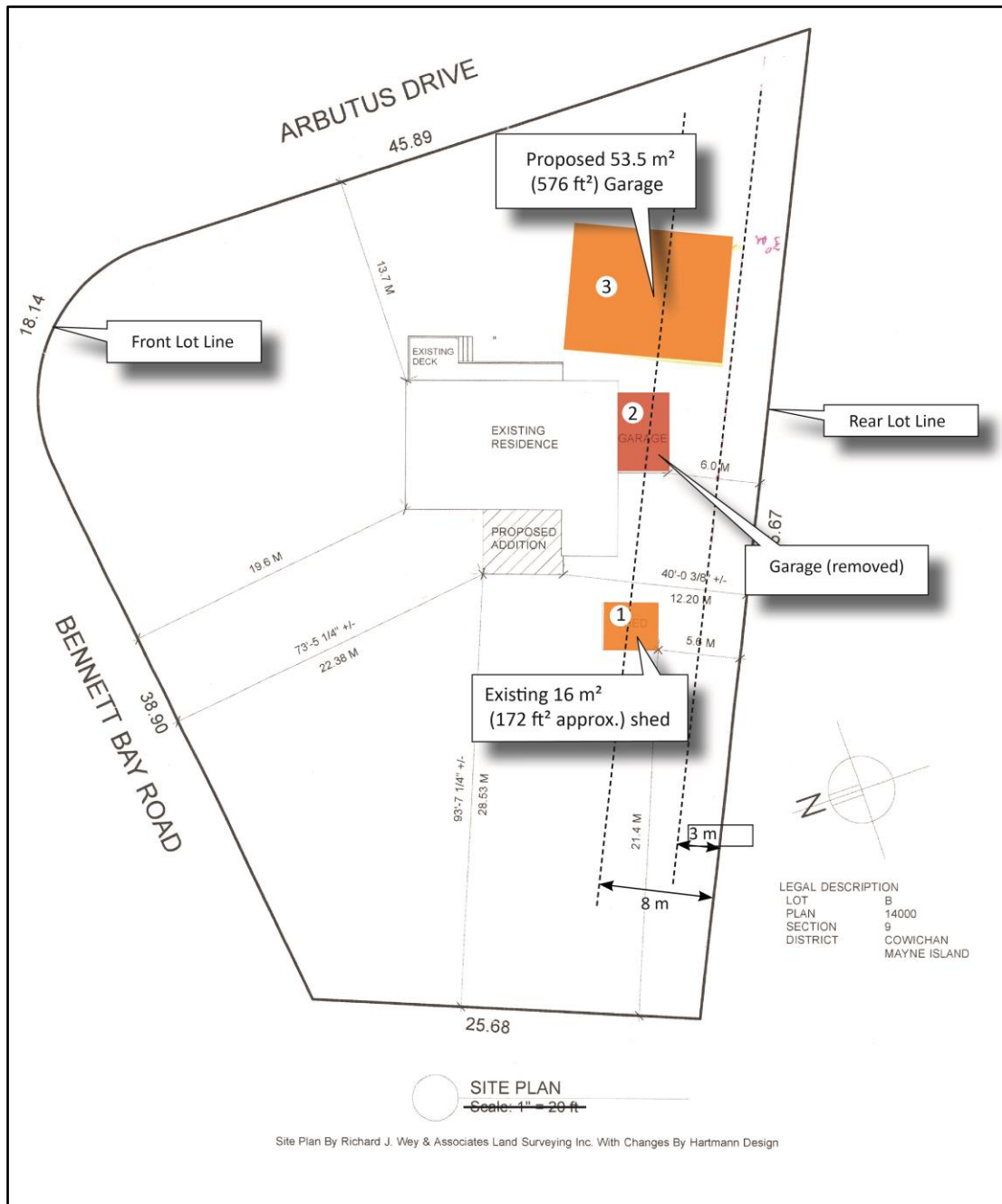


Figure 2 – Site Plan



Policy/Regulatory

Islands Trust Policy Statement:

There are no relevant policies for this application.

Official Community Plan:

The property is designated as **SR – Settlement Residential** in the Mayne Island Official Community Plan No. 144, 2007 (OCP). There are no Development Permit Areas designated in the OCP for the subject property.

Land Use Bylaw:

The property is in the **Settlement Residential (SR) Zone** in the LUB.

The existing residential use complies with use and density provisions for the zone on the property.

Islands Trust Fund:

This application has no considerations for the Islands Trust Fund and has no considerations for the Regional Conservation Plan.

Issues and Opportunities***Rationale for the Variance***

The applicant's rationale for the variance:

- Practical consideration that the rear yard setback is functionally an interior side yard with the property to the east.
- Minimal disruption (tree removal, loss of garden and lawns, driveway construction and excavation) if siting of garage as proposed
- The loss of views a mature Arbutus tree and gardens if the proposed garage is sited in front (east) of the dwelling or extensive driveway construction if the garage is sited behind (west) of the dwelling.
- The lack of impact on neighbours due to siting and excavation.

Impact on Neighbouring Properties

The requested variance is minor in nature. As stated above, the rear lot line is effectively a side lot line and the requested variances would comply with interior side yard setbacks (3 m/10 ft) if otherwise defined.

The size and configuration of the proposed garage is modest in size and height (see Attachment 2.3)

The Overall Intent of the Regulation being Varied

The overall purpose of the setback regulation is to minimize impacts on adjacent properties related to:

- Limiting the visual impact of development on adjacent properties.
- Establishing a consistent development pattern within a local area.
- Protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
- Maintaining a rural character.
- Establishing certainty with respect to residential development by maintaining consistent siting regulations.

Potential Impacts of Granting the Variance

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

Consultation

DVP Notices were circulated to surrounding property owners and residents. The notification period will end at 4:30 p.m. on July 27, 2018.

At the time of writing, staff have received no written submissions and one phone call from the neighbour to the south who was calling for clarification and stated no objections.

Any submissions received prior to the LTC Meeting will be forwarded to the LTC and reported at the meeting.

Rationale for Recommendation

The recommendation on Page 1 is supported as:

- The variance is minor in nature and the building is modest.
- The applicant's rationale is sound.
- The siting and size of the garage is unobtrusive and minimizes impacts of tree and garden removal and driveway construction.
- The rear lot line effectively functions as an interior side lot line and the proposed variances would conform to an interior side yard setback.
- Notification to date has generated only one verbal response with no concerns/objections.
- The variance does not impact the intent of the bylaw regulation.

ALTERNATIVES

- **Request further information**

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should be advised to describe the specific information needed and the rationale for this request.

Recommended wording for the resolution is as follows:

That the Mayne Island Local Trust Committee request that the applicant submit to the Islands Trust...

- **Deny the application**

The LTC may deny the application.

Recommended wording for the resolution is as follows:

That the Mayne Island Local Trust Committee deny application MA-DVP-2018.2 (McCance).

Submitted By:	Phil Testemale, A/Planner 2	July 17, 2018
Concurrence:	Robert Kojima, Regional Planning Manager	July 17, 2018

ATTACHMENTS

1. Site Context
2. Maps, Plans, Photographs
3. Notice
4. Draft MA-DVP-2018.2

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	Lot B (DD B8526), Section 9, Mayne Island, Cowichan District, Plan 14000
PID	002-953-315
Civic Address	491 Arbutus Drive

LAND USE

Current Land Use	Settlement residential
Surrounding Land Use	Settlement residential

HISTORICAL ACTIVITY

File No.	Purpose
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POLICY/REGULATORY

Official Community Plan Designations	The property is designated as SR – Settlement Residential in the Mayne Island Official Community Plan No. 144, 2007 (OCP). There are no Development Permit Areas designated in the OCP for the subject property.
Land Use Bylaw	The property is in the Settlement Residential (SR) Zone in the Mayne Island Land Use Bylaw No. 146, 2008. The existing residential use complies with use and density provisions for the zone on the property.
Other Regulations	N/A
Covenants	Covenant 244707G is a Building Scheme
Bylaw Enforcement	N/A

SITE INFLUENCES

Islands Trust Fund	This application has no considerations for the Islands Trust Fund
Regional Conservation Strategy	This application has no considerations for the Regional Conservation Plan.
Species at Risk	N/A
Sensitive Ecosystems	Mature Forest on neighbouring properties (see Attachment 2.2)
Hazard Areas	There are only small pockets of Low Slope Hazard on the property distant from the proposed garage.
Archaeological Sites	There are no archaeological sites listed in the Remote Access to Archaeological Data (RAAD) within the property or within 100 metres. Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the <i>Heritage Conservation Act</i> . If such material is encountered during

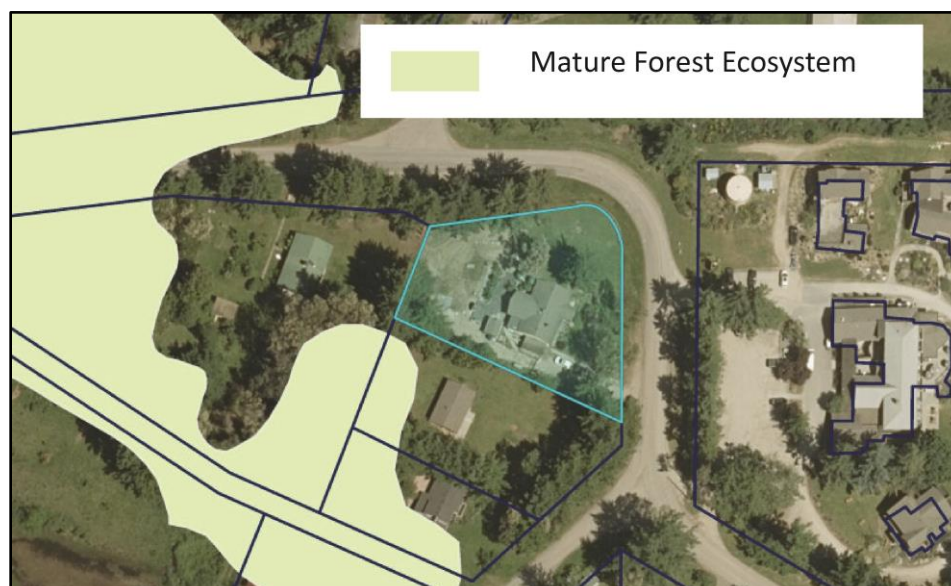
	development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.
Climate Change Adaptation and Mitigation	No new clearing for construction. Mature Arbutus would be preserved if variance granted. The elevation and indicate that the impacts from anticipated or possible climate change induced hazards are not immediate.
Shoreline Classification	Not Applicable

ATTACHMENT 2 – MAPS, PLANS, DRAWINGS, PHOTOGRAPHS

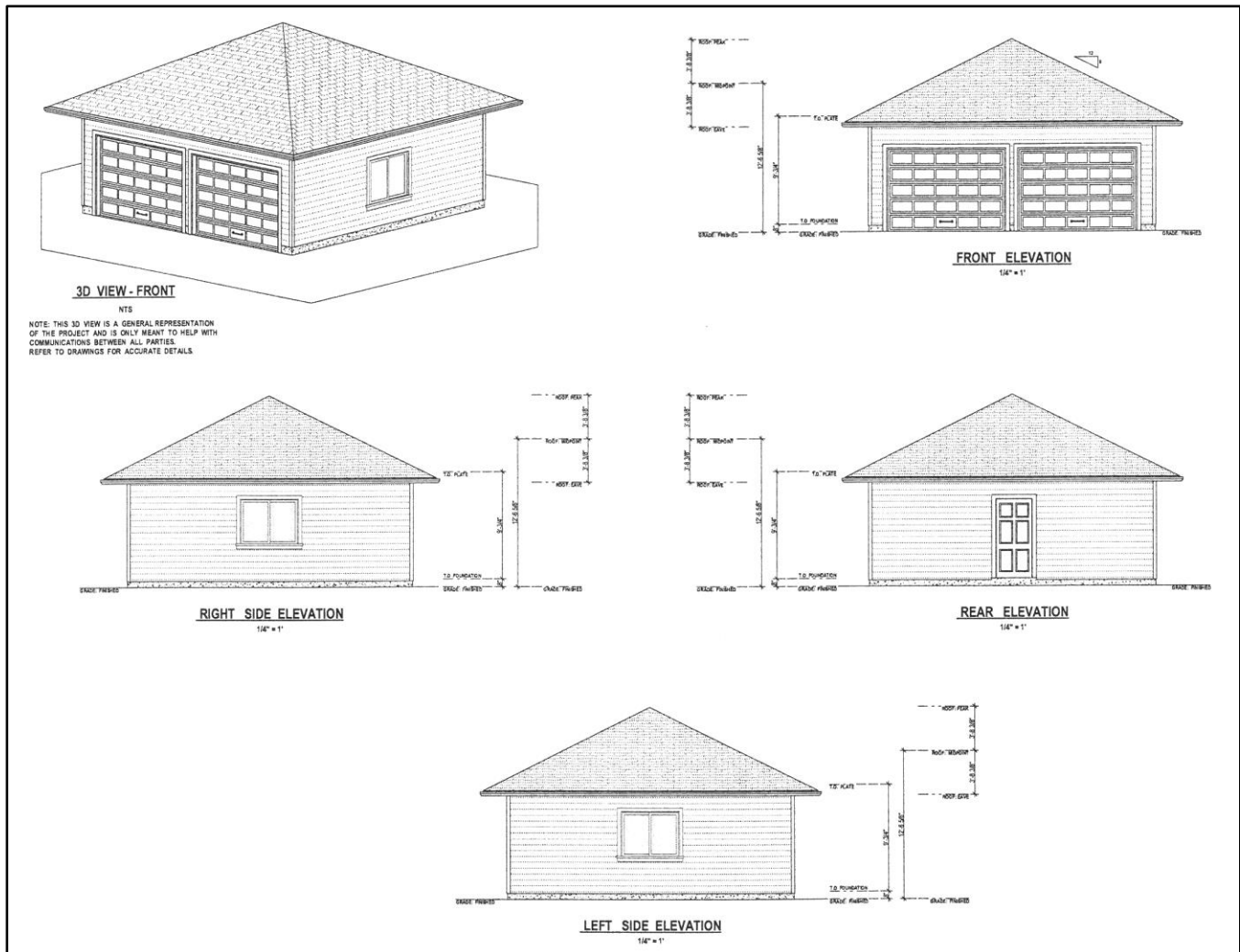
2.1 ORTHOPHOTO WITH ZONING



2.2 SENSITIVE ECOSYSTEM MAPPING



2.3 ELEVATIONS FOR PROPOSED GARAGE



2.4 PHOTOGRAPHS



2.4 PHOTOGRAPHS (CONT'D)





Islands Trust

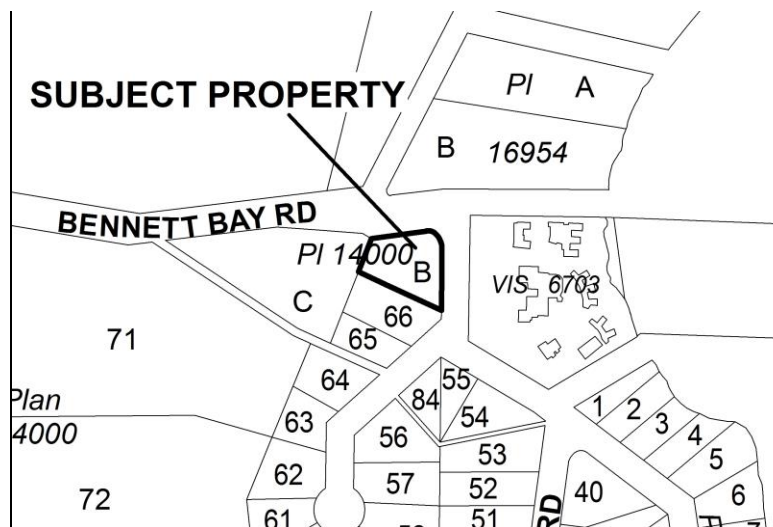
**NOTICE
MAYNE ISLAND LOCAL TRUST COMMITTEE
MA-DVP-2018.2**

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 499 of the *Local Government Act*. The proposed permit would vary the Mayne Island Land Use Bylaw No.146, 2008, by varying:

1. Article 5.1(8)(a) which states that the minimum setback for any building or structure is 8 metres from any rear lot line is varied to permit: 1) an existing accessory building (shed) to be sited within 5.6 metres of a rear lot line; 2) an existing accessory building (garage) to be sited within 6 metres of a rear lot line; and 3) a proposed accessory building (garage) to be sited within 3 metres of a rear lot line.

The property is located at 491 Arbutus Drive and is legally described as Lot B (DD B8526), Section 9, Mayne Island, Cowichan District, Plan 14000. PID: 002-953-315

The general location of the subject property is shown in 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. and 4:30 p.m., Monday to Friday inclusive, excluding Statutory Holidays, commencing July 16, 2018 and up to and including July 27, 2018.

For the convenience of the public only, and not to satisfy Section 499 (2) (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 July 16, 2018.

Enquiries or comments should be directed to Gary Richardson, Island Planner 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; or by fax (250) 405-5155; or by email to: information@islandstrust.bc.ca, before **4:30 p.m., July 27, 2018**. The Mayne Island Local Trust Committee may consider a resolution allowing for the issuance of the permit during the regular business meeting starting at **1:00 p.m., July 30, 2018**, at the Mayne Island Agricultural Hall, Fernhill Road, Mayne Island, BC.

All applications are available for review by the public. Written comments made in response to this notice will also be available for public review.

Sharon Lloyd-deRosario
Deputy Secretary



PROPOSED

**MAYNE ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
MA-DVP-2018.2**

To: Sandra Benoit
Maurice Benoit

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

Lot B (DD B8526), Section 9, Mayne Island, Cowichan District, Plan 14000
(PID: 002-953-315)

2. Mayne Island Land Use Bylaw 146, 2008 is varied as follows:

- a) Article 5.1(8)(a) is varied to permit: 1) an existing accessory building (shed) to be sited within 5.6 metres of a rear lot line; and 2) a proposed accessory building (garage) to be sited within 3 metres of a rear lot line
- b) The development shall be consistent with Schedules 'A' and 'B' which are attached to and form 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 to obtain other approvals necessary for completion of the proposed development, including approval of the Capital Regional District and Ministry of Transportation and Infrastructure.

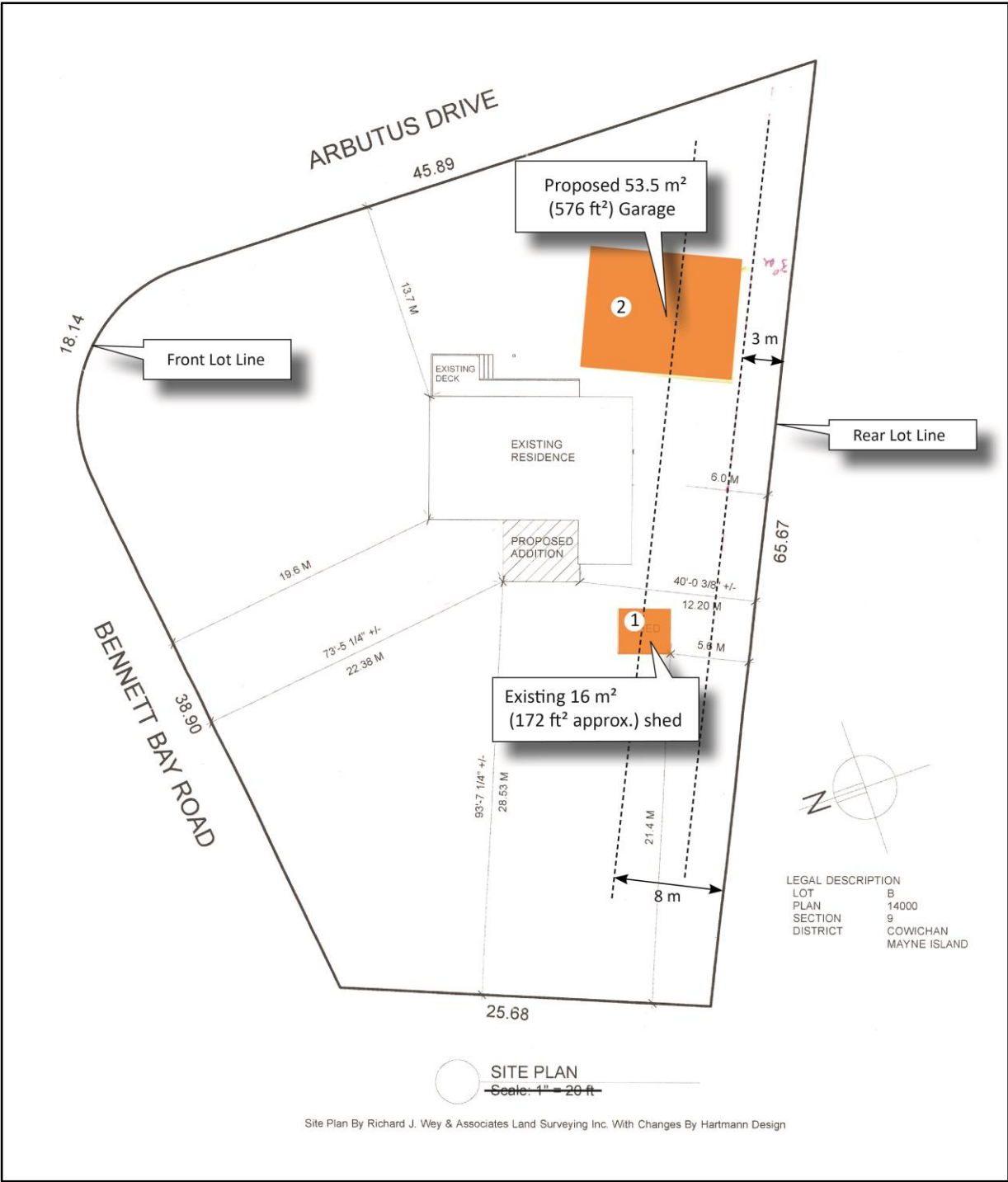
AUTHORIZING RESOLUTION PASSED BY THE MAYNE ISLAND LOCAL TRUST COMMITTEE THIS ##th DAY OF MONTH, YEAR.

Deputy Secretary, Islands Trust

Date of Issuance

**IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ##th DAY OF MONTH, YEAR
, THIS PERMIT AUTOMATICALLY LAPSES.**

MAYNE ISLAND LOCAL TRUST COMMITTEE
MA-DVP-2018.2
SCHEDULE 'A'



SCHEDULE 'B'



File No.: MA-DVP-2018.3 (Brown)

(Cross Ref: MA-BP-2017.28)

DATE OF MEETING: July 30, 2018

TO: Mayne Island Local Trust Committee

FROM: Gary Richardson, Island Planner
Southern Team

SUBJECT: Development Variance Permit

Applicant: Donald Brown

Location: 682 Wilkes Road, Mayne Island

RECOMMENDATION

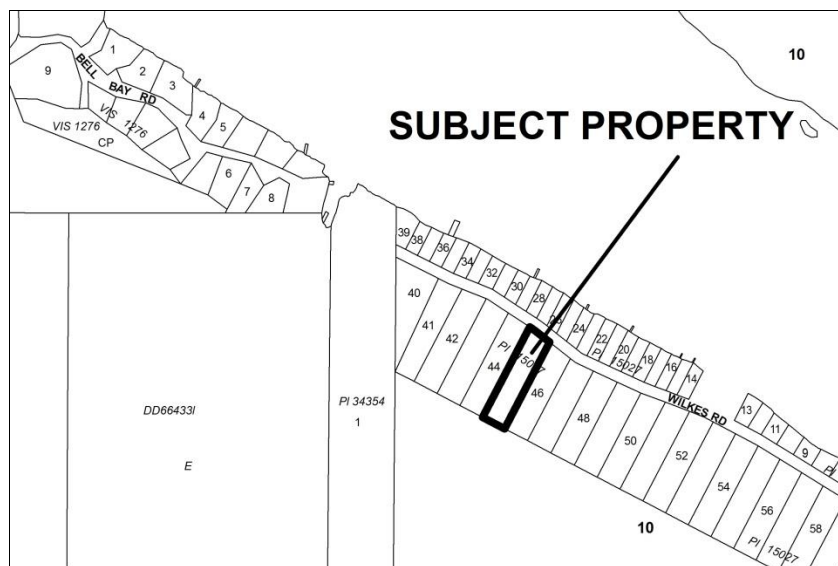
1. That the Mayne Island Local Trust Committee not approve issuance of Development Variance Permit MA-DVP-2018.3 (Brown)

REPORT SUMMARY

The purpose of the report is to consider a Development Variance Permit (DVP).

In summary, the above recommendation for the issuance of the DVP is not supported as: there are no compelling reasons given to support the variance request and there are reasonable alternatives to construct the building in compliance with the regulations contained in the Mayne Island Land Use Bylaw.

Figure 1: Subject Property



BACKGROUND

The proposal is to vary the maximum height of an accessory building (garage) **at 682 Wilkes Road**. The variance will permit construction that is the subject of a Building Permit referral received on December 18, 2017 (MA-BP-2017.28). The variance is to permit the construction of an accessory building having a maximum height of 7.7 metres on the subject property.

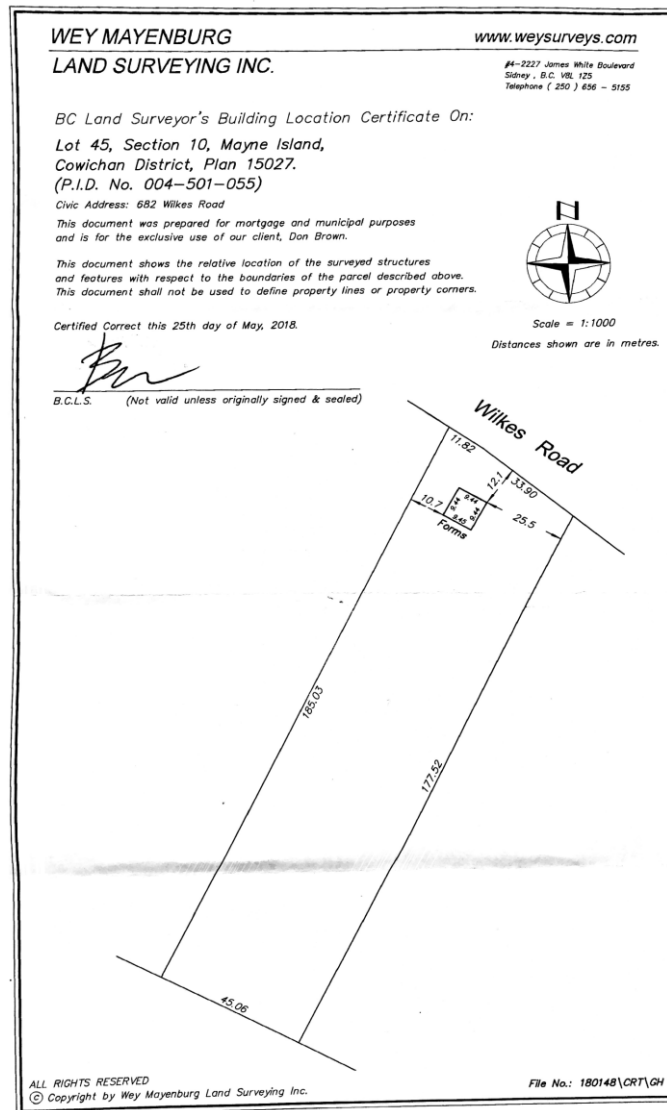
The immediate, proposed use is to store tools and building materials. Specifically, the proposed variance will allow for a variance for the following:

- Subsection 5.1 (10) which states that the maximum height for any accessory building is 5 metres (16.5 feet) is varied to permit the construction of an accessory building (garage) having a maximum height of 7.7 metres.

The property is currently vacant.

A copy of the Notice is **Attachment 2** and the Proposed MA-DVP-2018.3 Permit is **Attachment 3**. Staff visited the property on June 18, 2018. A photo of the site visit is attached as **Attachment 4**. The photo shows the area that has been excavated for the proposed building.

Figure 2 – Site Plan



ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

There are no relevant policies for this application.

Official Community Plan:

The property is designated as **SR –Settlement Residential** in the Mayne Island Official Community Plan Bylaw No. 144, 2007

There are no Development Permit Areas designated on the subject property.

Land Use Bylaw:

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

Islands Trust Fund:

This application has no considerations for the Islands Trust Fund and has no considerations for the Regional Conservation Plan.

Issues and Opportunities***Rationale for the Variance***

The applicant's rationale for the proposed variance, in summary, is as follows:

- The intended use of the garage is to house tools and building materials.
- The loft is required for storage.
- Future plans are to build a cottage on the property.

The Overall Intent of the Regulation (s) being Varied

The overall purpose of the height regulation is to minimize impacts on adjacent property related to:

- Limiting the visual impact of development on adjacent properties.
- Establishing a consistent development pattern within a local area.
- Protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
- Maintaining a rural character.

Potential Impacts of Granting the Variance

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

Circulation/Consultation

DVP Notices were circulated to surrounding property owners and residents. The notification period will end at 4:30 p.m. on July 27, 2018. To date no responses have been received.

Any submissions received prior to the LTC meeting will be forwarded to Trustees and reported on at the meeting.

Rationale for Recommendation

Staff is recommending that the variance not be supported for the following reasons:

- there are no compelling reasons given to support the variance request.
- there are reasonable alternatives to construct the building in compliance with the regulations contained in the Mayne Island Land Use Bylaw. There is sufficient room on the subject lot to increase the main

floor area of the proposed accessory building to make up for the loss of a 2nd floor/loft while still complying with setbacks.

- Building the accessory building within the regulations contained in the Mayne Island Land Use Bylaw will limit the visual impact of the accessory building and help establish a consistent development pattern in the neighbourhood.
- Staff is concerned that the height of this accessory building may impact the view corridor from the lot to the west (Lot 44).

ALTERNATIVES

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should be advised to describe the specific information needed and the rationale for this request.

Recommended wording for the resolution is as follows:

That the Mayne Island Local Trust Committee request that the applicant submit to the Islands Trust _____.

2. Approve the application

The LTC may issue the variance.

Recommended wording for the resolution is as follows:

That the Mayne Island Local Trust Committee approve issuance of development variance permit MA-DVP-2018.3 (Brown).

Submitted By:	Gary Richardson, Island Planner	July 24, 2018
Concurrence:	Justine Starke, A/Regional Planning Manager	July 24, 2018

ATTACHMENTS

1. Site Context
2. Notice
3. Draft Permit
4. Photograph

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	Lot 45, Section 10, Mayne Island, Cowichan District, Plan 15027
PID	004-501-055
Civic Address	682 Wilkes Road
Lot size	

LAND USE

Current Land Use	Settlement Residential
Surrounding Land Use	Rural and Settlement Residential

HISTORICAL ACTIVITY

File No.	Purpose
MA-BP-2017.28	To construct an accessory building (garage). Review deemed proposed building to be over height which resulted in this variance application.

POLICY/REGULATORY

Official Community Plan Designations	SR – Settlement Residential in the Mayne Island Official Community Plan Bylaw No. 144, 2007. There are no DPAs designated on the property.
Land Use Bylaw	The subject property is zoned as Settlement Residential in the Mayne Island Land Use Bylaw No. 146, 2008.
Other Regulations	N/A
Covenants	None
Bylaw Enforcement	N/A

SITE INFLUENCES

Islands Trust Fund	This application has no considerations for the Islands Trust Fund.
Regional Conservation Strategy	This application has no considerations for the Regional Conservation Plan.
Species at Risk	No species at risk identified with mapping
Sensitive Ecosystems	No sensitive ecosystems and/or sensitive features shown on provincial or Islands Trust mapping.
Hazard Areas	None
Archaeological Sites	There are no know archaeological sites identified by the provincial RAAD system for the property; however there is archeological potential shown on this property. Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the <i>Heritage Conservation Act</i> . If such material is encountered during

	development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.
Climate Change Adaptation and Mitigation	The application is for an accessory building of a modest in size. The elevation of the property and general location minimizes potential impacts of climate change.
Shoreline Classification	Not Applicable
Shoreline Data in TAPIS	Not Applicable



Islands Trust

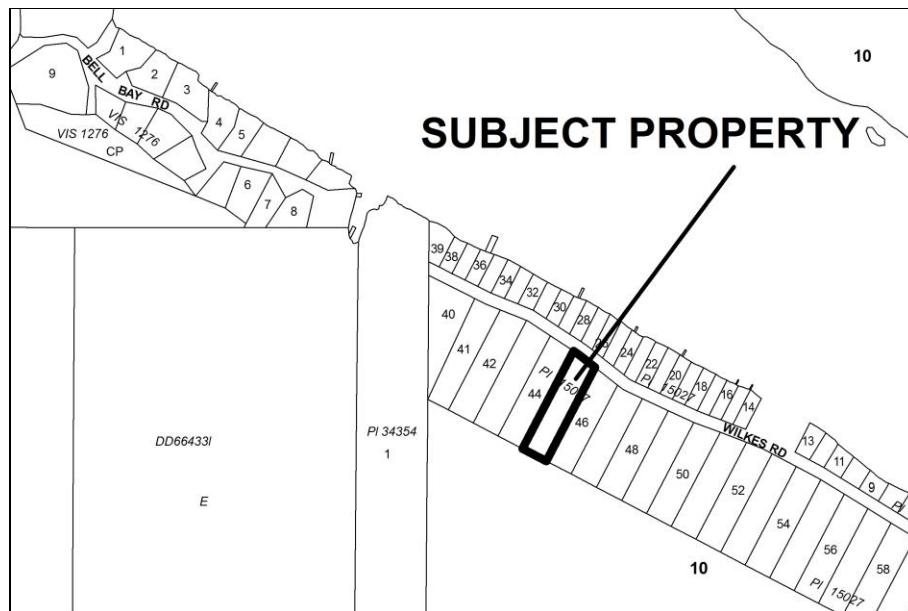
**NOTICE
MAYNE ISLAND LOCAL TRUST COMMITTEE
MA-DVP-2018.3**

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 499 of the *Local Government Act*. The proposed permit would vary the Mayne Island Land Use Bylaw No.146, 2008, by varying:

- a) Subsection 5.1(10) which states that the maximum height for any accessory building is 5 metres is varied to permit the construction of an accessory building (garage) having a maximum height of 7.7 metres.

The property is located at 682 Wilkes Road and is legally described as Lot 45, Section 10, Mayne Island, Cowichan District, Plan 15027. PID: 004-501-055.

The general location of the subject property is shown in 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. and 4:30 p.m., Monday to Friday inclusive, excluding Statutory Holidays, commencing **July 16, 2018** and up to and including **July 27, 2018**.

For the convenience of the public only, and not to satisfy Section 499 (2) (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 **July 16, 2018**.

Enquiries or comments should be directed to Gary Richardson, Island Planner 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; or by fax (250) 405-5155; or by email to: information@islandstrust.bc.ca, before 4:30 p.m., **July 27, 2018**. The Mayne Island Local Trust Committee may consider a resolution allowing for the issuance of the permit during the regular business meeting starting at **1:00 pm., July 30, 2018**, at the Mayne Island Agricultural Hall, 430 Fernhill Road, Mayne Island, BC.

All applications are available for review by the public. Written comments made in response to this notice will also be available for public review.

Sharon Lloyd-deRosario
Deputy Secretary



PROPOSED

MAYNE ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT MA-DVP-2018.3

To: Donald Brown
Jennifer Brooks

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

Lot 45, Section 10, Mayne Island, Cowichan District, Plan 15027
(PID: 004-501-055)

2. Mayne Island Land Use Bylaw 146, 2008 is varied as follows:

- a) Subsection 5.1(10) which states that the maximum height for any accessory building is 5 metres is varied to permit the construction of an accessory building (garage) having a maximum height of 7.7 metres.
- b) The development shall be consistent with Schedules 'A', 'B' and 'C' which are attached to and form 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 to obtain other approvals necessary for completion of the proposed development, including approval of the Capital Regional District and Ministry of Transportation and Infrastructure.

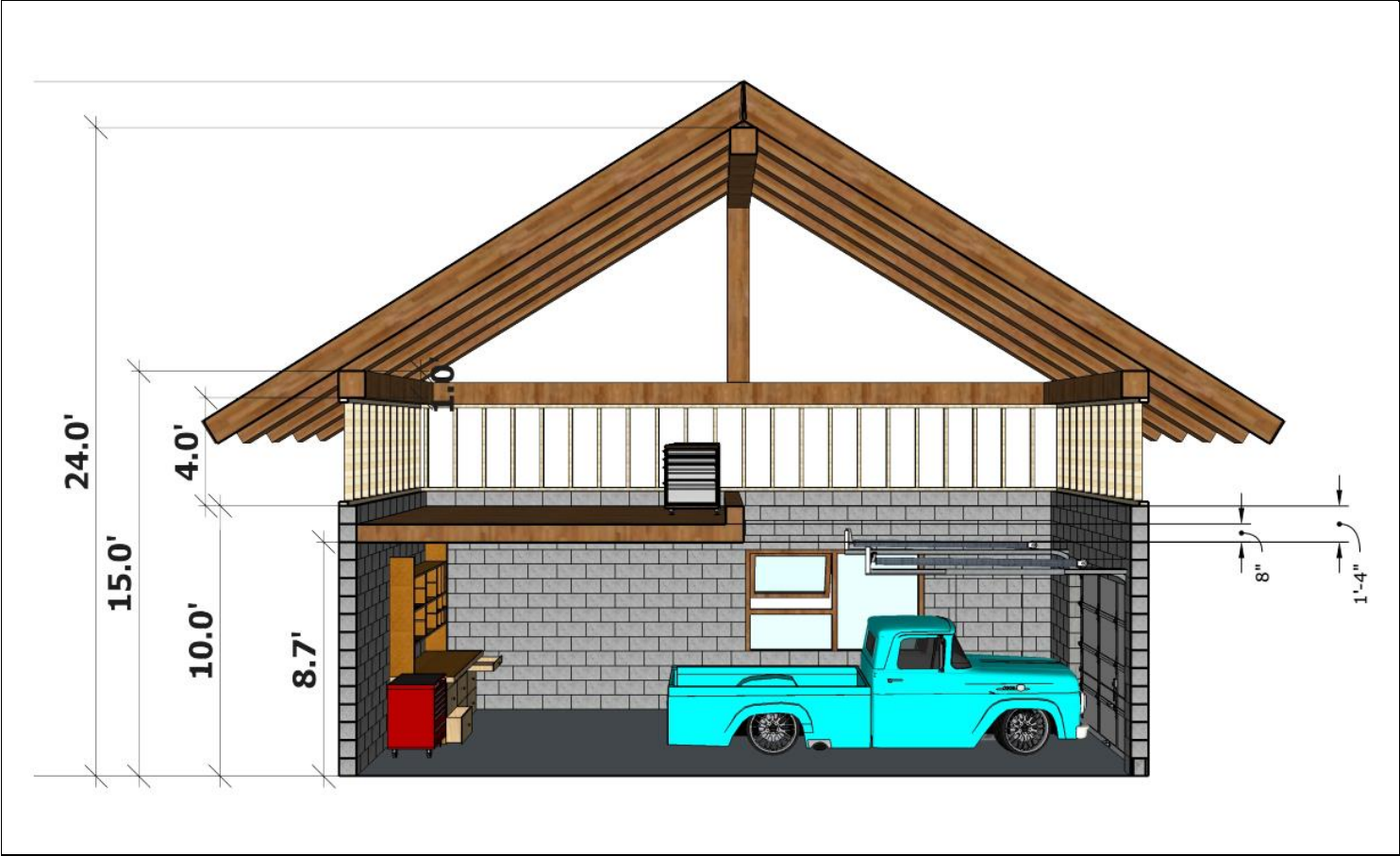
AUTHORIZING RESOLUTION PASSED BY THE MAYNE ISLAND LOCAL TRUST COMMITTEE THIS ##th DAY OF MONTH, YEAR.

Deputy Secretary, Islands Trust

Date of Issuance

**IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ##th DAY OF MONTH, YEAR
, THIS PERMIT AUTOMATICALLY LAPSES.**

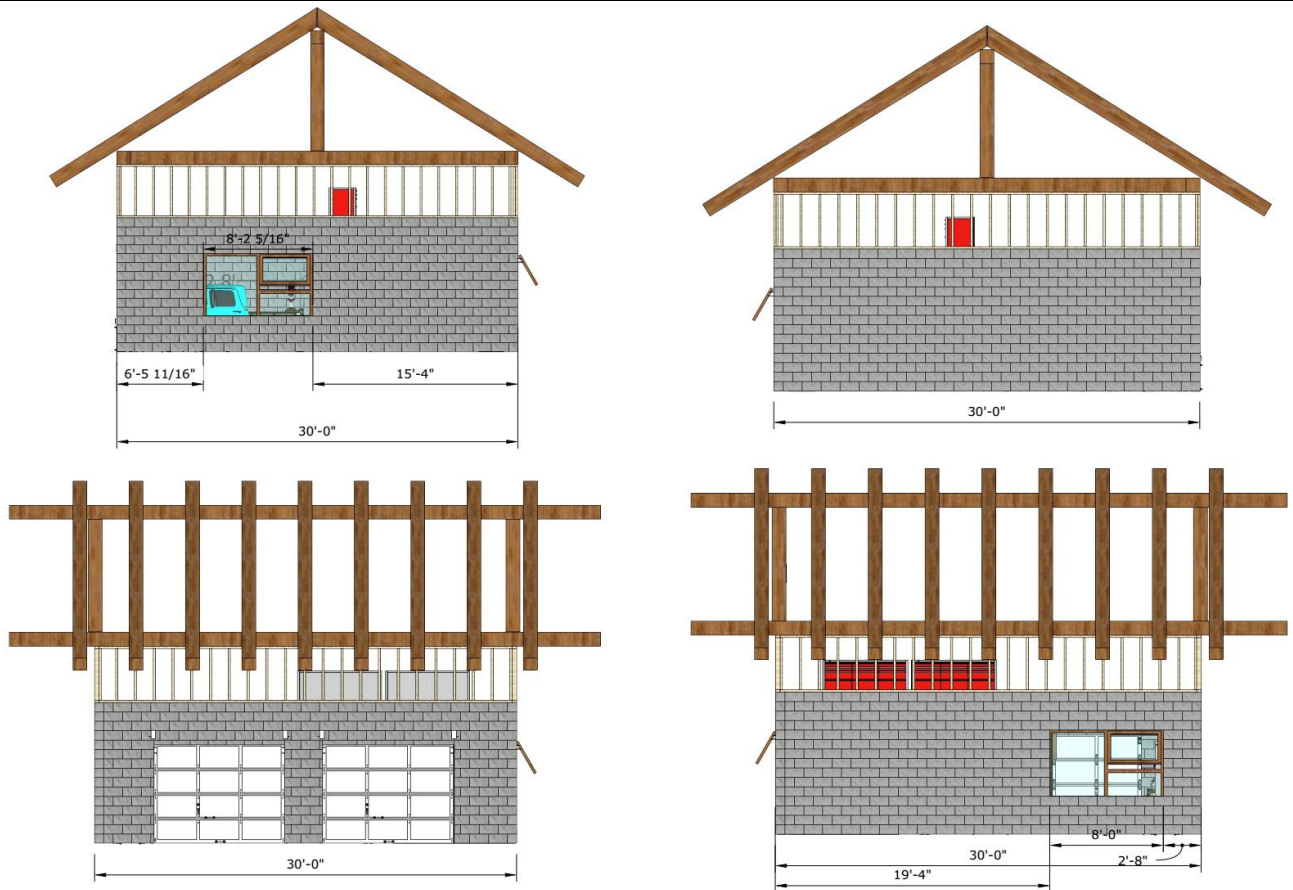
MAYNE ISLAND LOCAL TRUST COMMITTEE
MA-DVP-2018.3
SCHEDULE 'A'



MAYNE ISLAND LOCAL TRUST COMMITTEE

MA-DVP-2018.3

SCHEDULE 'B'



MAYNE ISLAND LOCAL TRUST COMMITTEE

MA-DVP-2018.3

SCHEDULE 'C'

**WEY MAYENBURG
LAND SURVEYING INC.**

www.weysurveys.com

#4-2227 James White Boulevard
Sidney, B.C. V8L 1Z5
Telephone (250) 656 - 5155

BC Land Surveyor's Building Location Certificate On:

Lot 45, Section 10, Mayne Island,
Cowichan District, Plan 15027.
(P.I.D. No. 004-501-055)

Civic Address: 682 Wilkes Road

This document was prepared for mortgage and municipal purposes
and is for the exclusive use of our client, Don Brown.

This document shows the relative location of the surveyed structures
and features with respect to the boundaries of the parcel described above.
This document shall not be used to define property lines or property corners.

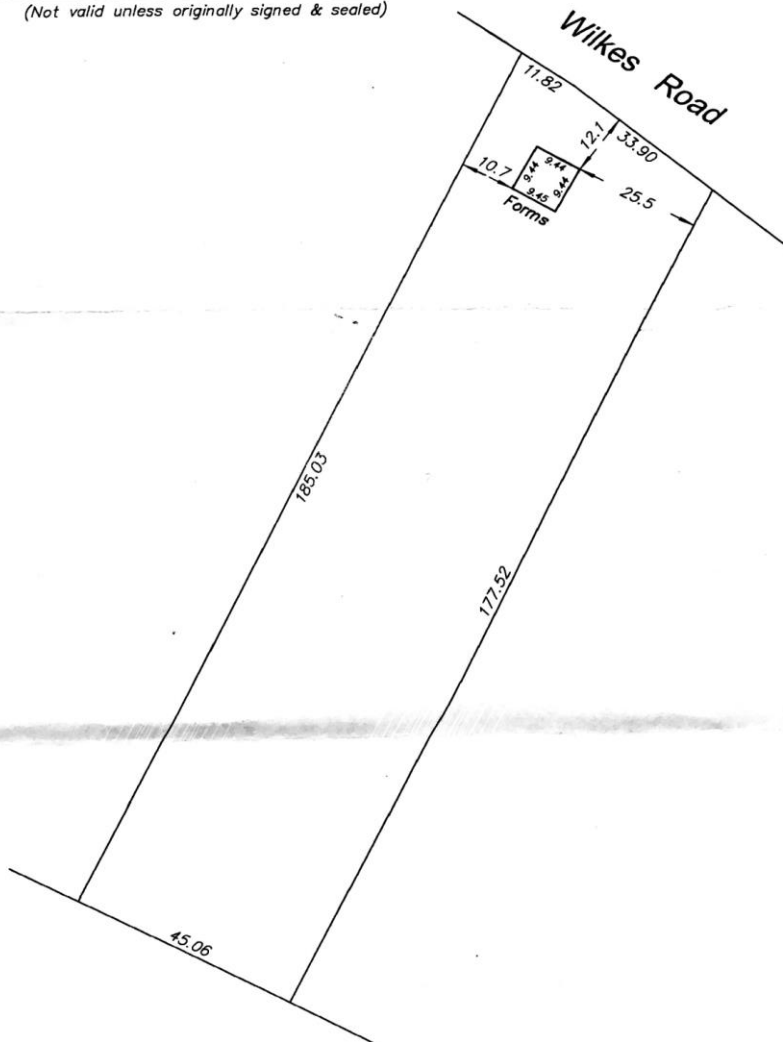


Scale = 1:1000

Distances shown are in metres.

Certified Correct this 25th day of May, 2018.

B.C.L.S. (Not valid unless originally signed & sealed)



ALL RIGHTS RESERVED
© Copyright by Wey Mayenburg Land Surveying Inc.

File No.: 180148\CRT\GH

Attachment 4





Islands Trust

BYLAW REFERRAL FORM

Suite 200, 1627 Fort Street
Victoria, B.C. BC V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
information@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Saturna Island Local Trust Area Bylaw No.: 119 Date: July 5, 2018

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 14 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Saturna Local Trust Committee Initiated Project

PURPOSE OF BYLAW:

The purpose of this bylaw is to revise the existing Saturna Island Land Use Bylaw's (LUB) formatting, layout and wording. The bylaw will repeal and replace the existing LUB. Revisions include: changing the permitted land uses on some properties to reflect the current use; amending some general regulations; map amendments; revising and removing out-of-date references; revisions for clarity, correctness and consistency; changes to regulations that exceed the Local Trust Committee's jurisdiction; and, amending some definitions.

GENERAL LOCATION:

Saturna Island Local Trust Area

LEGAL DESCRIPTION:

SIZE OF PROPERTY AFFECTED:

Saturna Island Local Trust Area

ALR STATUS:

Yes applies to ALR
lands

OFFICIAL COMMUNITY PLAN DESIGNATION:

Various

OTHER INFORMATION:

Additional information, including the current bylaws, is available at: [www.islandstrust.bc.ca/Saturna Bylaw 119](http://www.islandstrust.bc.ca/Saturna%20Bylaw%20119)

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

Name: Gary Richardson

(Signature)

Title: Island Planner
Contact Info: Tel: 250-405-5157
Email: grichardson@islandstrust.bc.ca

PLEASE TURN OVER

This referral has been sent to the following agencies:

Federal Agencies

Provincial Agencies

Agricultural Land Commission
Ministry of Transportation & Infrastructure

Regional Agencies

Capital Regional District – Building Inspection
Capital Regional District – Southern Gulf Islands Harbours
Island Health

Adjacent Local Trust Committees and Municipalities

North Pender Island Local Trust Committee
Mayne Island Local Trust Committee
South Pender Island Local Trust Committee

Non-Agency Referrals

BYLAW REFERRAL FORM RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☐

Approval Recommended Subject to Conditions Outlined Below

☐

Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below

Saturna Island Local Trust Area

(Island)

119

(Bylaw Number)

(Signature)

(Name and Title)

(Date)

(Agency)



Islands Trust

BYLAW REFERRAL FORM

Suite 200, 1627 Fort Street
Victoria, B.C. BC V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
information@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Saturna Island Local Trust Area **Bylaws No.:** 120 & 121 **Date:** June 20, 2018

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 20 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Ron Hall – 206 Narvaez Bay Road
Barry Crooks – 104 Narvaez Road

PURPOSE OF BYLAW:

The purpose of the bylaws is to transfer subdivision density from an approximately 59 ha. predominantly Rural General (RG) zoned lot (206 Narvaez Bay Road) to an approximately 45.5 ha Forest General (FG) portion of a lot (104 Narvaez Road). The number of lots presently permitted on the RG zoned portion of the 59 ha. property is 29. The present number of lots permitted on the FG zoned portion of the 45.5 ha property is 2. Various zones and OCP designations apply to the two properties. The 29 lots being transferred have a potential of having a house and cottage on each.

Professional reports and staff reports are available on the Saturna Island webpage: [Application documents](#)

GENERAL LOCATION:

Saturna Island Local Trust Area

LEGAL DESCRIPTION:

NE ¼ of Section 2, Saturna Island, Except Part in Plan 31309 and Lot A, Plan EPP34445, Saturna Island

SIZE OF PROPERTY AFFECTED:

NE ¼ of Section 2 – 59 ha.
Lot A, Plan EPP34445 - 45.5 ha

ALR STATUS:

Yes – Portion of the
NE¼ of Section 2

**OFFICIAL COMMUNITY PLAN
DESIGNATION:**

various

OTHER INFORMATION:

Additional information, including the current bylaws, is available at: www.islandstrust.bc.ca

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

(Signature)

Name: Gary Richardson

Title: Island Planner
Contact Info: Tel: 250-405-5157
Email: grichardson@islandstrust.bc.ca

PLEASE TURN OVER

This referral has been sent to the following agencies:

Federal Agencies

Provincial Agencies

Agricultural Land Commission
Ministry of Transportation & Infrastructure

Non-Agency Referrals

Regional Agencies

Capital Regional District – Building Inspection
Island Health

Adjacent Local Trust Committees and Municipalities

North Pender Island Local Trust Committee
Mayne Island Local Trust Committee
South Pender Island Local Trust Committee

First Nations

Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Malahat First Nation - TE'Mexs Treaty Association
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Stz'uminus First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation

BYLAW REFERRAL FORM

RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☐

Approval Recommended Subject to Conditions Outlined Below

☐

Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below

Saturna Island Local Trust Area

(Island)

120 & 121

(Bylaw Number)

(Signature)

(Name and Title)

(Date)

(Agency)



Islands Trust

BYLAW REFERRAL FORM

Suite 200, 1627 Fort Street
Victoria, B.C. BC V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
information@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Saturna Island Local Trust Area **Bylaws No.:** 122 & 123 **Date:** June 20, 2018

You are requested to comment on the attached Bylaws for potential effect on your agency's interests. We would appreciate your response within 20 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Saturna Island Local Trust Committee Initiated

PURPOSE OF BYLAW:

To allow Secondary Suites of a limited size, within residences on Saturna Island, except for areas of known to have water quantity or quality problems.

Professional reports and staff reports are available on the Saturna Island webpage: [Secondary Suites Information](#)

GENERAL LOCATION:

Saturna Island Local Trust Area

LEGAL DESCRIPTION:

n/a

SIZE OF PROPERTY AFFECTED:

Saturna Island Local Trust Area

ALR STATUS:

Will apply to ALR lands

**OFFICIAL COMMUNITY PLAN
DESIGNATION:**

various

OTHER INFORMATION:

Additional information, including the current bylaws, is available at: www.islandstrust.bc.ca

Please fill out the Response Summary on the back of this form. If your agency's interests are "*Unaffected*", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

(Signature)

Name: Gary Richardson

Title: Island Planner
Contact Info: Tel: 250-405-5157
Email: grrichardson@islandstrust.bc.ca

PLEASE TURN OVER

This referral has been sent to the following agencies:

Federal Agencies

Provincial Agencies

Agricultural Land Commission
Ministry of Forest, Lands & Natural Resource Operations
- Water Protection – Pat Lapsevic
Ministry of Transportation & Infrastructure

Non-Agency Referrals

Lyll Harbour/Boot Cove Water District
David Elford Holding Co. Ltd.
Old Point Farm
Saturna Shores Improvement District

Regional Agencies

Capital Regional District – Building Inspection
Capital Regional District – Infrastructure Engineering (Lyll Harbour/Boot Cove Water System)
Island Health

Adjacent Local Trust Committees and Municipalities

North Pender Island Local Trust Committee
Mayne Island Local Trust Committee
South Pender Island Local Trust Committee

First Nations

Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Malahat First Nation - TE'Mexs Treaty Association
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Stz'uminus First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation

BYLAW REFERRAL FORM RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☐

Approval Recommended Subject to Conditions Outlined Below

☐

Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below

Saturna Island Local Trust Area

(Island)

122 & 123

(Bylaw Number)

(Signature)

(Name and Title)

(Date)

(Agency)



Islands Trust

Print Date: July 23, 2018

Top Priorities

Mayne Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Commercial Land Use Review	APC reviewing proposed changes July 16, 2018. LTC to consider APC recommendation at its July 30, 2018 LTC Mtg.	27-Apr-2015	Gary Richardson	31-Oct-2018
2	Review of Zoning for Contractors Yards	Initial staff report and project charter to be prepared.	26-Mar-2018	Gary Richardson	
3	Riparian Area Regulation Implementation	Draft Bylaw at Ministers office awaiting approval	25-Apr-2016	Gary Richardson	31-Mar-2018

Projects

Mayne Island

Description	Activity	R/Initiated
Climate Change Adaptation	Consider regulatory changes and implementation of new DPA authority	02-Mar-2009
Waste Management		31-Oct-2017
Fallow Deer		26-Mar-2018
Road issues		27-Jun-2012
Density on large lot remainders	to review covenants on remainder lots and review zoning to density of dwellings and cottages	30-Sep-2015



Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
MA-DVP-2018.2	WD MCCANCE AND SON BUILDING SERVICE Planner: Gary Richardson	22-May-2018	491 Arbutus Drive (Sandra and Maurice Benoit) - build new garage and driveway
Planning Status			
Status Date: 15-Jul-2018 Staff report and draft permit prepared for LTC to consider at July 30, 2018 LTC Mtg.			
Status Date: 25-May-2018 Per RPM, assigned to Planner Gary. Filed email printout from Planner to applicant to inform that staff report for this application will be prepared for LTC meeting July 2018.			
Status Date: 23-May-2018 Created hard file folder, gave to RPM to review and assign to Planner.			
File Number	Applicant Name	Date Received	Purpose
MA-DVP-2018.3	DONALD B BROWN JENNIFER K BROOKS Planner: Gary Richardson	30-May-2018	682 Wilks Road, Mayne Island - Would like to go with original plans in BP003882 re head room in the loft of the building for storage.
Planning Status			
Status Date: 20-Jul-2018 Updated electronic files; emailed application package to LTC.			
Status Date: 15-Jul-2018 Staff report and draft permit prepared for LTCs consideration at July 30, 2018 LTC Mtg.			
Status Date: 11-Jul-2018 Received from Planner building plans emailed by Applicant; updated electronic and hard files.			

Subdivision



Applications

File Number	Applicant Name	Date Received	Purpose
MA-SUB-2018.1	Brent Mayenburg (Maude) Planner: Gary Richardson	09-Apr-2018	Proposed 3 lot conventional subdivision
Planning Status			
<u>Status Date:</u> 19-Jun-2018 Referral response sent to MOTI, applicant, owner and LTC cc'd			
<u>Status Date:</u> 07-Jun-2018 Ian contact applicant to discuss potential issues (arch. site, covenant against further sub., proof of water, frontage, etc). Waiting on reply			
<u>Status Date:</u> 18-May-2018 A response to MoTI is being prepared.			

Mayne Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Updated: July 13, 2017

No	Meeting Date	Resolution No.	Issue	Policy and Description
1.	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.
2.	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.
3.	June 27, 2016	MA-LTC-2016-055	Statutory Public Notice Advertising	That the Mayne Island Local Trust Committee advertise all statutory public notices in the Mayne Limer
4.	June 26, 2017	MA-2017-027	Unlawful Dwelling Enforcement Policy	That the Mayne Island Local Trust Committee directs staff to take enforcement action against unlawful dwellings only if one of the following conditions exists: 1.1. There is a complaint from an immediate neighbor; or, 1.2. There is a referral from an agency responsible for health and safety issues that is doing concurrent enforcement. 2. Nothing in this enforcement policy should be interpreted as giving permission to violate the Land Use Bylaw and the Mayne Island Local Trust Committee may change this policy at any time and may give direction to expand enforcement activities at any time.
5.	June 26, 2017	MA-2017-028	Unlawful STVR Enforcement policy	That the Mayne Island Local Trust Committee adopts the following resolution in regards to Bylaw Enforcement of Unlawful Short Term Vacation Rentals (USTVR): a) Given finite resources available for enforcement activities and in order to ensure the most effective results for enforcement activities, Unlawful Short Term Vacation Rentals that have one or more of the following characteristics will be subject to proactive enforcement: i) they are advertised on the internet, newspapers or other media; ii) they are not managed by an owner of the USTVR property who lives on Mayne Island; iii) more than one dwelling on the lot is simultaneously made available for USTVR; iv) while the property is used as a USTVR, persons are permitted to stay in tents or trailers; v) there are issues related to health and safety on the property; vi) 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 USTVR; vii) the owner of the property uses more than one property on Mayne Island as a USTVR.

No	Meeting Date	Resolution No.	Issue	Policy and Description
				b) 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.



Trust Fund Board Report to Local Trust Committees and Bowen Island Municipality May 2018

Islands Trust Fund Name Change

The TFB is thrilled to have received notice that the name change to Islands Trust Conservancy has been approved. Staff has prepared a Name Change Implementation Plan that outlines a two-staged approach to implement the name change over the next few months.

Medicine Beach Nature Sanctuary Management Plan

The TFB received and approved an updated management plan for the Medicine Beach Nature Sanctuary. The TFB requested that an article be submitted to the Pender Post to provide community awareness about the management issues for this popular location.

Approval of Parks Canada – Sidney Island Forest Restoration Proposal

The TFB reviewed information and provided support in principle for Parks Canada's Sidney Island Forest Restoration Proposal, which includes eradication of fallow deer.

2017-2018 Annual Report Submission

The TFB approved text for inclusion in the 2017-2018 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs and Housing.

Summary of Current Island-by-Island Activities

Denman

Staff are finalizing the revised management plan for Morrison Marsh Nature Reserve, to be completed by July 2018. Invasive species removal and trail clearing, sign installation, tree caging for forest restoration continues at all three TFB nature reserves on Denman.

Gabriola

Construction of a boardwalk around a large western red cedar tree at Elder Cedar

S'ul-hween X'pey Nature Reserve is now complete and volunteers have mulched the area with woodchips.

Gambier

Staff visited Keats Island to view the proposed Sandy Beach Nature Reserve. Restoration continues at Brigade Bay Bluffs and Long Bay Wetland Nature Reserves protecting and planting tree seedlings.

Lasqueti

The Salish View campaign continues, in partnership with the Lasqueti Island Nature Conservancy (LINC). A news release has been issued, and with a recent grant awarded to LINC, the campaign is 40 per cent of the way to a \$250,000 goal.

Thetis

Staff are negotiating a conservation covenant for Fairyslipper Forest Nature Reserve with the Thetis Island Nature Conservancy and the Cowichan Community Land Trust. Ecological information is in the process of being collected to inform the covenant baseline report and the management plan for the protected area.

Please feel free to contact members of the Trust Fund Board or Islands Trust Fund staff for more details.

Tony Law, Chair tlaw@islandstrust.bc.ca
Islands Trust Fund itfmail@islandstrust.bc.ca



DATE OF MEETING: July 30, 2018
TO: Mayne Island Local Trust Committee
FROM: Miles Drew Bylaw Enforcement Manager, Local Planning Services
SUBJECT: Bylaw Enforcement Notification Bylaw Amendments

RECOMMENDATION

That the Mayne Island Local Trust Committee update the “Mayne Island Local Trust Area Bylaw Enforcement Notification Bylaw No.156, 2011”, by giving the attached draft bylaw three readings and referring the Bylaw to the Executive Committee for approval by making the following resolutions:

- 1) The Mayne Island Local Trust Committee gives First Reading to Draft Bylaw No. 173 cited as Mayne Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 156, 2011 Amendment No. 1, 2018.
- 2) The Mayne Island Local Trust Committee gives Second Reading to Proposed Bylaw No. 173 cited as the Mayne Island Local Committee Bylaw Enforcement Notification Bylaw No. 156, 2011 Amendment No. 1, 2018.
- 3) The Mayne Island Local Trust Committee gives Third Reading to Proposed Bylaw No. 173 cited as Mayne Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 156, 2011 Amendment No. 1, 2018.
- 4) The Mayne Island Local Trust Committee refers Proposed Bylaw No. 173 to the Executive Committee for approval.

REPORT SUMMARY

This report recommends that the Mayne Island Local Trust Committee amend Mayne Island Local Trust Area Bylaw Enforcement Notification Bylaw No. 156, 2011 (BEN) so that the changes in the Mayne Island Land Use Bylaw (LUB) are included and so that various housekeeping amendments can be made.

Background:

The BEN Bylaw has not been updated since March of 2017. Since that time various amendments have been made to the LUB causing the BEN Bylaw to be out of sync with LUB. This amendment bylaw updates the Schedule A to reflect changes in the LUB.

Also, the amending bylaw makes several housekeeping amendments and changes the name and address of the Adjudication Registry from the North Shore to the Islands Trust to reflect Trust Council’s recent decision that the Islands Trust should run its own Bylaw Notice Adjudication Registry.

Next Steps:

As this is an administrative bylaw no approval from the Province is necessary. Thus it will be sent directly to the Executive Committee for approval and then returned to the Mayne Island LTC for final adoption.

Submitted By:	Miles Drew Bylaw Enforcement Manager	July 11, 2018
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ATTACHMENT

1. Draft/Proposed Bylaw

DRAFT

MAYNE ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 173

A BYLAW TO AMEND THE MAYNE LOCAL TRUST AREA BYLAW ENFORCEMENT NOTIFICATION BYLAW, NO. 156, 2011

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

1. Mayne Island Local Trust Committee Bylaw cited as “Mayne Island Local Trust Area Bylaw Enforcement Notification Bylaw, No. 156, 2011” is hereby amended as follows:
 - i. By deleting the word “Area” within section 1 and substituting the word “Committee”;
 - ii. By deleting the words “North Shore Bylaw Notice Adjudication Registry” within section 1.2 and substituting the words “Islands Trust”;
 - iii. By deleting the words within section 6.2 and substituting the following: “The civic address of the Registry is Suite 200 – 1627 Fort Street, Victoria, BC V8R 1H8”;
 - iv. By deleting the words “Bylaw Enforcement Coordinator” within subsection 7.2(2) and from within section 8.0(a) and substituting the following: “Bylaw Enforcement Manager”;
 - v. By removing Schedule A – Mayne Island Land Use Bylaw No. 146, 2008 Contraventions and Penalties and substituting the attached: Schedule A – Mayne Island Land Use Bylaw No. 146, 2008 Contraventions and Penalties.
2. This Bylaw may be cited as “Mayne Island Local Trust Committee Bylaw Enforcement Notification Bylaw, No. 156, 2011, Amendment No. 1, 2018.”

READ A FIRST TIME 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__

SECRETARY

CHAIR

Schedule A
MAYNE ISLAND LAND USE BYLAW NO. 146, 2008
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
3.2.1	Keeping Of Non Permitted Animals	\$300.00	\$225.00	\$450.00	Yes	100%
3.2.2	Non Permitted Disposal/Storage Of Hazardous/Toxic Waste	\$300.00	\$225.00	\$450.00	Yes	100%
3.2.3	Non Permitted Rental/Sale Of Personal Watercraft	\$300.00	\$225.00	\$450.00	Yes	100%
3.2.4	Non Permitted Fin Fish Aquaculture	\$300.00	\$225.00	\$450.00	Yes	100%
3.2.5	Non Permitted Bridges/Causeways/Tunnels	\$300.00	\$225.00	\$450.00	Yes	100%
3.2.6	Non Permitted Marina Restricted To Member Of Private Club	\$300.00	\$225.00	\$450.00	Yes	100%
3.2.7	Non Permitted Retail Sale/Wholesaling Of Groundwater Extracted On Mayne Island	\$300.00	\$225.00	\$450.00	Yes	100%
3.3.2	Building/Structure Exceed Height Restriction Or Within Setbacks	\$300.00	\$225.00	\$450.00	Yes	100%
3.3.3	Non Permitted Building/Structure Within Setback To Natural Boundary Of Sea	\$300.00	\$225.00	\$450.00	Yes	100%
3.3.4	Non Permitted Building/Structure With Underside Of Floor System Lower Than 1.5 Metres Above Natural Boundary Of Sea/Natural Watercourse	\$300.00	\$225.00	\$450.00	Yes	100%
3.3.5	Non Permitted Building/Structure Within Setback To Natural Boundary Of Watercourse	\$300.00	\$225.00	\$450.00	Yes	100%
3.3.6	Non Permitted Feature Projecting Into Required Setback	\$300.00	\$225.00	\$450.00	Yes	100%
3.5.1	Building/Structure Accessory To Dwelling Used For Human Habitation	\$300.00	\$225.00	\$450.00	Yes	100%
3.5.2	Non Permitted Building/Structure On Lot Prior To Construction Of Principal Dwelling/Commencement Of Principal Residential Use	\$300.00	\$225.00	\$450.00	Yes	100%
3.6.1	Non Permitted Home Occupation	\$250.00	\$187.50	\$375.00	Yes	100%
3.6.3	Home Occupation Not Entirely Conducted In Dwelling Unit/Permitted Accessory Building	\$250.00	\$187.50	\$375.00	Yes	100%
3.6.4	Home Occupation Exceeds Maximum Combined Floor Area	\$250.00	\$187.50	\$375.00	Yes	100%
3.6.5	Fail To Retain Residential Appearance On Home Occupation Premises	\$250.00	\$187.50	\$375.00	Yes	100%
3.6.6	Home Occupation Not Operated By Person Permanently Residing In Dwelling Or Exceeds Non-Resident Employees	\$250.00	\$187.50	\$375.00	Yes	100%
3.6.7	Inadequate Landscape Screen/Fence For Exterior Storage Of Home Occupation	\$100.00	\$75.00	\$150.00	Yes	100%

Schedule A
MAYNE ISLAND LAND USE BYLAW NO. 146, 2008
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
3.6.8	Home-Based Guest Accommodation Exceeds Maximum Bedrooms/Guests Or Breakfast Served Or Recreational Equipment Rented To Non Guests	\$250.00	\$187.50	\$375.00	Yes	100%
3.6.9	Area Of Home Occupation Used To Prepare/Serve Food Exceeds Floor Area Restriction	\$250.00	\$187.50	\$375.00	Yes	100%
3.6.10	Area Of Home Occupation Used For Sales And Storage Of Goods For Sale Exceed Floor Area Restriction	\$250.00	\$187.50	\$375.00	Yes	100%
3.6.11	Noise From Home Occupation Heard At Lot Line/Natural Boundary Of Sea	\$250.00	\$187.50	\$375.00	Yes	100%
3.6.12	Non Permitted Short Term Vacation Rental	\$300.00	\$187.50	\$450.00	Yes	100%
3.7.1	Fence Exceeds Height Restriction In Required Setback	\$300.00	\$225.00	\$450.00	Yes	100%
3.8.1	Non Permitted Landscape Screen	\$100.00	\$75.00	\$150.00	Yes	100%
3.9.1	Non Permitted Use Of Recreational Vehicles As Dwelling/Cottage	\$300.00	\$225.00	\$450.00	Yes	100%
3.12.1(a)	Exceed Floor Area For Retail Sales Ancillary To BC Licensed Winery/Cidery	\$300.00	\$225.00	\$450.00	Yes	100%
3.12.1(b)	Exceed Floor Area For Food And Beverage Service Lounge Ancillary To BC Licensed Winery/Cidery	\$300.00	\$225.00	\$450.00	Yes	100%
3.13(1)	Non Permitted Secondary Suite	\$300.00	\$225.00	\$450.00	Yes	100%
3.13(2)	Non Permitted Additional Suite	\$300.00	\$225.00	\$450.00	Yes	100%
3.13(3)	Non Permitted Secondary Suite with Cottage	\$300.00	\$225.00	\$450.00	Yes	100%
3.13(4)	Secondary Suite Outside Principal Dwelling	\$300.00	\$225.00	\$450.00	Yes	100%
3.13.5	Home Occupation in Suite	\$300.00	\$225.00	\$450.00	Yes	100%
3.13.6	No Separate Suite Entrance	\$300.00	\$225.00	\$450.00	Yes	100%
3.13.7	No Water Catchment System	\$300.00	\$225.00	\$450.00	Yes	100%
3.13.8	Suite too Large	\$300.00	\$225.00	\$450.00	Yes	100%
5.1.1	Non Permitted Use In Settlement Residential Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.1.2	Exceed Maximum Number Of Dwelling Units In Settlement Residential Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.1.3	Exceed Maximum Number Of Cottages In Settlement Residential Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.1.4	Exceed Maximum Number Of Accessory Buildings In Settlement Residential Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.1.5	Exceed Maximum Lot Coverage Restriction In Settlement Residential Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.1.6	Exceed Maximum Floor Area Restriction For Cottages In Settlement Residential Zone	\$300.00	\$225.00	\$450.00	Yes	100%

Schedule A
MAYNE ISLAND LAND USE BYLAW NO. 146, 2008
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.1.7	Encroachment Into Setbacks In Settlement Residential Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.1.8	Exceed Height Restriction For Dwelling Unit/Cottage In Settlement Residential Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.1.9	Exceed Height Restriction For Accessory Building/Structure In Settlement Residential Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.2.1	Non Permitted Use In Rural Residential One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.2.2	Exceed Maximum Number Of Dwelling Units In Rural Residential One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.2.3	Exceed Maximum Number Of Cottages In Rural Residential One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.2.4	Exceed Maximum Number Of Accessory Buildings In Rural Residential One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.2.5	Exceed Maximum Lot Coverage Restriction In Rural Residential One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.2.6	Exceed Maximum Floor Area Restriction For Cottages In Rural Residential One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.2.7	Encroachment Into Setbacks In Rural Residential One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.2.8	Exceed Height Restriction For Dwelling Unit/Cottage In Rural Residential One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.2.9	Exceed Height Restriction For Accessory Building/Structure In Rural Residential One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.3.1	Non Permitted Use In Rural Residential Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.3.2	Exceed Maximum Number Of Dwelling Units In Rural Residential Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.3.3	Exceed Maximum Number Of Accessory Buildings In Rural Residential Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.3.4	Exceed Maximum Lot Coverage Restriction In Rural Residential Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.3.6	Encroachment Into Setbacks In Rural Residential Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.3.7	Exceed Height Restriction For Dwelling Unit In Rural Residential Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.3.8	Exceed Height Restriction For Accessory Building/Structure In Rural Residential Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.3.9	Exceed Maximum Floor Area Restriction For Dwelling Unit In Rural Residential	\$300.00	\$225.00	\$450.00	Yes	100%

Schedule A
MAYNE ISLAND LAND USE BYLAW NO. 146, 2008
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Two Zone					
5.3.10	Exceed Maximum Floor Area Restriction For Accessory Building In Rural Residential Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.4.1	Non Permitted Use In Miners Bay Rural Comprehensive Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.4.2	Exceed Maximum Number Of Dwelling Units In Miners Bay Rural Comprehensive Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.4.3	Exceed Maximum Number Of Cottages In Miners Bay	\$300.00	\$225.00	\$450.00	Yes	100%
5.4.4	Exceed Maximum Number Of Accessory Buildings In Miners Bay	\$300.00	\$225.00	\$450.00	Yes	100%
5.4.5	Exceed Maximum Lot Coverage Restriction In Miners Bay	\$300.00	\$225.00	\$450.00	Yes	100%
5.4.6	Exceed Maximum Floor Area Restriction For Cottages In Miners Bay	\$300.00	\$225.00	\$450.00	Yes	100%
5.4.7	Encroachment Into Setbacks In Miners Bay	\$300.00	\$225.00	\$450.00	Yes	100%
5.4.8	Non Permitted Siting Of Feeding Troughs And Manure Piles	\$300.00	\$225.00	\$450.00	Yes	100%
5.4.9	Exceed Height Restriction For Dwelling Unit/Cottage In Miners Bay	\$300.00	\$225.00	\$450.00	Yes	100%
5.4.10	Exceed Height Restriction For Accessory Building/Structure In Miners Bay	\$300.00	\$225.00	\$450.00	Yes	100%
5.5.1	Non Permitted Use In Rural Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.5.2	Exceed Maximum Number Of Dwelling Units In Rural Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.5.3	Exceed Maximum Number Of Cottages In Rural Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.5.4	Exceed Maximum Number Of Accessory Buildings In Rural Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.5.5	Exceed Maximum Lot Coverage Restriction In Rural Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.5.6	Exceed Permitted Number of Secondary Suites	\$300.00	\$225.00	\$450.00	Yes	100%
5.5.7	Exceed Maximum Floor Area Restriction For Cottages In Rural Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.5.8	Encroachment Into Setbacks In Rural Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.5.9	Non Permitted Siting Of Feeding Troughs And Manure Piles	\$300.00	\$225.00	\$450.00	Yes	100%
5.5.10	Exceed Height Restriction For Dwelling Unit/Cottage In Rural Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.5.11	Exceed Height Restriction For Accessory Building/Structure In Rural Zone	\$300.00	\$225.00	\$450.00	Yes	100%

Schedule A
MAYNE ISLAND LAND USE BYLAW NO. 146, 2008
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.5.14	Fail To Meet Site Specific Regulations In Rural Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.6.1	Non Permitted Use In Upland Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.6.2	Exceed Maximum Number Of Dwelling Units In Upland Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.6.3	Exceed Maximum Number Of Cottages In Upland Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.6.4	Exceed Maximum Number Of Accessory Buildings In Upland Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.6.5	Exceed Maximum Lot Coverage Restriction In Upland Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.6.6	Exceed Maximum Floor Area Restriction For Cottages In Upland Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.6.7	Encroachment Into Setbacks In Upland Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.6.8	Non Permitted Siting Of Feeding Troughs And Manure Piles	\$300.00	\$225.00	\$450.00	Yes	100%
5.6.9	Exceed Height Restriction For Dwelling Unit/Cottage In Upland Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.6.10	Exceed Height Restriction For Accessory Building/Structure In Upland Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.7.1	Non Permitted Use In Agricultural Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.7.2	Exceed Maximum Number Of Dwelling Units In Agricultural Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.7.3	Exceed Maximum Number Of Cottages In Agricultural Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.7.4	Exceed Maximum Number Of Accessory Buildings In Agricultural Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.7.5	Exceed Maximum Lot Coverage Restriction In Agricultural Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.7.6	Exceed Maximum Floor Area Restriction For Cottages In Agricultural Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.7.7	Encroachment Into Setbacks In Agricultural Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.7.8	Exceed Height Restriction For Dwelling Unit/Cottage In Agricultural Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.7.9	Exceed Height Restriction For Accessory Building/Structure In Agricultural Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.8.1	Non Permitted Use In Settlement Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.8.2	Exceed Maximum Floor Area Ratio In Settlement Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.8.3	Exceed Maximum Number Of Accessory Buildings In Settlement Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.8.4	Exceed Maximum Lot Coverage	\$300.00	\$225.00	\$450.00	Yes	100%

Schedule A
MAYNE ISLAND LAND USE BYLAW NO. 146, 2008
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Restriction In Settlement Commercial Zone					
5.8.5(a)	Apartment Residential Use Not Located Within Principal Building In Settlement Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.8.5(b)	Apartment Residential Use Exceeds Maximum Floor Area Restriction Of Building In Settlement Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.8.5(c)	Apartment Residential Use Not Located Above Ground Floor Of Building In Settlement Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.8.5(d)	Apartment Residential Use Not Provided With Separate Entrance From Ground Level In Settlement Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.8.5(e)	Apartment Residential Use Does Not Meet Minimum Floor Area Requirements In Settlement Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.8.6	Encroachment Into Setbacks In Settlement Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.8.7	Exceed Height Restriction For Principal Building/Accessory Dwelling Unit In Settlement Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.8.8	Exceed Height Restriction For Accessory Building/Structure In Settlement Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.8.10	Inadequate Landscape Screen For Lots With Commercial Uses In Settlement Commercial Zone	\$100.00	\$75.00	\$150.00	Yes	100%
5.8.11	Fail To Meet Site Specific Regulations In Settlement Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.9.1	Non Permitted Use In Commercial Tourist Accommodation Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.9.2	Exceed Maximum Lot Coverage Restriction In Commercial Tourist Accommodation Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.9.3	Exceed Maximum Floor Area Ratio Restriction In Commercial Tourist Accommodation Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.9.4	Exceed Maximum Units And Maximum Total Floor Area In Commercial Tourist Accommodation Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.9.5	Exceed Maximum Floor Area Of Any Tourist Accommodation Unit In Commercial Tourist Accommodation Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.9.6	Exceed Maximum Floor Area Of Accessory Retail Sales Uses In Commercial Tourist Accommodation	\$250.00	\$187.50	\$375.00	Yes	100%

Schedule A
MAYNE ISLAND LAND USE BYLAW NO. 146, 2008
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Zone					
5.9.7	Exceed Maximum Accessory Employee Housing Units In Commercial Tourist Accommodation Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.9.8	Exceed Maximum Floor Area Of Accessory Employee Housing In Commercial Tourist Accommodation Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.9.9	Exceed Maximum Accessory Dwelling Units In Commercial Tourist Accommodation Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.9.10	Exceed Maximum Buildings Accessory To Tourist Accommodation Uses In Commercial Tourist Accommodation Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.9.11	Encroachment Of Building/Structure Into Setback In Commercial Tourist Accommodation Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.9.12	Exceed Maximum Height Restriction Of Building/Structure In Commercial Tourist Accommodation Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.9.14	Fail To Meet Site Specific Regulations In Commercial Tourist Accommodation Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.10.1	Non Permitted Use In Service Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.10.2	Exceed Maximum Number Of Principal Buildings/Accessory Dwelling Units In Service Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.10.3	Exceed Maximum Number Of Accessory Buildings In Service Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.10.4	Exceed Maximum Floor Area Ratio Restriction In Service Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.10.5	Exceed Maximum Lot Coverage Restriction In Service Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.10.6	Encroachment Into Setbacks In Service Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.10.7	Exceed Height Restriction For Principal Building/Accessory Dwelling Unit In Service Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.10.8	Exceed Height Restriction For Accessory Building/Structure In Service Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.10.10	Stored Materials Not Located Within Buildings/Enclosed Storage Areas In Service Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.10.11	Non Permitted Storage Of Hazardous Materials In Service Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%

Schedule A
MAYNE ISLAND LAND USE BYLAW NO. 146, 2008
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.10.12	Inadequate Landscape Screen For Lots With Commercial Uses In Service Commercial Zone	\$100.00	\$75.00	\$150.00	Yes	100%
5.10.13	Fail To Meet Site Specific Regulations In Service Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.11.1	Non Permitted Use In Automotive Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.11.2	Exceed Maximum Number Of Principal Buildings/ Accessory Dwelling Units In Automotive Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.11.3	Exceed Maximum Number Of Accessory Buildings In Automotive Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.11.4	Exceed Maximum Floor Area Ratio Restriction In Automotive Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.11.5	Exceed Maximum Lot Coverage Restriction In Automotive Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.11.6	Encroachment Into Setbacks In Automotive Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.11.7	Exceed Height Restriction For Principal Building/Accessory Dwelling Unit In Automotive Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.11.8	Exceed Height Restriction For Accessory Building/Structure In Automotive Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.11.11	Stored Materials Not Located Within Buildings/Enclosed Storage Areas In Automotive Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.11.12	Inadequate Landscape Screen For Lots With Commercial Uses In Automotive Commercial Zone	\$100.00	\$75.00	\$150.00	Yes	100%
5.12.1	Non Permitted Use In Country Guest House Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.12.2	Exceed Maximum Lot Coverage Restriction In Country Guest House Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.12.3	Exceed Maximum Number Of Guest Houses Permitted In Country Guest House Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.12.4	Exceed Maximum Number Of Accessory Dwelling Units Permitted In Country Guest House Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.12.5	Exceed Maximum Number Of Accessory Restaurants Located Within A Guest House In Country Guest House Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%

Schedule A
MAYNE ISLAND LAND USE BYLAW NO. 146, 2008
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.12.6	Exceed Maximum Number Of Accessory Buildings In Country Guest House Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.12.5	Encroachment Into Setbacks In Country Guest House Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.12.6	Exceed Height Restriction For Guest House/Dwelling Unit In Country Guest House Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.12.7	Exceed Height Restriction For Accessory Building/Structure In Country Guest House Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.12.8	Exceed Height Restriction For Accessory Building/Structure Used For Agricultural Purposes In Country Guest House Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.12.13	Inadequate Landscape Screen For Outdoor Storage Areas And Tourist Accommodation Uses In Country Guest House Commercial Zone	\$100.00	\$75.00	\$150.00	Yes	100%
5.12.14	Fail To Meet Site Specific Regulations In Country Guest House Commercial Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.13.1	Non Permitted Use In Industrial One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.2	Exceed Maximum Number Of Principal Buildings Or Accessory Dwelling Units In Industrial One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.3	Exceed Maximum Number Of Accessory Buildings In Industrial One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.4	Exceed Maximum Floor Area Ratio Restriction In Industrial One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.5	Exceed Maximum Lot Coverage Restriction In Industrial One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.6	Encroachment Into Setbacks In Industrial One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.7	Waste Transfer Station Uses Closer than 15 metres	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.8	Exceed Height Restriction For Principal Building/Accessory Dwelling Unit In Industrial One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.9	Exceed Height Restriction For Accessory Building/Structure In Industrial One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.11	Stored Parts, Machinery And Equipment Not Located Within Buildings Or Enclosed Storage Areas In Industrial One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.12	Storage Of Toxic\ Noxious\ Explosive\ Odorous\ Radioactive Materials In	\$300.00	\$225.00	\$450.00	Yes	100%

Schedule A
MAYNE ISLAND LAND USE BYLAW NO. 146, 2008
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Industrial One Zone					
5.13.13	Storage Of Goods, Materials And Equipment Within 7.5 Metres Of Watercourse/Wetland/Water Body	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.14	Waste Transfer on Lot less than 0.4 Hectare	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.15	Fail to Screen Industrial\Warehouse\Storage\Highways Maintenance Use	\$100.00	\$75.00	\$150.00	Yes	100%
5.13.16	Fail To Meet Site Specific Regulations In Industrial One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.14.1	Non Permitted Use In Community Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.14.2	Exceed Maximum Lot Coverage Restriction In Community Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.14.3	Encroachment Into Setbacks In Community Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.14.4	Exceed Height Restriction For Any Principal Building/Structure In Community Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.14.5	Exceed Height Restriction for Accessory Building	\$300.00	\$225.00	\$450.00	Yes	100%
5.14.7	Fail To Meet Site Specific Regulations In Community Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.15.1	Non Permitted Use In Local Community Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.15.2	Exceed Maximum Lot Coverage Restriction In Local Community Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.15.3	Encroachment Into Setbacks In Local Community Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.15.4	Exceed Height Restriction For Any Principal Building/Structure In Local Community Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.15.6	Exceed Height Restriction for Accessory Building	\$300.00	\$225.00	\$450.00	Yes	100%
5.15.7	Fail To Meet Site Specific Regulations In Local Community Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.16.1	Non Permitted Use In Transportation Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.16.2	Exceed Maximum Lot Coverage Restriction In Transportation Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.16.3	Encroachment Into Setbacks In Transportation Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.16.4	Exceed Height Restriction For Any Principal Building/Structure In Transportation Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%

Schedule A
MAYNE ISLAND LAND USE BYLAW NO. 146, 2008
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.16.5	Exceed Maximum Combined Floor Area Restriction For All Accessory Commercial Uses In Transportation Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.16.6	Exceed Height Restriction for Accessory Building	\$300.00	\$225.00	\$450.00	Yes	100%
5.17.1	Non Permitted Use In Community And Regional Park Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.17.2	Exceed Maximum Lot Coverage Restriction In Community And Regional Park Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.17.3	Encroachment Into Setbacks In Community And Regional Park Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.17.4	Exceed Height Restriction For Any Building/Structure In Community And Regional Park Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.17.6	Fail To Meet Site Specific Regulations In Community And Regional Park Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.19.1	Non Permitted Use In Resource Conservation Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.19.2	Exceed Maximum Lot Coverage Restriction In Resource Conservation Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.20.1	Non Permitted Use In Water Protection Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.21.1	Non Permitted Use In Water Moorage Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.21.2	Exceed Height Restriction For Any Structure In Water Moorage Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.21.3	Fail To Meet Site Specific Regulations in Water Moorage Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.22.1	Non Permitted Use In Water Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.22.2	More Than One Building/Building Exceeds Maximum Floor Area Restriction In Water Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.22.3	Exceed Height Restriction For Any Structure In Water Moorage Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.22.4	Fail To Provide Off-street Parking Or Parking Not Located On Adjacent Upland Lot In Water Moorage Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.23.1	Non Permitted Use In Community Wharf Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.23.2	Exceed Height Restriction For Any Building/Structure Constructed On Dock In Community Wharf Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.23.3	Building/Structure Exceeds Maximum Floor Area Restriction In Community	\$300.00	\$225.00	\$450.00	Yes	100%

Schedule A
MAYNE ISLAND LAND USE BYLAW NO. 146, 2008
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Wharf Zone					
5.23.4	Fail To Provide Off-street Parking Or Parking Not Located On Adjacent Upland Lot In Community Wharf Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.23.5	Fail to Meet Site Specific Regulations in the Community Wharf Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.25.1	Non Permitted Use In Senior Citizens Housing Comprehensive Development One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.25.2	Exceed Maximum Number Of Permitted Duplexes In Senior Citizens Housing Comprehensive Development One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.25.3	Exceed Maximum Floor Area Restriction Of Dwelling Unit In Senior Citizens Housing Comprehensive Development One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.25.4	Exceed Maximum Number/Floor Area Of Attached Carports Per Dwelling Unit In Senior Citizens Housing Comprehensive Development One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.25.5	Exceed Maximum Combined Floor Area Of All Accessory Buildings In Senior Citizens Housing Comprehensive Development One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.25.6	Permitted Accessory Uses Sited In More Than One Building In Senior Citizens Housing Comprehensive Development One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.25.7	Encroachment Of Building/Structure Into Setbacks In Senior Citizens Housing Comprehensive Development One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.25.8	Exceed Maximum Height Restriction Of Dwelling Unit In Senior Citizens Housing Comprehensive Development One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.25.9	Exceed Maximum Height Restriction Of Any Accessory Building/Structure In Senior Citizens Housing Comprehensive Development One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.25.11	Inadequate Landscape Screen For Accessory Buildings And Structures And Parking Areas In Senior Citizens Housing Comprehensive Development One Zone	\$100.00	\$75.00	\$150.00	Yes	100%
5.26.1	Non Permitted Use In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.2	Exceed Maximum Lot Coverage Restriction In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%

Schedule A
MAYNE ISLAND LAND USE BYLAW NO. 146, 2008
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.26.3	Exceed Maximum Floor Area Restriction In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.4(a)	Exceed Maximum Floor Area Restriction Of Tourist Accommodation Uses In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.4(b)	Exceed Maximum Floor Area Restriction Of Residential Uses In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.4(c)	Exceed Maximum Floor Area Restriction Of Retail Sales Uses In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.4(d)	Exceed Maximum Floor Area Restriction Of Combined Restaurant, Office, Personal Service, Medical And Dental Clinic Uses In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.5	Exceed Maximum Floor Area Restriction Of Any Tourist Accommodation Unit In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.6	Exceed Maximum Number Of Tourist Accommodation Units In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.7	Exceed Maximum Number Of Residential Dwelling Units In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.8	Exceed Maximum Floor Area Of Any Residential Dwelling Unit In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.9	Exceed Maximum Number Of Accessory Employee Housing Units In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.10	Exceed Maximum Floor Area Of Any Accessory Employee Housing Unit In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.11	Exceed Maximum Number Of Accessory Dwelling Units In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.12	Exceed Maximum Floor Area Of Any Accessory Dwelling Unit In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.13	Encroachment Of Building/Structure Into Setbacks In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.14	Exceed Maximum Height Restriction Of Building Containing Tourist Accommodation Units/Accessory Dwelling Unit/Restaurant In	\$300.00	\$225.00	\$450.00	Yes	100%

Schedule A
MAYNE ISLAND LAND USE BYLAW NO. 146, 2008
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Comprehensive Development Two Zone					
5.26.15	Exceed Maximum Height Restriction Of Residential Dwelling Unit In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.16	Exceed Maximum Height Restriction Of Any Accessory Building/Structure In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.17	Non Permitted Use In Area A On Schedule 5.26(a) In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.18	Non Permitted Use In Area B On Schedule 5.26(a) In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.20	Inadequate Parking For Residential Use In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.27.1	Non Permitted Use in Community Wharf Upland Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.27.2	Exceed Maximum Lot Coverage Restriction in Community Wharf Upland Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.27.3	Encroach into Setbacks in Community Wharf Upland Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.27.4	Exceed Maximum Height Restriction for Any Building/Structure in Community Wharf Upland Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.6	Fail to Provide Minimum Parking Spaces Within Area Restrictions in Community Wharf Upland Zone	\$300.00	\$225.00	\$450.00	Yes	100%
6.2.1	Non Permitted Animated/Flashing/Noise-Making Sign	\$250.00	\$175.00	\$375.00	Yes	100%
6.2.2	Non Permitted Third Party Sign	\$250.00	\$175.00	\$375.00	Yes	100%
6.3.2	Sign Pertaining To Lease/Sale/Status Of Lot/Building/Name Of Owner/Address Exceeds One Square Metre In Area	\$250.00	\$175.00	\$375.00	Yes	100%
6.3.3	Election Candidate Sign Not Removed Within 48 Hours Of Date Of Election	\$250.00	\$175.00	\$375.00	Yes	100%
6.5.1	Non Permitted Number/Area Of Signs	\$250.00	\$175.00	\$375.00	Yes	100%
6.5	Obsolete Sign Not Removed From Premises Within Thirty Days Of Becoming Obsolete	\$250.00	\$175.00	\$375.00	Yes	100%
7.1.1	Fail To Provide Off-road Parking On Lot	\$250.00	\$187.50	\$375.00	Yes	100%
7.1.2	Restrictive Covenant Not Registered For Off-road Parking Near Lot On Which Use/Building/Structure Being Served Is Located	\$250.00	\$187.50	\$375.00	Yes	100%
7.2.1	Manoeuvring Aisle Does Not Meet Size Requirements	\$250.00	\$187.50	\$375.00	Yes	100%

Schedule A
MAYNE ISLAND LAND USE BYLAW NO. 146, 2008
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
7.2.2	Parking Space Does Not Meet Size Requirements	\$250.00	\$187.50	\$375.00	Yes	100%
7.4	Fail To Provide Minimum Parking Spaces	\$250.00	\$187.50	\$375.00	Yes	100%

BRIEFING

To: Local Trust Committees/Bowen Island Municipality **For the Meeting of:** Various

From: Trust Programs Committee **Date Prepared:** July 16, 2018

SUBJECT: Service Integration

PURPOSE: To request input from local trust committees/Bowen Island Municipality about any service integration concerns.

BACKGROUND: The Trust Programs Committee working group has been meeting to consider potential improvements to service delivery by the various government service providers, including the Islands Trust, to Salt Spring Island and the wider Trust area. This work was initiated in response to the incorporation process on Salt Spring Island in 2017, and specifically, to address a critique of the governance model on Salt Spring Island that is characterized by multiple agencies delivering community services in a non-coordinated manner. Trust Council (TC) has tasked the working group with: ***Identifying potential governance or operational changes that could be adopted in order to improve the delivery and integration of all the types of services that are delivered to the Islands Trust Area.***

TPC would like local trust committees and Bowen Island Municipality to create inventories of barriers experienced in engaging service providers and other agencies and to provide those responses to TPC via the Director of Trust Area Services. A suggested resolution for conveying any concerns is as follows:

That the XX Island LTC/BIM advises Trust Programs Committee that the LTC/BIM has experienced barriers to engaging service providers/other agencies when addressing the following topics:

- 1.
- 2.
- 3.

ATTACHMENT(S):

1. None.

FOLLOW-UP: TPC will consider responses received by August 20, 2018 meeting. At its August 20, 2018 meeting, TPC will discuss how to handle responses received after August 20.

Prepared By: Clare Frater, Director, Trust Area Services

Reviewed By/Date: Brian Crumblehulme, TPC Chair
David Marlor, Director, Local Planning Services