



MAYNE ISLAND LOCAL TRUST COMMITTEE

BUSINESS MEETING AGENDA TO COMMENCE AT 1:00 P.M., WEDNESDAY, OCTOBER 24, 2012 AT THE MAYNE ISLAND AGRICUTUAL HALL 430 FERNHILL ROAD, MAYNE ISLAND, B.C.

***Approximate** time is provided for the convenience of the public only and is subject to change without notice. There will be a 15 minute break prior to item 10 of this agenda, as indicated

	Page #	*Time Approx
1. CALL TO ORDER		
2. APPROVAL OF AGENDA		1:00 pm
2.1 Additions/Deletions		
2.2 Questions from public on Agenda Items		
3. COMMUNITY INFORMATION MEETING - none		
4. PUBLIC HEARING - none		
5. PREVIOUS MEETINGS		
5.1 Local Trust Committee Minutes for Adoption		1:15 pm
5.1.1 Mayne Island Local Trust Committee Business Meeting Minutes of September 19, 2012 (attached)	1	
5.2 Public Hearing Records and Community Information Meeting Notes - none		
5.3 Section 26 Resolutions-without-meeting - none		
5.4 Advisory Planning Commission Minutes - none		
6. BUSINESS ARISING FROM THE MINUTES		
6.1 Follow-up Action Report (attached)	8	
7. DELEGATIONS – none		
8. CORRESPONDENCE - none <i>[correspondence received concerning applications and/or projects is considered with the application]</i>		

9.	APPLICATIONS, PERMITS, BYLAWS AND REFERRALS		1:30 pm
9.1	MA-DVP-2012.2 (Beeson) (withdrawn from agenda)	9	
	----- BREAK (15 minutes) -----		2:15 pm
10.	LOCAL TRUST COMMITTEE PROJECTS		
10.1	Riparian Areas Regulation (pending)		
11.	REPORTS		
11.1	Work Program Reports		
11.1.1	Mayne Island Local Trust Committee Work Program - Report dated October, 2012 (attached)	28	
11.1.2	Islands Trust Council Strategic Plan 2011 – 2014 – for information (attached)	30	
11.2	Applications Report		
11.2.1	Mayne Island Applications Report dated October, 2012 (attached)	42	
11.3	Expense/Budget Reports – for information		
11.3.1	Trustee and Local Expenses (attached)	43	
11.4	Bylaw Enforcement - none		
11.5	Adopted Policies and Standing Resolutions – for information (attached)	44	
11.6	Mayne Island LTC Web Page (attached)	48	
11.7	Chair’s Report		
11.8	Trustee Report		
12.	OTHER BUSINESS		3:00 pm
12.1	Upcoming Meetings		
12.1.1	Next Business Meeting – Wednesday, November 28, 2012 at 1:00 pm., at the Mayne Island Agricultural Hall		
12.2	Road Advisory Committee – discussion		
13.	TOWN HALL MEETING		
14.	ADJOURNMENT		4:00 pm

**MINUTES OF THE MAYNE ISLAND
LOCAL TRUST COMMITTEE MEETING
HELD ON WEDNESDAY SEPTEMBER 19, 2012 AT 1:00 P.M.
AT THE MAYNE ISLAND AGRICULTURAL HALL, MAYNE ISLAND, BC.**

<u>PRESENT:</u>	Peter Luckham	Chair
	Jeanine Dodds	Local Trustee
	Brian Crumblehulme	Local Trustee
	Gary Richardson	Island Planner
	Pat Todd	Recording Secretary

There were approximately nine (9) members of the public in attendance.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 1:00 pm, recognizing the Local Trust Committee meeting was being held in the Coast Salish Territories, and introduced himself, the Local Trustees and Islands Trust Staff.

2. APPROVAL OF AGENDA

2.1 Additions/Deletions

None

2.2 Questions from Public on Agenda Items - none

The agenda as presented was approved by consensus.

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

None

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes for Adoption

5.1.1 Mayne Island Local Trust Committee Business Meeting Minutes of July 25, 2012

Chair Luckham asked the Trustees for any amendments and the following amendments were made:

Page 3 – second to last paragraph; first sentence: Trustee Dodds ...change questioned sending the application... to “requested that the application be sent to...

Page 4 - fourth paragraph: to read: Trustee Dodds stated that to rezone is a separate issue. There is a current enforcement process...

The Mayne Island Local Trust Committee Meeting Minutes of July 25, 2012, as amended were adopted by consensus.

5.2 Public Hearing Records and Community Information Meeting Notes

5.2.1 Mayne Island Local Trust Committee Community Information Meeting Notes of July 25, 2012

The Mayne Island Local Trust Committee Community Information Meeting Notes of July 25, 2012, were accepted as presented...

5.3 Section 26 Resolutions-without-meeting

Resolution MA-LTC-43-12.

It was Moved and Seconded that Mayne Island Local Trust Committee authorize Trustee Dodds to send a letter to the British Columbia Geographical Names Office requesting the island's postal address be changed to Mayne Island.

CARRIED

5.4 Advisory Planning Commission Minutes

5.4.1 Advisory Planning Commission Meeting Minutes of August 11, 2012

These minutes were adopted by the Advisory Planning Commission on September 10, 2012, with the following amendments: Date of meeting to read August 8, 2012 and correction of spelling of Gerry Wise to Jerry Wise.

The Mayne Island Advisory Planning Commission Minutes of August 8, 2012 were accepted as presented.

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Richardson reviewed the on-going items. He advised that all items have been completed with the exception of No. 8, regarding secondary suites and the preparation of a mail-out for island residents. He will speak to this further under 11.1 Work Program Report.

7. DELEGATIONS

None

8. CORRESPONDENCE

8.1 I. Dow email dated September 10, 2012 re: Mayne Island Landowners Coalition (RAR)

While the Riparian Area Regulations (RAR) were not a specific item on the agenda there was discussion as to how this issue could move forward as it has been almost three years since regulations were enacted. The Local Trust Committee felt the island would be exempted however legal opinion report is that there is no exemption.

Chair Luckham reported on a recent RAR meeting in Nanaimo where many voiced similar frustrations. The Province has changed a number of the components of the regulations. It is now focused on “potential fish habitat” not fish presence.

Trustee Dodds is hopeful a compromise could be reached with the Province.

Trustee Crumblehulme reported that Salmon Arm has declined and further questioned if this is an option for Mayne Island.

Planner Richardson will research this and report to LTC outlining all the options.

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 MA-TUP-2012.2 (Bennett)

Planner Richardson outlined the application for a solid waste drop off site. The application was amended after the last LTC.

Fred Bennett (applicant) questioned the time frame to complete the conditions e.g. screening.

The LTC recognizes that some things cannot be completed immediately. If there is a complaint, this would constitute a violation of permit and would result in a bylaw infraction at which time the applicant would be given a time period to rectify the situation.

Mr. Bennett further questioned the “start” date for the permit. The duration of the permit is from date of resolution. Mr. Bennett would like to have the use as a solid waste disposal site included under property's current Commercial zoning.

The Trustees detailed that an application could be made at any time to rezone or change the permit.

Resolution MA-LTC-44-12.

It was Moved and Seconded that Mayne Island Local Trust Committee Temporary Use Permit MA-TUP-2012.2 (Bennett) be approved for a term of three years.

CARRIED

9.2 MA-TUP-2012.3 (Nordquist Holdings Ltd))

Planner Richardson reviewed the application for a Short Term Vacation Rental (STVR). The property has been a vacation rental site for approximately 10 years with no complaints and no Bylaw infractions.

Recommendation from the Advisory Planning Commission (APC) was missing from the available minutes. The Recording Secretary had a copy and read the motion as follows:

‘It was Moved and Seconded that the Mayne Island Advisory Planning Commission recommends the Mayne Island Local Trust Committee precede with the MA-TUP-2012.3 (Nordquist Holdings Ltd.) for a term of 1 year, that being April 2013, to October 2013, and further recommends that Item 2g) be deleted and that there be no on site advertising signage.’

Eric Nordquist voiced concern as to the time limitation of 6 months and after a discussion about on site advertising signage, it was agreed that there could be a property sign, no larger than 18” by 18” with the street number and the name Mayne Chalet.

Resolution MA-LTC-45-12

It was Moved and Seconded that Mayne Island Local Trust Committee MA-TUP-2012.3 (Nordquist Holdings Ltd) be approved subject to removal of condition 2g) with the insertion of “a sign no larger than 18” square inches containing the words Mayne Chalet and that the permit would expire October 31, 2013.

CARRIED

Chair Luckham stated that this approval does not automatically indicate approval for future STVR applications.

Trustee Dodds suggested that there be a review of STVR policies by the APC. This will be added to the work program.

10. LOCAL TRUST COMMITTEE PROJECTS

None

Note – There was a break at 1:53 pm; the meeting reconvened at 2:03 pm.

11. REPORTS

11.1 Work Program Reports

11.1.1 Mayne Island Local Trust Committee Work Program – Report dated September, 2012

Planner Richardson reviewed the Work Program report:

No. 1: Housing options mail out will be done and sent to Trustees for review prior to mail out. There will be a heading on the Islands Trust web site for further information and a definition of secondary suites: i.e.: attached to primary dwelling.

No. 2: Commercial Land Use Review: There were a number of tasks to be completed and the target date for this project is January 2013.

It was requested that Planner Richardson add the following to Projects List:

- a) No. 7 - Temporary Use Permit process to be reviewed
- b) No. 8 - Short Term Vacation Rental review

11.2 Applications Report

11.2.1 Mayne Island Applications report dated September, 2012

Planner Richardson advised that the Beeson application is going to be on the LTC agenda for October.

11.3 Expense/Budget Reports

11.3.1 Trustee and Local Expenses

Received for information.

11.3.2 Budget Submissions – 2013-14

Received for information.

Resolution MA-LTC-46-12

It was Moved and Seconded that the Mayne Island Local Trust Committee approve and forward the draft 2013-14 Local Trust Committee Project Budget submission to Finance Planning Committee as presented.

CARRIED

11.4 Bylaw Enforcement

None

11.5 Adopted Policies and Standing Resolutions

Received for information.

11.6 Mayne Island LTC Web Page

Staff was asked to update information regarding applications and to add information regarding project on secondary suites and mail out to island residents.

11.7 Chair's Report

Chair Luckham informed the Committee that Islands Trust Council has approved the Strategic Plan. There is a review underway on fees charged for applications. This item will come to the LTC for further consideration. Council is very supportive of the National Marine Conservation Area and derelict vessels and spill control are also on the agenda.

11.8 Trustee Report

Trustee Dodds spoke to the Parks Canada Marine Conservation Area and that this project is in the very preliminary stages. There will be much consultation over a number of years.

Trustee Crumblehulme added that Parks Canada is planning three more meeting with Islands Trust. He also reviewed the Economic Development Commission which has been active and there is a meeting September 20th, regarding the Broadband access and to determine if a co-operative for the Southern Gulf Islands can be developed.

12. OTHER BUSINESS

12.1 Upcoming Meetings

12.1.1 Next Business Meeting – Wednesday October 24, 2012 at 1:00 pm. at the Mayne Island Agricultural Centre

12.2 APC request for review of Land Use Bylaw #146, 2008 prior to considering a recommendation regarding the Bylaw Enforcement Notification Bylaw.

Resolution MA-LTC-47-12

It was Moved and Seconded that the Mayne Island Local Trust Committee refer to the Advisory Planning Commission to review Land Use Bylaw #146, 2008 for definition and completeness as it relates to Bylaw Enforcement Notification.

CARRIED

13. TOWN HALL MEETING

Ian Dow updated the LTC regarding the “Experience the Gulf Islands – Trans Island Trails”. The work is also ongoing to restore Miners Bay Dock. He emphasized the need to address accommodation on the island – as visitors increase so too will the needs for accommodation, camping facilities, etc. This project will have First Nations involvement. Any project must be community asset building – has to benefit the community, be respectful of the environment and be profitable. The current suggested trail is from Horton Bay to Miners Bay. There have also been discussions with BC ferries. Of note is that the islands are 1 of only 5 archipelagos in the world.

The Local Trust Committee expressed appreciation for the time and effort being put forward on these projects.

14. ADJOURNMENT

Chair Luckham declared the meeting adjourned at 3:02 p.m.

RECORDER

CHAIR



Islands Trust

Follow Up Action Report w / Target Date

Mayne Island
Jul-25-2012

No.	Activity	Responsibility	Target Date	Status
1	10.1 - secondary suites - prepare mail-out for October	Gary Richardson	Jul-31-2012	On Going

Sep - 19 - 2012

No.	Activity	Responsibility	Target Date	Status
2	LTC Minutes of July 25, 2012 approved as amended.	Sharon Lloyd-deRosario		Done
3	MA-TUP-2012.2 (Bennett) - issued as drafted for 3 years.	Kathy Jones		Done
4	MA-TUP-2012.3 (Nordquist) - issued as amended.	Kathy Jones		Done
5	Add the following to the project list: 7. Review of TUP Policies 8. STVR review.	Gary Richardson		Done
6	2013-2014 Budget Submissions - advise C.S. that the draft 2013-2014 project budget submission was agreed to as presented in Aug 2, 2012 Memo from R.K.	Sharon Lloyd-deRosario		Done
7	Web page to be amended (see minutes).	Kathy Jones		Done
8	APC- staff to request that APC review LUB as it relates to the proposed BEN Bylaw.	Gary Richardson		Done



STAFF REPORT

October 15, 2012

File No.: MA-DVP-2012.2
(Beeson)

To: Mayne Island Local Trust Committee
For the meeting of October 24, 2012

From: Gary Richardson
Island Planner

CC: Robert Kojima
Regional Planning Manager

Re: Development Variance Permit MA-DVP-2012.2 (Beeson)

Owner: Paul Beeson
Applicant: Same as above
Location: 238 Callaghan Crescent
Legal: Lot 104, Section 6, Mayne Island, Cowichan District, Plan 23289

THE PROPOSAL:

The applicant is seeking to vary Article 5.1(7)(a) of the Mayne Island Land Use Bylaw No. 146, 2008 (LUB) in order to allow for an existing dwelling to be sited as close as 5.02 metres (16.47 feet) from a front lot line. Current regulation requires a minimum setback for any building or structure of 8 metres (26 feet) from a front lot line.

SITE CONTEXT:

The subject property is 0.12 hectares (.29 acres) in size and is located close to Village Bay. The property is not waterfront; however, there are no other lots between it and Village Bay only a portion of Callaghan Crescent. It is zoned Settlement Residential (SR) and is of similar size and zoning as surrounding residential properties. There is a boat launch located at the end of Callaghan Crescent near the subject property. There is a single family dwelling located on the property as shown on the survey plan Figure 3. Figure 1 indicates the location of the subject property. A site visit was carried out October 9, 2012, the photos in this report are from that date.

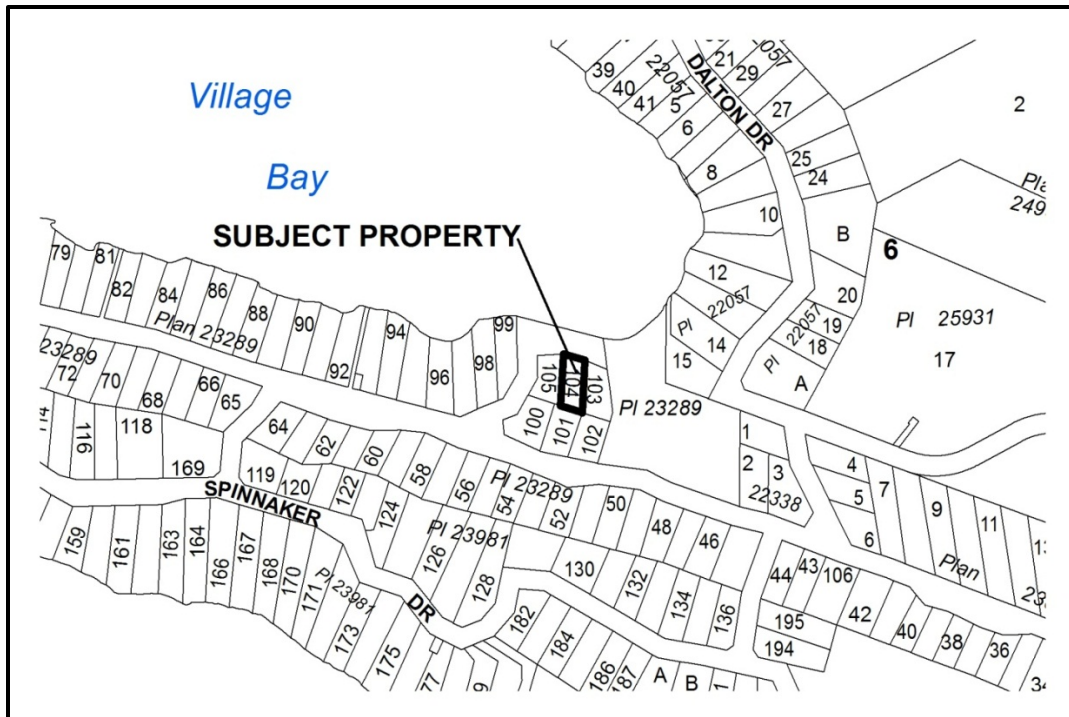


Figure 1: Location Map of Subject Property



Figure 2: Orthophoto Showing subject lot and Existing Structures



Figure 3: Orthophoto Showing area surrounding subject lot

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria - Nanaimo - Parksville, B.C.
Ph: 250-727-2214 Fax: 250-727-3395

B.C. LAND SURVEYORS BUILDING LOCATION CERTIFICATE

File: 26512

Civic: 238 Callaghan Crescent

Legal: Lot 104, Plan 23289, Section 6, Mayne Island, Cowichan District

Dimensions are in metres and are derived from Plan 23558.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

This plan was prepared for confirmation of the Capital Regional District building bylaw.

This building location certificate has been prepared in accordance with the Manual of Standard Practice and is Certified Correct this 7th day of November 2011.

MS. Manson

Michael S. Manson, B.C.L.S.

This document is not valid unless originally signed and sealed

MS

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on: Title No. CA15661 (P.I.D. 003-075-001)

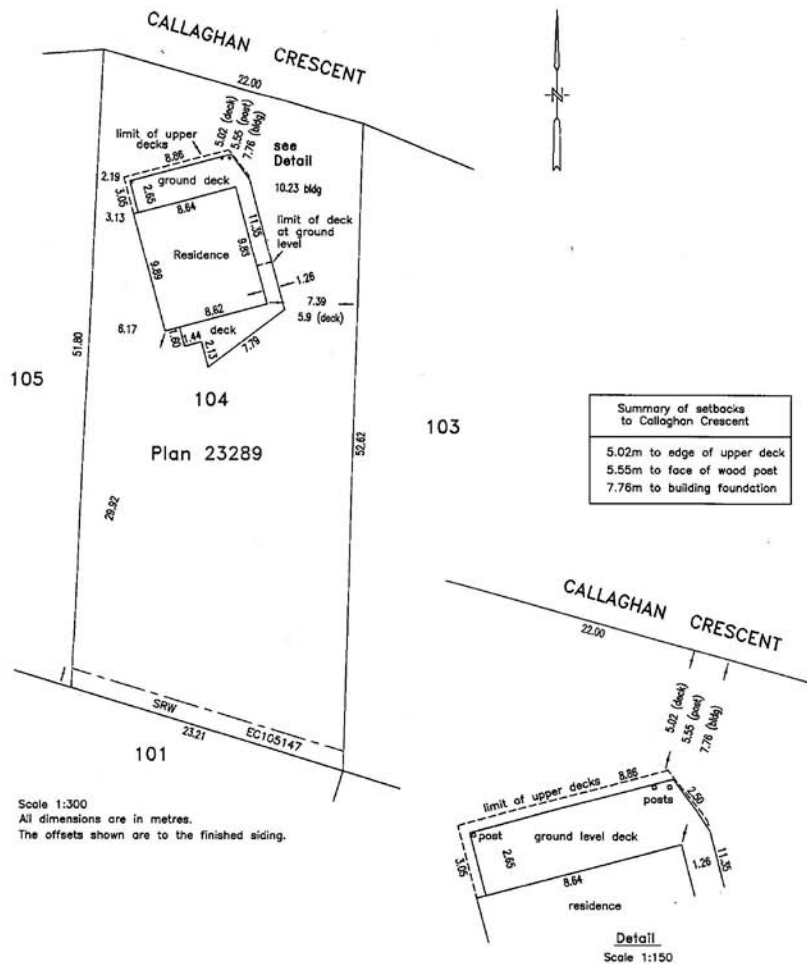


Figure 3: Survey of dwelling



Photo 1 View of dwelling from Callaghan Crescent



Photo 2 View of the rear of the dwelling showing large maple tree

CURRENT PLANNING STATUS OF SUBJECT LANDS:

Trust Policy Statement:

This application is not in contravention of the Trust Policy Statement and there are no directive policies relevant to this application.

Official Community Plan

The subject property is designated Settlement Residential (SR) in the Mayne Island Official Community Plan (OCP) Bylaw No. 144, 2007. The Residential objectives of this designation are:

1. to ensure compatibility of the residential use with adjoining land uses,
2. to protect the health and safety of the residential neighborhood, and
3. to ensure that ecologically sensitive areas are not disturbed by future development.

The specific policies in the SR designation that pertain to this application are:

- 2.1.1.1 The principal use shall be residential with accessory uses consistent with residential character.
- 2.1.1.5 Location, number and size of buildings and structures shall be regulated to protect the quiet enjoyment of property and to implement smart growth principles.

Land Use Bylaw

The subject property is zoned Settlement Residential (SR) in the Mayne Island Land Use Bylaw (LUB) No. 146, 2008. The specific bylaws relevant to this application include:

3.3(2) No building or structure, except a fence, utility line, navigational aid, water storage tank not exceeding 3 metres (10 feet) in height, or utility shed, may be constructed, reconstructed, moved, extended or located with the setback areas established in the regulations in Part 5 of this bylaw.

3.3(6)(a) The following features may project into a required setback area: steps, eaves and gutters, cornices, sills, chimneys, or other similar features, provided that they do not project more than 1 metre into the required setback area or 0.5 metres in the case of a side yard setback area less than 3 metres in width; and (b) balconies, **decks** and sun shades, **provided that they do not project more than 1 metre into the required setback area.**

Islands Trust Fund:

There are no Islands Trust Fund covenants on this property or implications for this application.

Sensitive Ecosystems:

Islands Trust Sensitive Ecosystems Mapping (SEM) does not identify any sensitive ecosystems on the property.

Watercourse

None are shown on Islands Trust TRIM mapping. No watercourses were observed during the October 9, 2012 site visit.

Archaeological Sites:

Based on information from the Provincial Remote Access to Archaeological Data (RAAD), there are no archaeological sites on the property. Notwithstanding the foregoing, and by copy of this report, the owners are advised that the unearthing of any archaeological resource should be reported to the Archaeology Branch.

Covenants:

Covenant 411239G – 1970 Building Scheme

Other:

CRD Building inspection has reviewed the proposal and has not advised of any concerns.

RESULTS OF CIRCULATION:

Notices were circulated to surrounding property owners and residents. The notification period will end at 4:30 p.m. on October 22, 2012. At the writing of this report, two public submissions had been received. Comments from owners of Lot 103 to the East and Lot 105 to the West have been received and are attached to this report. The submissions contain concerns about: loss of privacy, diminished view, reduced property values and that the house is too large for the narrow lot. Any additional public submissions received will be forwarded to the LTC and presented at the Mayne Island Local Trust Committee meeting on October 24, 2012.

ISSUES SUMMARY:

Applicant's stated rationale for the proposed variance.

The applicant's outline of the series of events that led to the encroachment is attached. The applicant states in part that some adjustments to the siting of the dwelling were made by the contactor to accommodate the terrain and the plan. One of the reasons being moving the residence several feet to allow the foundation to sit on undisturbed soil. Another reason was to save the large maple at the rear of the house shown on photo 2 of this report. The wrap around deck was put on to make the house less large in appearance. The applicant states that he did not know he was in violation of setbacks until advised by the CRD on September 9, 2011. Prep work started on the foundation of the house in 2006.

The overall intent of the regulation being varied. The overall purpose of setback requirements for the interior side lot line is to ensure a safe separation between uses, consistent pattern of development and the maintenance of green space.

Potential impacts of granting a variance. Granting a variance can potentially create an expectation in the community with regard to future applications. As variances consider the unique circumstances pertaining to a particular situation that may warrant the relaxation of a specific zoning regulation, it is unlikely to generate expectations for other landowners. Each application is evaluated on its own merits.

STAFF COMMENTS:

The stated rational for the property owner as to how the dwelling ended up in this encroachment situation appears to be in part a miscommunication between the property owner and the contractor. The first survey done in 2010 clearly shows the encroachment. The CRD forwarded the building plan to the Islands Trust for review on August 22, 2011 long after the work had commenced. At that time our office responded that the building encroached into the front yard setback. The owner contacted our office and subsequently applied for this variance.

The house is quite large and visually appears to be out of scale with the surrounding buildings. That being said the dwelling without the decks would almost be in compliance with setback regulations. The house is setback 7.76 metres from the front lot line when 8 metres is required. So even though it is large in appearance it nearly (without the decks) complies with setbacks. As the surrounding lots are either vacant or contain smaller less obvious houses, the house does not appear to fit the pattern of development in the area.

The height of the house is permitted to be 9 metres and a November 7, 2010 survey has the house being 8.93 metres in height from the average finished grade as defined by the top of the black sealant. The LUB requires height to be measured from the average natural grade to the highest point. It's not possible to determine natural grade with any accuracy as the land was disturbed significantly during the construction of the house. We are left to accept the height measurement from the survey as presented.

The decks that were added to reduce the visual appearance of the house and are as close as 5.02 metres from the lot line when 7 metres is required (8 minus the allowance of 1 metre encroachment provision for decks).

There is merit to the surrounding property owners concerns regarding the large appearance of the house, loss of privacy and loss of view.

This dwelling is large in appearance, at the front of a small lot in an area of small narrow lots; however the dwelling itself almost complies with the setbacks contained in the LUB. The decks do however encroach into the setback significantly and in turn reduce the view, privacy and overall enjoyment for the owners of the surrounding properties.

It is my opinion that as the house only encroaches a small distance into the setback it should be permitted to remain as is; however, the decks could be cut back to comply with setbacks, or be removed entirely.

The Mayne Island LTC has the following options with regard to this variance permit:

1. Issue the permit as presented
2. Deny the permit
3. Issue the permit to allow for the encroachment of the dwelling only, not the decks
4. Request that the applicant submit a revised plan showing how the decks could be reduced to comply or nearly comply with setbacks before the LTC makes a final decision on the requested variance.

RECOMMENDATION:

THAT MA-DVP-2012.2 (Beeson) not be considered at this time, and that staff request the applicant to provide revised plans showing the decks being reduced to comply with required setbacks.

Prepared and Submitted by:

Gary Richardson

October 15, 2012

Gary Richardson, Island Planner

Date

Concurred in by:

A handwritten signature in black ink, appearing to read 'R. Kojima', is written over a horizontal line.

Robert Kojima, RPM

October 16, 2012

Date



Islands Trust

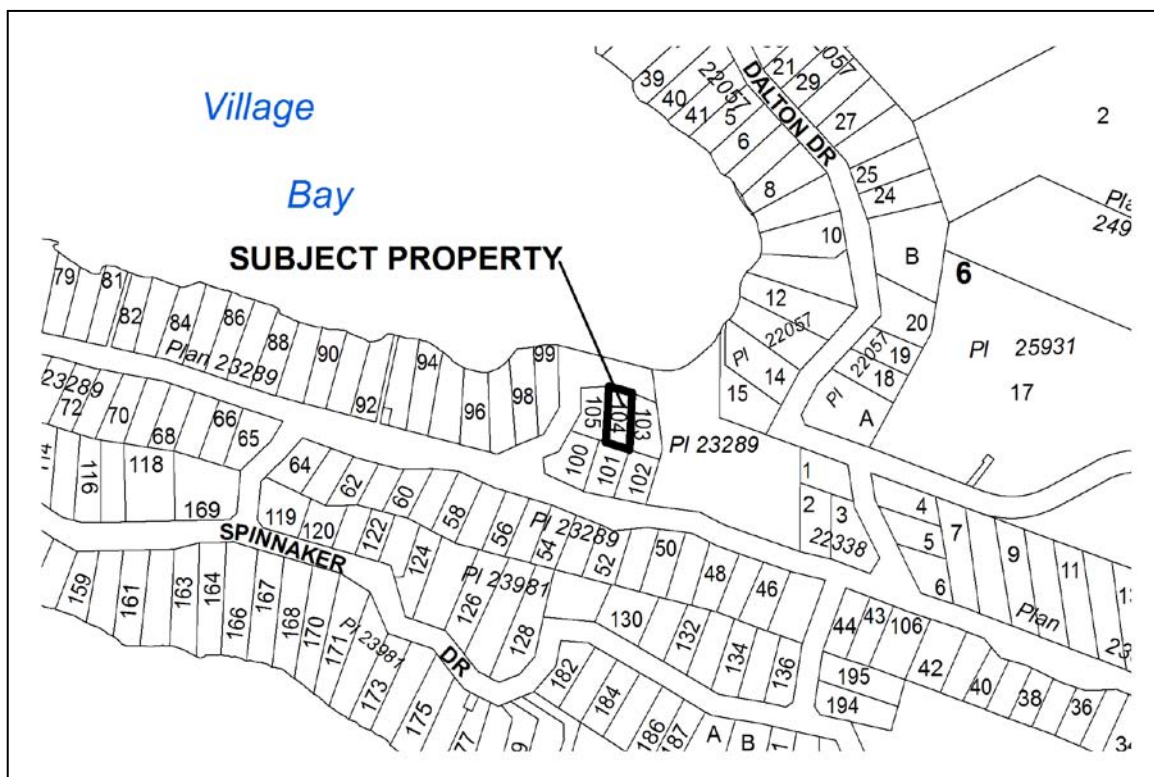
NOTICE
MA-DVP-2012.2
MAYNE ISLAND LOCAL TRUST COMMITTEE

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

The purpose of this permit is to vary Article 5.1(7)(a) of Mayne Island Land Use Bylaw No. 146, 2008, which states that the minimum setback for any building or structure is 8 metres (26 feet) from any front lot line. It is proposed that the setback from the front lot line be reduced to allow an existing dwelling to be sited as close as 5.02 metres (16.47 feet) from the front lot line.

The property is located at 238 Callaghan Crescent and is legally described as Lot 104, Section 6, Mayne Island, Cowichan District, Plan 23289.

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



A copy of the proposed permit may be inspected at the Islands Trust Office, 200 - 1627 Fort Street, Victoria, B.C. V8R 1H8 between the hours of 8:30 a.m. to 4:30 p.m. Monday to Friday inclusive, excluding statutory holidays, commencing October 11, 2012 and continuing up to and including October 22, 2012.

For the convenience of the public only, and not to satisfy Section 922(5) (c) of the *Local Government Act*, additional copies of the Proposed Permit may be inspected at various Notice Boards on Mayne Island, B.C., commencing October 11, 2012.

Also, attached for your convenience is a copy of the proposed permit.

If you have any questions or comments please contact the Planner, Gary Richardson at (250) 405-5157; for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867 before 4:30 p.m., October 22, 2012.

Written comments may be mailed to Islands Trust, 200 – 1627 Fort Street, Victoria BC V8R 1H8; faxed to (250) 405-5155; or emailed to information@islandstrust.bc.ca before 4:30 p.m., October 22, 2012.

The Mayne Island Local Trust Committee may consider the issuance of the permit at the Mayne Local Trust Committee Meeting being held at 1:00 p.m., October 24, 2012 at Mayne Island Agricultural Hall, 430 Fernhill Road, Mayne Island.

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

Kathy Jones
Deputy Secretary



Islands Trust

PROPOSED

MAYNE ISLAND LOCAL TRUST COMMITTEE

DEVELOPMENT VARIANCE PERMIT

MA-DVP-2012.2

To: Paul Beeson

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

Lot 104, Section 6, Mayne Island, Cowichan District, Plan 23289

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

- a) Article 5.1(7)(a), which states that the minimum setback for any building or structure is 8 metres (26 feet) from any front lot line, is varied in order to permit the siting of an existing dwelling to be as close as 5.02 metres (16.47 feet) from the front lot line of Lot 104.

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

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

AUTHORISING RESOLUTION PASSED BY THE MAYNE ISLAND LOCAL TRUST COMMITTEE THIS ____ DAY OF _____, 2012.

Deputy Secretary, Islands Trust

Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ____ DAY OF _____, 2014, THIS PERMIT AUTOMATICALLY LAPSES.

MAYNE ISLAND LOCAL TRUST COMMITTEE
MA-DVP-2012.2
SCHEDULE A

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria - Nanaimo - Parksville, B.C.
Ph: 250-727-2214 Fax: 250-727-3395

B.C. LAND SURVEYORS BUILDING LOCATION CERTIFICATE

File: 26512

Civic: 238 Callaghan Crescent

Legal: Lot 104, Plan 23289, Section 6, Mayne Island, Cowichan District

Dimensions are in metres and are derived from Plan 23558.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

This plan was prepared for confirmation of the Capital Regional District building bylaw.

This building location certificate has been prepared in accordance with the Manual of Standard Practice and is Certified Correct this 7th day of November 2011.

M.S. Manson

Michael S. Manson, B.C.L.S.

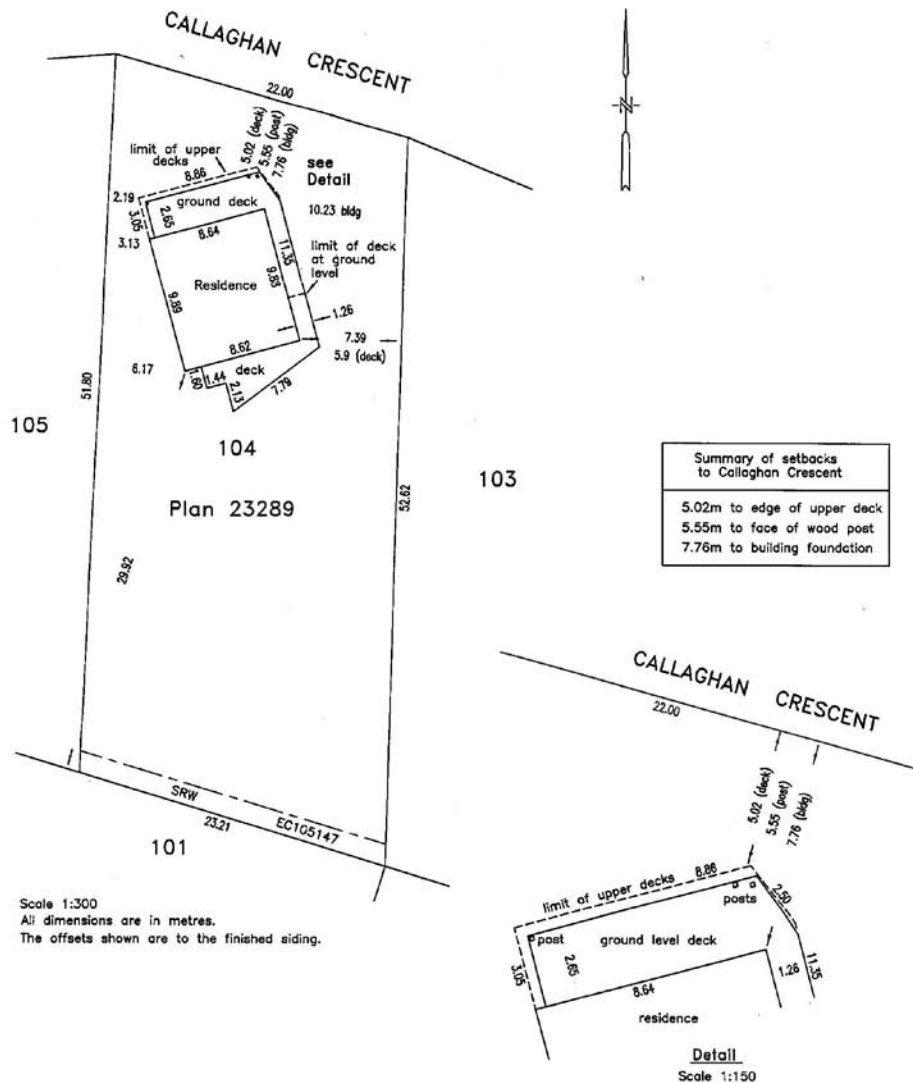
This document is not valid unless originally signed and sealed

M.S.M.

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on: Title No. CA15661 (P.I.D. 003-075-001)



Gary Richardson

From: Diane Williams <dianeflorencewilliams@gmail.com>
Sent: October-14-12 8:02 PM
To: Gary Richardson
Cc: information
Subject: re Proposed Development Variance Permit

To: Gary Richardson
Islands Trust
Mayne Island Local Trust Committee

Re: Proposed Development Variance Permit
MA-DVP-2012.2
Lot 104, Section 6, Mayne Island, Cowichan District, Plan 23289

From: 236 Callaghan Crescent, Lot 105

Oct. 14, 2012

Dear Mr. Richardson,
We received a letter from Kathy Jones informing us of the Proposed Development Variance Permit for Mr. Paul Beeson. The letter asked us if we'd like to comment. Thank you, yes we would.

Eileen Reiber is the owner of 236 Callaghan Crescent. The house has been in our family since 1978. Marilyn Rankin, Kent Reiber, and myself Diane Williams are Eileen's three children. Mum has asked us to email you the following comments.

We have owned 236 Callaghan Crescent (Lot 105) since 1978.
We had a lovely view - until Mr. Beeson bought Lot 104.
We believed that Mr. Beeson would be respectful of the bylaws and comply with them.
Mr. Beeson told us since his was a small lot, he would build a small house.
He soon proved this not to be the case. His house seems much too large for the lot.
It "overpowers" our house and diminishes the value of our home.

Where we once looked at beautiful trees, we now look at a huge dirt road and abandoned car with no tires, and piles of junk. Where we looked at the ocean, we now see a huge house towering above us. His house seems much too high and too big for his lot. This has been the situation for several years now. All this lowers the value of our house.

We wondered why he was allowed to build such a huge house on such a small lot. These are narrow lots in this area, and therefore property owners rely on the enforcement of front, side, and rear setbacks in order to protect everyone's views, lot value and privacy.

The big decks Mr. Beeson proposes will further intrude on our privacy, diminish our view, and as a result, further decrease the value of our house.

We rely on Islands Trust to ensure that everyone follows the rules and regulations for the benefit of all. We are glad to hear that Islands Trust is looking at this issue.

We do not agree with allowing Paul Beeson to over extend his building beyond the minimum setback.

We ask that the resolution of this issue is fair to all parties, and request that the front setback be enforced.

Sincerely,
Eileen Reiber
Diane Williams
Marilyn Rankin
Kent Reiber

Gary Richardson

From: Gates_Suter <gates_suter@telus.net>
Sent: October-14-12 3:19 PM
To: Gary Richardson
Subject: MA-DVP-2012.2/ Encroachment into front setback - 238 Callaghan
Attachments: 2011Aug29 238 Callaghan existing grade.jpg; 2010 Survey of 238 Callaghan.pdf; 2012Oct11 238 Callaghan Multiple Decks-proposed rectification.pdf

To: Gary Richardson, Planner, Islands Trust
14 October 2012

**re: MA-DVP-2012.2/ Encroachment into front setback -
238 Callaghan Crescent, Lot 104, Section 6, Mayne Island Cowichan District, Plan 23289.**

We, Peter Suter and Joanne Gates, are the owners of 240 Callaghan Crescent (Lot 103), located directly to the east and adjacent to the subject property.

We bought our property prior to 238 Callaghan being built on, and at that time it had a narrow but lovely view corridor to the water and Helen's Point. Our expectation, as any property owner's would be, was that any neighbour who built beside us would adhere to the setbacks, including the 8 metre front setback, therefore maintaining one of the features of our property - the view - both for our enjoyment now, and for future re-sale value.

Since 238 has been built, we have always wondered why the house and multiple decks are so far forward, which of course has resulted in a diminished view corridor for ourselves, and very large decks high up that overlook the front end of our property. The decks have no railings at present, and should these be built, will further obstruct our view. For us, it was a relief to discover this past week, through the Islands Trust letter of notification, that 238 is (significantly!) beyond the required front setback by almost 10', and wish to request that it be brought into compliance, and have attached a drawing of how that could be done without disturbing the house itself.

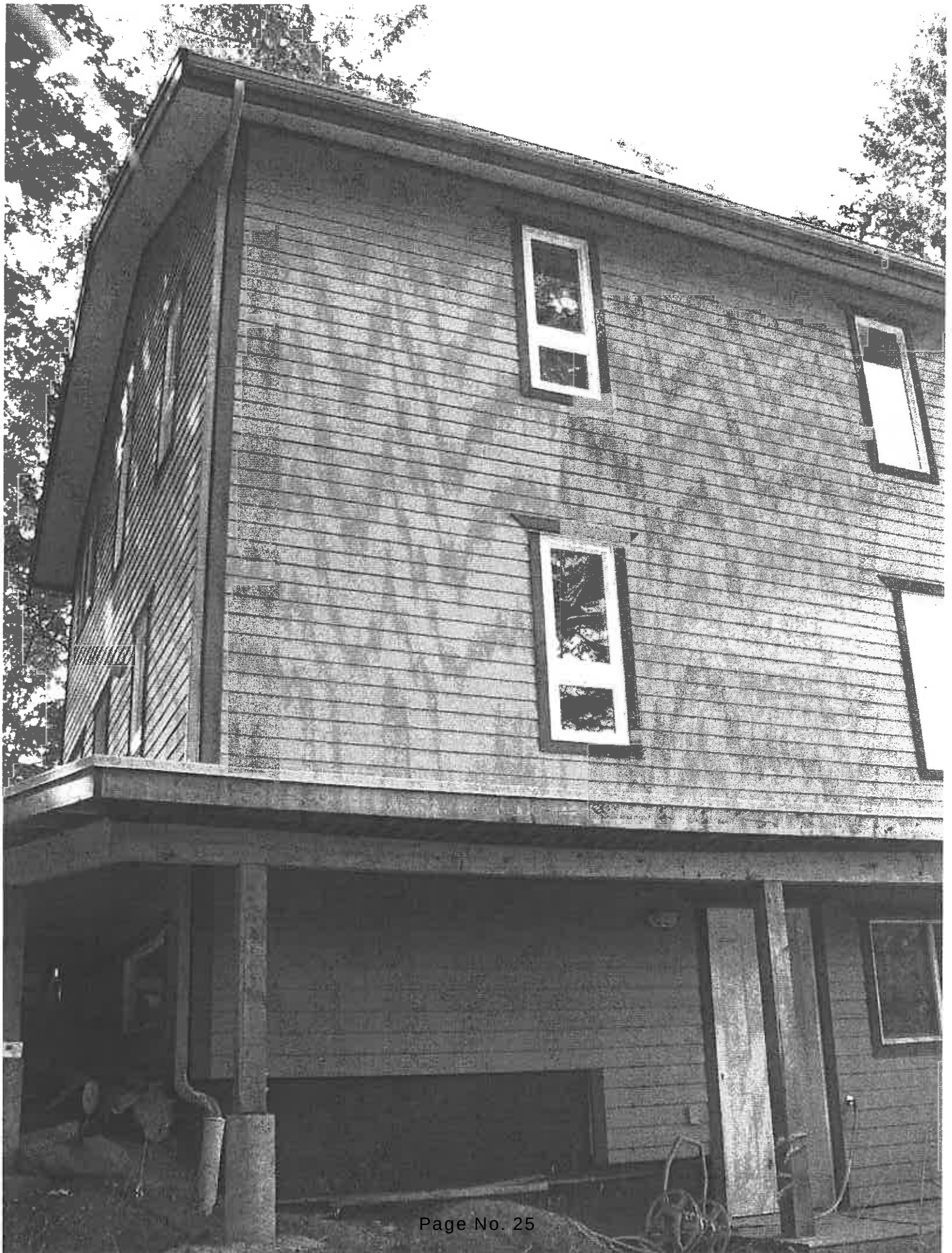
We feel the encroachment of 238 Callaghan creates an enormous disadvantage and hardship for us, as it has diminished our view, has created an overlook issue from the deck to our property, and, should we wish to sell our property, decreases the value of our property. The properties in this area, including our own, are narrow lots, and as such we completely rely on and expect the enforcement of setbacks - front, side, and rear - to maintain our views, privacy, and property value.

We also note that we received an earlier survey dated 29 January 2010 from Paul Beeson (he sent it to us March 04, 2010), which shows the encroachment into the front setback, indicating that he has been aware of this encroachment for over 2.5 years at this point - it would be difficult to plead that he had no knowledge of this. We have attached this survey also.

Referring to the same earlier survey regarding the building height, please note that the average grade calculation for building height purposes is based on a proposed new finished grade to the top of the black sealant on the concrete foundation. This finished grade has yet to be completed, as a great deal of black sealant is exposed on all sides, leaving the project much higher than the 9 metre allowable height. Please see the attached photo.

We ask that the resolution of this issue of encroachment into the front setback be fair to the adjacent neighbours. Leaving the multiple decks as is results in a lesser property than we should rightly have. We respectfully request consideration of our proposal - please see attached sketch.

Should you have any questions, please call.
Regards, Peter Suter and Joanne Gates
tel. 604.736.4468 or cell 778.772.0932



SITE PLAN OF LOT 104, PLAN 23289, SECTION 6, MAYNE ISLAND, COWICHAN DISTRICT

Scale 1:200



Legend

denotes typical street to property line
denotes typical ground elevation
denotes proposed finished elevation

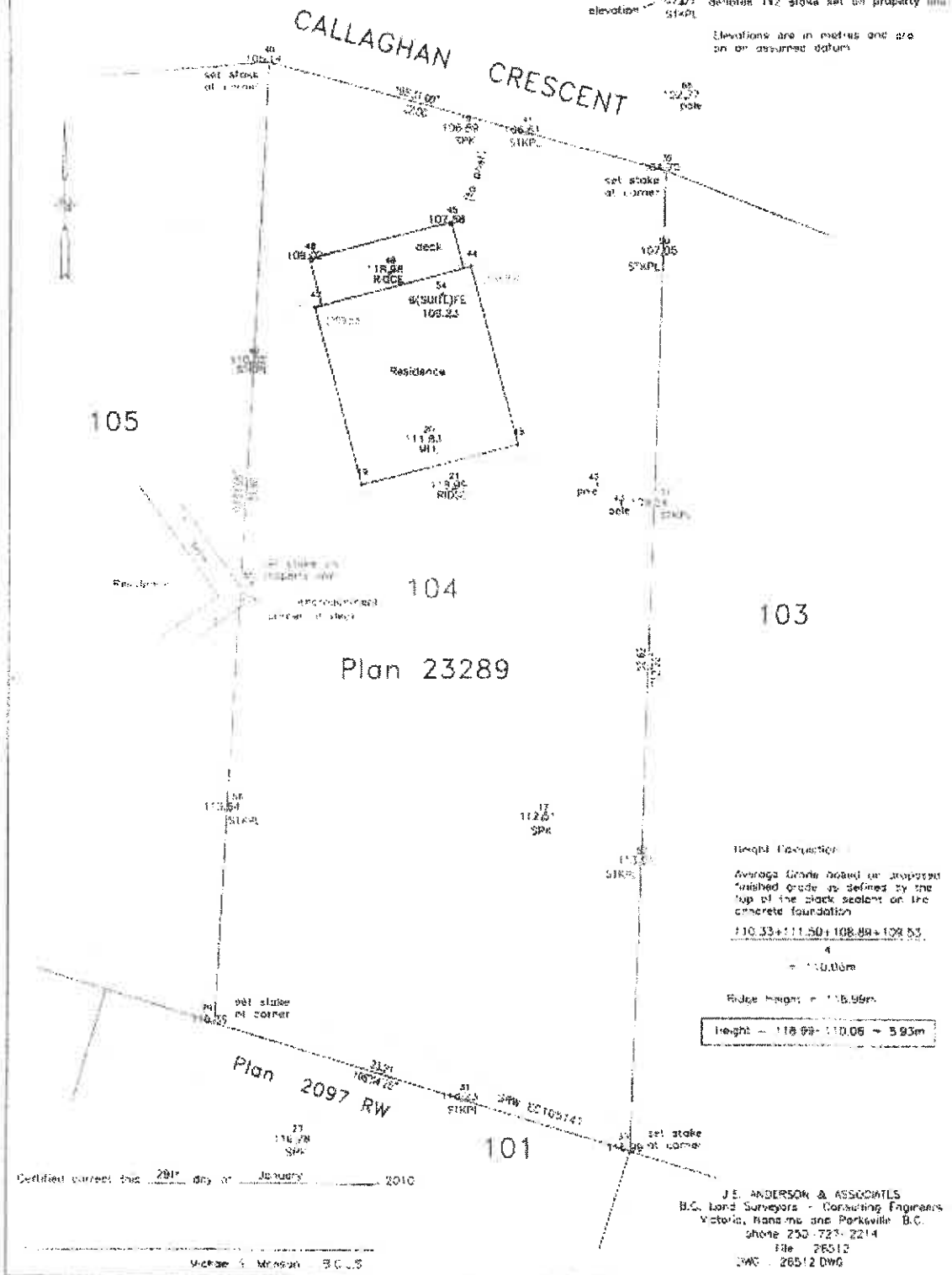
number on stake

elevation

Sq. M. denotes square metres
All distances shown are in metres

denotes 1:2 stake set on property line

Elevations are in metres and are on an assumed datum



MAYNE ISLAND LOCAL TRUST COMMITTEE
MA-DVP-2012.2
SCHEDULE A

J.E. ANDERSON & ASSOCIATES
 B.C. Land Surveyors - Consulting Engineers
 Victoria - Nanaimo - Parksville, B.C.
 PH: 250-727-2214 FAX: 250-727-3396

B.C. LAND SURVEYORS BUILDING LOCATION CERTIFICATE

Plot: 25512

Order: 238 Callaghan Crescent

Legal: Lot 104, Plan 23289, Section 8, Mayne Island, Canadian District

Dimensions are in metres and are derived from Plan 23556.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

This plan was prepared for confirmation of the Capital Regional District building bylaw.

This building location certificate has been prepared in accordance with the Manual of Standards Practice and is Certified Correct this 7th day of November 2011.

M.S. Manson

This document is not valid unless originally signed and sealed

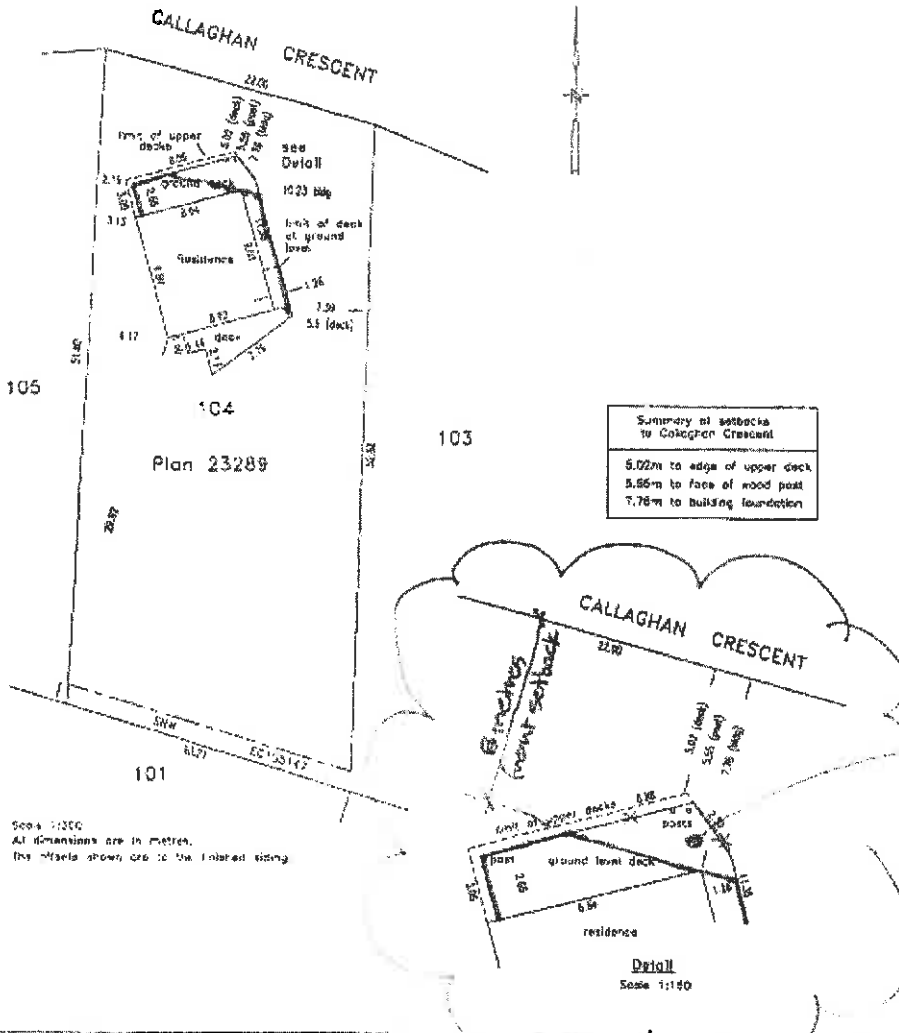
Michael S. Manson, B.C.L.S.

M.S.M.

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on Title No. CA15661 (P.I.D. 053-075-001)





Islands Trust

Print Date: Oct-16-2012

Top Priorities

Mayne Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Housing Options	Consider OCP/LUB amendments to permit secondary suites Prepare mallout - October 2012	Jul-04-2011	Gary Richardson	Oct-24-2012	On Going
2	Commercial Land Use Review	Provide background report - COMPLETED draft terms of reference for a potential task force - COMPLETED forward staff report to Task Force - COMPLETED review task force report and provide comments/options to the LTC.	May-02-2011	Gary Richardson	Jan-01-2013	On Going
3	OCP Follow-up: 1. Implementation of Riparian Areas Regulation	1. Determine applicability of RAR to Mayne watercourses - - status of two watercourses to be determined - potential changes to Campbell Bay/Horton Bay/Hunt Brook watersheds on Montrose Road - review QEP reports and provide next steps	Jun-09-2010	Gary Richardson	Nov-30-2012	On Going



Islands Trust

Print Date: Oct-16-2012

Projects

Mayne Island

No.	Description	Activity	Received / Initiated	Status
1	Climate Change Adaptation	Consider regulatory changes and implementation of new DPA authority	Mar-02-2009	On Going
2	Agricultural Building riparian setbacks	Review LUB to consider potential amendments to setbacks for agricultural buildings from watercourses, consistent with Ministry guidelines	Oct-03-2011	On Going
3	Review LUB requirements for proof of water for boundary adjustment subdivisions			On Going
4	First Nations Communication - deer		Jun-27-2012	On Going
5	Density provisions on large remainder lots		Jul-27-2012	On Going
6	Road issues		Jun-27-2012	On Going
7	Review TUP policies		Sep-19-2012	On Going
8	STVR Review		Sep-19-2012	On Going



Islands Trust

Preserving Island
communities, culture
and environment

Our Provincial Mandate

“to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia”

– Islands Trust Act

Islands Trust Council — Strategic Plan 2011-2014

Adopted September 12, 2012

The Trust Area

The Trust Area covers the islands and waters between the British Columbia mainland and southern Vancouver Island, including Howe Sound and as far north as Comox. This is a unique and special place composed of 13 major islands and more than 450 smaller islands covering approximately 5200 square kilometres.

The beauty, tranquility, and sometimes fragile natural environment of the islands in the Strait of Georgia and Howe Sound, characterized by an exceptional variety of species, have given the area national recognition.

The islands support strong communities characterized by a mix of lifestyles, livelihoods and individuals. Island residents bring unique skills, viewpoints and sense of place together to sustain a tradition of community involvement.

Our Council

The Islands Trust Council has a unique mandate from the province to preserve and protect the amenities and environment of the Islands Trust Area, for the benefit of residents and all British Columbians. It meets quarterly to make decisions about the Islands Trust's overall policy, advocacy positions, staff resources and budget. Trust Council is made up of the 26 locally-elected trustees who also sit on 12 local trust committees and one island municipality. There they have responsibilities for land use planning and regulatory decisions that are separate from their role at the Islands Trust Council. The current Council was elected for a 3-year term during BC Local General Elections in November 2011. Trustee terms will end in November 2014.

A Strategic Plan for the 2011-2014 term

The Islands Trust Policy Statement is partially implemented through Council's strategic plan. By identifying goals and developing a plan to achieve them, Council focuses finite resources and measures progress. After extensive review and public input, Trust Council has confirmed the following focus areas for its 2011-2014 term:

Goal A - Ecosystem Preservation and Protection

The Islands Trust will work to protect the natural environment of islands by:

- Encouraging and enabling islanders in voluntary stewardship actions that protect special areas, including the shoreline
- Working to protect fish habitat as required by the Riparian Area Regulation
- Protecting special ecosystems, managing shoreline areas and reducing greenhouse gas emissions when land use decisions are made
- Advocating for new approaches to oil spill preparedness, derelict vessels, industrial developments, aquaculture, marine sewage and national marine conservation

Goal B – Stewardship of Island Resources

The Islands Trust will focus on good management of island water resources by:

- Encouraging voluntary stewardship, advocating for legislative reform and exploring creative solutions for watershed management
- Using land use planning tools and decisions to protect the quality and quantity of water resources

Goal C – Sustain Island Character and Healthy Communities

The Islands Trust will work to enhance the economic sustainability and security of island communities by:

- Creating linkages between islanders and regional districts to share effective economic development models
- Continuing to advocate for sustainable, affordable and appropriate ferry services
- Using land use planning tools and decisions to positively affect housing affordability, food security and farmland protection

Goal D – In Cooperation with Others

The Islands Trust will work with others by:

- Strengthening relations with the many First Nations who have interests in island land use decisions
- Continually working to improve our organizational effectiveness

Shaded text=activities primarily proposed for future fiscal years and subject to future budget decisions

Policy Statement Goal A: Ecosystem Preservation and Protection...

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
1 PROTECT the natural environment of islands	1.1 Encourage voluntary stewardship of natural environment	<u>FY 2011/12- 2014/15</u> Promote community participation in conservation through information sharing and education about private land stewardship options	TFB		Subject to funding in annual budgets or grant funding	By whether the Islands Trust Fund is actively promoting its conservation programs at community events, in publications and online	Ongoing
		<u>FY 2012/13</u> Share information about best practices for covenants and NAPTEP with all planning staff	TFB		Funded by base budget	By whether planners have been provided with covenant education opportunities and whether information is available through the Islands Trust Fund website	Website information in development, ITF staff planning to present information at an LPS Pro D day
		<u>FY 2012/13 – 2014/15</u> Improve and update mapping of natural and modified environments, including terrestrial ecosystem mapping, protected area networks, nearshore mapping and areas under sustainable forestry or sustainable agricultural use.	TFB		Subject to funding in annual budgets	By whether maps of natural and modified environments are available to LTC's and BIM, RDs, local conservancies and other partners	Draft Protected Area Network mapping available, eelgrass and forage fish habitat mapping underway and other mapping in development stages
		<u>FY 2013/14</u> Research and develop a pilot landowner contact program in collaboration with a local conservancy	TFB		Subject to funding in 2013/14 budget	By whether a landowner contact pilot program is implemented	Not started
		<u>FY 2011/12 - 2014/15</u> Support island-based land trusts with partnerships, funding and capacity building opportunities	TFB		Funded by base budget and donations	By whether the Opportunity Fund grows by at least 10% per year and by the amount of grants issued	In progress
		<u>FY 2013/14</u> Council workshop regarding invasive species	TFB		Funded by base budget	By whether a Trust Council workshop has been held	Not started
		<u>FY 2013/14 – 2014/15</u> Share information with the public about managing invasive species	TFB		Subject to funding in 2013/14 budget	By whether information has been shared with the public	Not started
	1.2 Expand Natural Areas Protection Tax Exemption Program (NAPTEP) program to entire Islands Trust Area	<u>FY 2012/13</u> Present NAPTEP program to BIM Council for consideration	TFB	BIM***	Funded by base budget	By whether or not BIM has considered participating in the NAPTEP program	Tax impact model complete. Further discussion in Sept/12
		<u>FY 2013/14</u> Seek support from Metro Vancouver RD for NAPTEP, subject to BIM approval of program	TFB	BIM***	Funded by base budget	By whether support from Metro Vancouver RD has been sought	Gambier LTC approval received. Pending BIM approval of program.

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		Launch NAPTEP on the islands in Metro Vancouver RD (subject to BIM and MVRD approval)	TFB	Subject to funding in 2013/14 program budget	By whether NAPTEP has been launched on the islands within the Metro Vancouver RD	Gambier LTC approval received. Pending BIM approval of program
	1.3 Protect fish habitat by implementing Riparian Areas Regulation	<u>FY 2013/14</u> Identify undesignated RAR watersheds	LTCs**	Subject to funding in 2013/14 program budget	By whether all RAR watersheds have been identified	Complete for 10 LTAs. Gambier and Lasqueti in progress
		<u>FY 2012/13</u> Improve mapping of some riparian areas on SSI	LTCs**	Funded by 2012/13 program budget	By whether new mapping of priority riparian areas is complete	New mapping of streams on SSI underway.
		<u>FY 2013/14 & 2014/15</u> Improve mapping of additional riparian areas on SSI and some northern islands	LTCs**	Subject to funding in 2013/14 program budget	By whether new mapping of priority riparian areas is complete	Not started
		<u>FY 2012/13</u> Adopt new bylaws to implement RAR on selected islands	LTCs**	Funded by 2012/13 program budget	By whether selected islands are RAR compliant through bylaw development	Work underway on SSI, Gabriola.
		<u>FY 2013/14 – 2014/15</u> Adopt new bylaws to implement RAR on all islands where still required		Subject to funding in future program budgets	By whether all LTAs are compliant with RAR through bylaw development	19 of 43 bylaws are compliant. 21 bylaw amendments in process
	1.4 Establish reliable, adequate and sustainable funding for the Islands Trust Fund	<u>FY 2012/13</u> Seek legislative change regarding TFB corporate structure and name	EC	Funded by base budget	By whether legislative change has been requested	Verbal request has been made. Chair correspondence requesting change is in progress
		<u>FY 2011/12 – 2014/15</u> Engage in outreach to expand donor base, develop legacy giving program and secure acquisition funds	TFB*	Partially funded through 2012-2013 program budget	By whether the TFB has implemented outreach regarding funding needs and legacy gifts	Not started
		<u>FY 2014/15</u> Develop and implement strategy re changes to corporate structure and name	TFB	Subject to 2014/15 program budget	By whether TFB corporate status and name change has been implemented	Pending legislative change
		<u>FY 2015/16</u> Review and launch long-term funding strategy	TFB	Subject to 2015/16 program budget	By whether the long-term funding strategy has been reviewed and launched	Not started. Pending legislative change
	1.5 Establish core conservation areas to protect biodiversity priorities	<u>FY 2011/12- 2012-13</u> Map and prioritize high biodiversity areas and develop a strategy for protection	TFB	Funded by base budget	By whether the TFB has a prioritized high biodiversity areas, and developed a strategy including a funding needs assessment)	Mapping of high priority areas underway

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
	1.6 Use land use planning tools and decisions to increase protection of special areas	<u>FY 2011/12 – 2014/15</u> Protect land with high biodiversity, through acquisition, donation, or conservation covenant	TFB*		Partial funding through base budget; acquisitions funded by donations and external grants	By whether the TFB has protected at least 500 hectares of high biodiversity land in the timeframe of the Regional Conservation Plan 2011-2015	78.97 hectares protected since 2011
		<u>FY 2012/13</u> Explore model land use planning tools that protect species and ecosystems at risk	LPC		Funded by base budget	By whether a staff report on model land use planning tools has been completed	Not started. Pending provincial working group report.
		Trustee workshop about protection of special areas	TFB	LPC	Funded by base budget	By whether a trustee workshop has been held	Planned for December 2012 Trust Council meeting
		<u>FY 2011/12 – 2014/15</u> Develop policy, OCP and LUB amendments that include protective measures for biodiversity	LTCs**/BIM***		Subject to annual program budgets	By whether OCPs and LUBs have been amended to address improved protection of biodiversity	Some reviews underway
	1.7 Reduce greenhouse gas emissions	<u>FY 2012/13</u> Include GHG emission reduction targets, policies and actions in all OCPs, as required by LGA	LTCs		Funded by program budget	By whether all OCPs comply with LGA re GHG emissions	18 of 19 comply. Outstanding OCP (Piers Island) on work program for 2012
		<u>FY 2014/15</u> Use new planning tools (Bill 27) to reduce greenhouse gas emissions to implement OCP policies LTCs adopted last term (e.g. as illustrated in Trust Council toolkit Reducing Greenhouse Gases in the Islands Trust Area)	LTCs**/BIM***		Subject to funding in 2014/15 budget	By whether LTCs/BIM have used new planning tools to foster reduced GHG emissions from development	Not started
		<u>FY 2012/13</u> Develop policy regarding carbon-neutral operations and purchase of carbon credits to balance GHG emissions that cannot be eliminated	FPC		Funded by base budget	By whether Trust Council has adopted a policy	Draft going to FPC in Nov/12
2. PROTECT coastal and marine ecosystems	2.1 Encourage understanding of shoreline processes and voluntary stewardship of coastal and marine ecosystems	<u>FY 2012/13</u> Develop integrated shoreline and watershed protection mapping for major islands	LPC		Funded by external grants	By whether integrated shoreline and watershed protection mapping has been developed for major islands	Drafts complete. To be finalized and distributed by Mar/13
		<u>FY 2013/14</u> Identify and post updated website links regarding existing shoreline stewardship information	TAS		Funded by base budget	By whether website links have been updated	Not started

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
		Pilot a Green Shores for Homes credit rating incentive system in one LTA	LTCs**		Subject to funding in 2013/14 budget or successful grant application	By whether an LTC has piloted a Green Shores for Homes credit rating incentive system	Not started
		Host a shoreline stewardship landowner workshop on one island	LPC	TFB	Subject to funding in 2013/14 budget	By whether a workshop has been held	Not started
	2.2 Use land use planning tools and decisions to improve protection of coastal areas	<u>FY 2013/14 – 2014/15</u> Adopt regulatory bylaws with respect to integrated shoreline and watershed protection mapping	LTCs**		Subject to funding in future program budgets	By whether LTCs have adopted regulatory bylaws	Reviewed by Thetis LTC
		Develop mechanisms for proactive bylaw enforcement of illegal structures on the foreshore	LPC/LTCs**		Subject to funding in future budgets	By whether mechanisms have been developed	Not started
	2.3 Participate in planning for National Marine Conservation Area Reserve	<u>FY 2011/12 – 2014/15</u> Advocate for implementation of the NMCA reserve	EC		Funded by base budget	By whether the EC has continued to actively advocate for implementation of the NMCA reserve	Successful resolution sponsored at UBCM 2010 Convention
		Participate in NMCA workshops and consultation opportunities	LTCs**/TAS		May require additional funds	By level of participation in NMCA workshops and consultation opportunities	August 2012 Parks Canada workshop
		<u>Future fiscal years (TBD)</u> Respond to NMCA implementation steps with complementary activities, as required	LTCs**		May require additional funds	TBD	Not started
	2.4 Advocate for protection of the Salish Sea and Howe Sound from oil spills, derelict vessels and industrial activities	<u>FY 2011/12 – 2014/15</u> Chair correspondence regarding oil spill prevention and response	EC		Funded by base budget	By whether the Chair has sent correspondence to advocate for oil spill prevention and response	2011:7 letters sent 2012:1 letter sent Resolution proposed for UBCM convention 2012
		Chair participation in hearings related to tanker traffic increases	EC		Funded by base budget	By whether the Chair has participated in hearings related to tanker traffic increase	One NEB hearing presentation August 2012
		Host local government workshops to raise awareness of gaps in oil spill prevention and response capacity	EC		Funded by base budget	By whether workshops have been held	One held at AVICC
		Participate in mock oil spill exercises to understand gaps in oil spill response capacity	EC		Funded by base budget	By whether participation has taken place	Participation in two exercises in 2012
		<u>FY 2011/12 – 2014/15</u> Continue to advocate for senior government solutions to derelict vessels	EC		Funded by base budget	By whether the Islands Trust has continued to advocate for derelict vessel solutions	Islands Trust participation on derelict vessel working group is on-going

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
		<u>FY 2011/12 – 2014/15</u> Advocate regarding potential impacts of the proposed Raven Coal Mine upon Baynes Sound and the potential impacts of the proposed Burnco Gravel Mine upon Howe Sound	EC	Subject to base and project budgets	By whether the Executive Committee has advocated regarding the proposed Raven Coal Mine and the Burnco Gravel Mine	Two Trust Council resolutions passed One letter written
		<u>FY 2013/14</u> Clarify jurisdictional issues related to Islands Trust Area boundary	EC	Subject to 13/14 budget	By whether a formal report and request for provincial clarification has been completed	Not started
	2.5 Advocate for appropriate regulation of aquaculture	<u>FY 2013/14 – 2014/15</u> Collaborate with Department of Fisheries and Oceans regarding shellfish regulations through local government advisory committee as a pilot project for one LTC (Denman)	LTCs**	Subject to funding in 2013/14 budget	By whether the Denman Island LTC has collaborated with DFO on a pilot project	Not started
	2.6 Advocate for regulation of marine sewage	<u>FY 2011/12 – 2014/15</u> Chair correspondence regarding marine sewage regulation	EC	Funded by base budget	By whether the Chair has written to advocate for regulation of marine sewage	Pending
		Amend OCP policies to require sewage pump-outs as a condition of new/expanded marinas (i.e. during rezoning applications)	LTCs**/BIM***	Funded by base budget	By whether OCP policies require sewage pump-outs as a condition of marina development/expansion	Required or recommended in 8 OCPs

Policy Statement Goal B: Stewardship of Island Resources...

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
3. PROTECT quality and quantity of water resources	3.1 Encourage understanding and voluntary stewardship of water resources	<u>FY 2013/14</u> Develop new educational materials about water resource concerns	TPC	Subject to 2013/14 program budget	By whether educational materials had been developed	Not started
		Hold community meetings to discuss local water resource concerns and encourage local stewardship actions	TPC	Subject to 2013/14 program budget	By whether community meetings have been held to encourage water stewardship	Not started
		<u>FY 2014/15</u> Develop an on-going water stewardship program	TPC	Subject to 2014/15 program budget	By whether an on-going water stewardship program has been funded and launched	Not started
	3.2 Advocate for provincial Water Act reform	<u>FY 2011/12 – 2014/15</u> Continue to participate in Water Act reform consultations	EC	Funded by base budget	By whether participation in Water Act reform has taken place	Pending provincial selection of pilot areas
	3.3 Use land use planning tools and decisions to protect water quality and quantity	<u>FY 2013/14</u> Develop toolkit for use by LTCs/BIM that illustrates options for using planning tools to protect water quality and quantity	LPC	Subject to 2013/14 program budget	By whether a toolkit has been developed	Not started
		<u>FY 2013/14 – 2014/15</u> Amend OCPs to include new policies for water resource protection	LTCs**/BIM***	Subject to annual program budgets	By whether OCPs have been amended to include new policies about water resource protection	Some reviews underway
		Amend LUBs to include new regulations aimed at protection of water quality and quantity	LTCs**/BIM***	Subject to annual program budgets	By whether LUBs have been amended to include new regulations aimed at protection of water quality and quantity	Not started
		<u>FY 2013/14</u> Develop model Development Permit Areas that LTCs and BIM may consider in regards to water conservation	LPC	Subject to 2013/14 program budget	By whether model Development Permit Areas have been developed	Not started
		<u>FY 2014/15</u> Adopt new Development Permit Areas to enhance water conservation	LTCs**/BIM***	Subject to 2014/15 program budget	By whether LTCs/BIM have adopted new Development Permit Areas to enhance water conservation	Not started
	3.4 Explore alternative tools for improving watershed management	<u>FY 2012-13</u> Identify options within the Islands Trust Act for coordination of watershed protection	EC	Funded by base budget	By whether options had been identified	Underway

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
		<u>FY 2013-14</u> Consider pilot project for coordination of watershed protection within one LTA	LTCs**	Subject to funding by program budget or grants	By whether a pilot project has been considered	Not started

Policy Statement Goal C: Sustain Island Character and Healthy Communities...

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
4. ENHANCE community economic sustainability and security	4.1 Create linkages between islands and Regional Districts to share effective and appropriate economic development models	<u>FY 2013/14</u> Convene Trust Area opportunity to focus on effective and appropriate economic development models	TPC	Subject to funding in 2013/14 program budget	By whether an opportunity has been developed	Not started
	4.2 Advocate for sustainable, affordable and appropriate ferry service	<u>FY 2013/14</u> Commission economic impact study related to ferry fares and service	TPC	Subject to funding in 2013/14 budget	By whether a study is complete	Not started
		<u>FY 2011/12 – 2014/15</u> Continue advocacy program regarding ferry fares and service.	EC	Funded by base budget	By whether advocacy actions have been taken in regards to ferry fares and service	On-going
	4.3 Use land use planning tools and decisions to improve the availability of affordable/accessible/ appropriate housing (as described in Trust Council's toolkit, Affordable Housing Guide)	<u>FY 2011/12 – 2014/15</u> Amend OCPs to include affordable housing policies	LTCs**/BIM***	Subject to annual program budgets	By whether OCPs have been amended to include new affordable housing policies	Some OCP reviews underway
		Amend LUBs to improve availability of affordable housing	LTCs**/BIM***	Subject to annual program budgets	By whether LUBs have been amended to improve availability of affordable housing	SSI LUB amendments re secondary suites to public hearing in fall/2012
	4.4 Use land use planning tools and decisions to increase local food security and farmland protection (as described in Trust Council's toolkit, A Seat at the Table)	<u>FY 2012/13 – 2014/15</u> Amend OCPs to include food security and farmland protection policies	LTCs**/BIM***	Subject to annual program budgets	By whether OCPs have been amended to address food security and farmland protection	Reviews underway
		Amend LUBs to improve food security	LTCs**/BIM***	Subject to annual program budgets	By whether LUBs have been amended to improve food security	Reviews underway

Goal D: In cooperation with others...

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
5. STRENGTHEN relations with First Nations	5.1 Improve consultation/engagement with First Nations during land use referrals	FY 2012/13 Adopt First Nations Consultation Strategy	TAS		Funded by 2011/12 budget	By whether Trust Council has adopted a First Nations Consultation Strategy	First draft to TC Jun/12
		Trustee workshop on working with aboriginal peoples	EC		Funded by 2012/13 budget	By whether a trustee workshop has been held	Complete
		FY 2012/13 Implement 'essential and quick start' improvements to land use referral system that do not require additional resources, as identified in FN Consultation Strategy	LPS	TAS	Funded by base budget	By whether all 'essential and quick start' improvements that do not require additional resources have been implemented	Underway
		Identify resource needs for improved consultation and engagement	EC		Funded by base budget	By whether the resource needs for improved consultation and engagement has been identified	Not started
		FY 2013/14 – 2014/15 Implement improvements identified in the FN Consultation Strategy as longer term or requiring additional resources	LPS	TAS	Subject to funding in future base budgets	By whether all improvements identified in the FN Consultation Strategy as longer term or requiring additional resources have been implemented	Not started
	5.2 Improve consultation/engagement with First Nations during Trust Council's marine and terrestrial protection work	FY 2013/14 – 2014/15 Improve consultation and engagement re free Crown grant program	TAS		Subject to funding	By whether consultation and engagement has been improved	Not started
		FY 2012/13 – 2014/15 Improve communication and coordination during marine protection advocacy	EC		Funded by base budget	By whether consultation and engagement has been improved	Not started
6. IMPROVE organizational cost and operational effectiveness	6.1 Confirm a fair distribution of Islands Trust Services to Bowen Island Municipality	FY 2012/13 Review and amend Policy 7.2.vi (Municipal Requisition Cost Allocations)	FPC		Funded by base budget	By whether Policy 7.2.vi has been amended	Draft prepared for discussion with BIM in Sept/12
		Identify Bowen Island Municipality needs for services provided by Trust Area Services unit	TAS		Funded by base budget	By whether BIM needs for TAS services have been identified	Initial discussion planned Sep/12
		Identify improved opportunities for BIM to access services provided through Trust Area Services unit	TAS		Funded by base budget	By whether opportunities for BIM to access TAS services have been identified	Not started
		FY 2013/14 Provide additional TAS services to BIM	TAS		Funded by base budget	By whether BIM is accessing additional TAS services as identified	Not started

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
	6.2 Improve cost-recovery from development application fees	FY 2012/13 Develop model fees bylaw for consideration by LTCs	LPC	FPC	Funded by base budget	By whether a model bylaw has been developed	TC referred to LPC/FPC before bylaw drafting begins
		FY 2013/14 Consider adoption of amended fees bylaws.	LPC/LTCs**		Subject to funding in 2013/14 program budget	By whether LTCs have adopted an amended fees bylaw that improves cost recovery	Not started
	6.3 Prepare Island Trust organization for potential incorporation of Salt Spring Island (if province advances a provincial restructure study for SSI)	FY 2012/13 Review terms of reference for a transition strategy	FPC	EC	Possibly externally funded	By whether term of reference for a transition strategy have been developed	Pending provincial decision regarding SSI restructure study
		FY 2013/14 Identify and evaluate options and adopt a transition strategy	FPC	EC	Possibly externally funded	By whether a transition strategy is complete	Not started. Pending provincial decision regarding SSI restructure study
		FY 2014/15 - ? Implement adopted transition strategy	EC		Subject to future budgets	By whether the transition strategy has been implemented	Pending provincial and SSI decisions
		FY 2012/13 to 2013/14 Review existing IT-MCSCD protocol agreement regarding incorporation of municipalities in the Islands Trust Area	EC		Funded by base budget	By whether the protocol agreement with the ministry has been reviewed and amended	Pending provincial decision
	6.4 Review service delivery regarding application processing	FY 2013/14 Consider development and use of a quality management system pilot on Salt Spring island for processing of development applications	LTC**		Subject to funding in 2013/14 budget	By whether a quality management system has been considered by the SSILTC for one type of application process	Not started

* subject to decisions of Trust Fund Board

**subject to decisions of local trust committees

***subject to decisions of Bowen Island Municipality

Abbreviations:

AVICC – Assoc. of Vancouver Island Coastal Communities
 BIM – Bowen Island Municipality
 EC – Executive Committee
 FN – First Nations
 FPC – Financial Planning Committee
 FY – Fiscal Year
 IT – Islands Trust
 ITF – Islands Trust Fund
 ITPS – Islands Trust Policy Statement
 LGA – Local Government Act
 LPC – Local Planning Committee

LPS – Local Planning Services
 LTA – Local Trust Area
 LTC – Local Trust Committee
 LUB – Land Use Bylaw
 MCSCD – Ministry of Community, Sport and Cultural Development
 MVRD – Metro Vancouver Regional District
 NA – Not Applicable
 NEB – National Energy Board
 NAPTEP – Natural Area Protection Tax Exemption Program
 NMCA – National Marine Conservation Area
 OCP – Official Community Plan
 ProD – Professional Development

RAR – Riparian Areas Regulation
 RD – Regional District
 RFD – Request for Decision
 SSI – Salt Spring Island
 TAS – Trust Area Services
 TBD – To Be Determined
 TC – Trust Council
 TFB – Trust Fund Board
 TPC – Trust Programs Committee
 UBCM – Union of BC Municipalities

For more information, contact:

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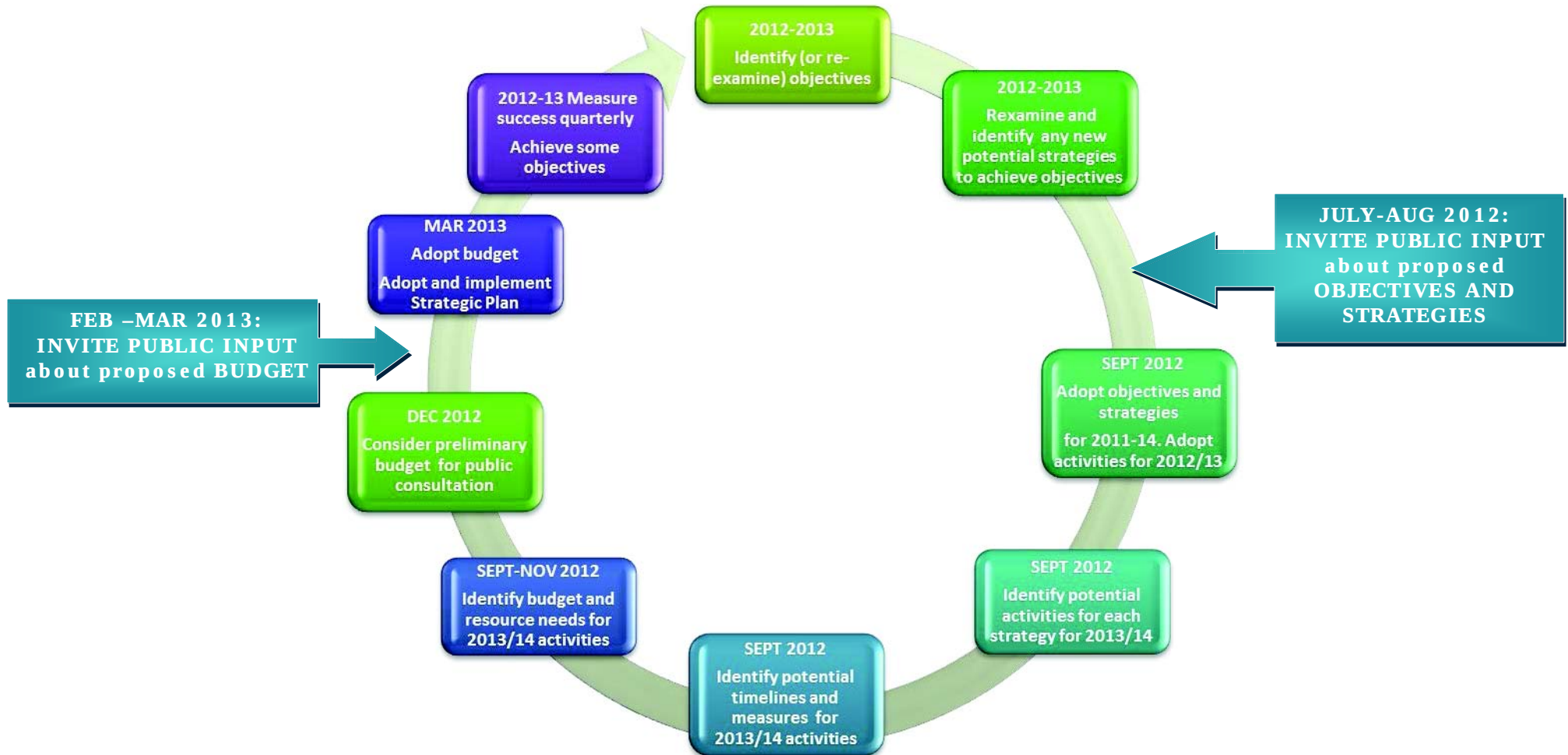
Colour Key for middle column:

Colour	Potential committee / unit / body taking lead for a potential strategy
	Local Planning (through Local Planning Committee, Local Planning Services staff, Local Trust Committees or Bowen Island Municipality)
	Trust Programs Committee or Trust Area Services staff
	Executive Committee
	Trust Fund Board or Islands Trust Fund staff
	Financial Planning Committee



Islands Trust

Strategic Planning Process (2012-2013)





Islands Trust

Applications w / Status - Mayne Island Status: Open

Print Date: Oct-16-2012

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
MA-DVP-2012.2	Paul Beeson	Jun-19-2012	238 CALLAGHAN CRES To vary the allowable setbacks so that house and deck are not encroaching the lotlines.
Planner: Gary Richardson			

Planning Status

Status Date: Oct-16-2012

Notice sent out and permit prepared for consideration at Oct 24, 2012 LTC Mtg.

Status Date: Sep-20-2012

Application was submitted in June as a BOV and has now been changed to a DVP and requires a refund relative to the new application fee difference.

Kathy Jones

From: Nicole Ranger
Sent: September-28-12 8:56 AM
To: Brian Crumblehulme; Gary Richardson; Jeanine Dodds; Peter Luckham; Robert Kojima; Sharon Lloyd-deRosario; Kathy Jones
Cc: Nancy Roggers
Subject: Mayne LTC Expenses - Sept 30/12

Islands Trust					
LTC EXP SUMMARY REPORT F2012					
Invoices posted to September 30, 2012					
645 Mayne	Invoices posted to September 30, 2012		Budget	Spent	Balance
	65000 645	LTC "Trustee Expenses"	1,100.00	112.66	987.34
	65200 645	LTC Local Exp LTC Meeting Expenses	5,800.00	880.57	4,919.43
	65210 645	LTC Local Exp APC Meeting Expenses	-	137.32	(137.32)
	65220 645	LTC Local Exp Communications	-	100.00	(100.00)
	65230 645	LTC Local Exp Special Projects	-	2,000.00	(2,000.00)
	65240 645	LTC Local Exp Miscellaneous	-	-	-
	TOTAL LTC Local Expense		5,800.00	3,117.89	2,682.11
	73001 645 2005	Mayne OCP/LUB	5,000.00	-	5,000.00
	73001 645 3005	Mayne RAR	4,000.00	-	4,000.00
	TOTAL Projects Expense		9,000.00		9,000.00

Nicole Ranger

Finance Clerk
 Islands Trust
 200-1627 Fort Street
 Victoria, BC V8R 1H8
 Phone: (250) 405-5152
 Fax: (250) 405-5155

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Mayne Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Updated: July 25, 2012

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

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

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

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

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

BACKGROUND:

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

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

CONSIDERATIONS:

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

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

GUIDELINES

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

These guidelines are:

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

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



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Population (2011):

Approximately 1,071

Size:

2,334 hectares (5,767 acres)

Location:

19.7 kilometres east of the Swartz Bay ferry terminal on Vancouver Island.

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Mayne Island Local Trust Committee

Latest News

In this section you will find current news items that are relevant to your Local Trust Area and your community. [Subscribe](#) to the Mayne Island Latest News updates and receive the latest information on official community plan reviews, staff reports, notifications and other documents published in the latest news section.

- No latest news at this time

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Planner Office Hours on Mayne Island

- [Planner Office Hours on Mayne Island - 2012](#)

Mayne Island Local Trust Committee Projects

Local trust committee community planning projects are initiated and managed through their Work Programs. The Work Program Top Priorities are projects that have been prioritized by the LTC and for which resources are available or anticipated to be available shortly. Projects can be significant and long term, such as an Official Community Plan Review, or may be relatively minor, such as an amendment to a regulation in a Land Use Bylaw.

- [Work Program Top Priorities](#)

General

- [Mayne Island Integrated Water System Society Report - May 1, 2010](#)
- [Short Term Vacation Rentals - Information Notice](#)
- [Mayne 2030 A Panel Discussion and Community Dialogue - Sponsored by Resilient Mayne Initiative](#)
- [Amended Mayne Island Bylaw Enforcement Policy for Short Term Vacation Rentals](#)
- ["A Guide to Environmentally Friendly Building and Renovating in the Southern Gulf Islands" booklet](#)
- [A "Choosing a Building Site on your Lot" fact sheet](#)
- [A "Making Changes to your Lot Line" fact sheet](#)
- [An "Applying for a Variance" fact sheet](#)
- [Update on Bylaw Enforcement on Short Term Vacation Rentals](#)

Secondary Suite Review

Report

- [Mayne Island Housing Options Task Force Report - May 31, 2011](#)
- [Staff Report - dated September 19, 2011](#)

Commercial Land Use Review

- [Task Force Terms of Reference](#)
- [Mayne Island Commercial Inventory Staff Report - September 19, 2011](#)
- [Mayne Island Commercial Land Use Task Force Report- April 9, 2012](#)
- [Mayne Island Commercial Land Use Task Force Report - April 15, 2012](#)
- [Mayne Island Commercial Land Use Task Force Report - April 16, 2012](#)

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- [Resolutions-Without-Meeting](#)
- [Associated Islands](#)
- [Land Use Application Forms](#)

Sensitive Ecosystem Mapping

Maps and Fact Sheets

- Sensitive Ecosystem: [Map](#) | [Project Background](#) | [Methods](#)
- How to Read a Sensitive Ecosystems Map
- Cliff Ecosystems: [Map](#) | [Fact Sheet](#)
- Freshwater Ecosystems: [Map](#) | [Fact Sheet](#)
- Herbaceous Ecosystems: [Map](#) | [Fact Sheet](#)
- Riparian Ecosystems: [Map](#) | [Fact Sheet](#)
- Woodland Ecosystems: [Map](#) | [Fact Sheet](#)
- Wetland Ecosystems: [Map](#) | [Fact Sheet](#)
- Intertidal Ecosystems: [Map](#) | [Fact Sheet](#)
- Sensitive Ecosystem Development Permit Areas
- Development Permit Areas Workshop Presentation

Other Important Ecosystems

- [Mature Forest Ecosystem Fact Sheet](#)
- [Young Forest Ecosystem Fact Sheet](#)

Background Information

- [Sensitive Ecosystem Mapping Webpage](#)
- [Sensitive Ecosystem Mapping Standard](#)
- [Terrestrial Ecosystem Mapping of the Southern Gulf Islands - Final Report](#)

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Riparian Areas Regulation

- [Ministry of Forest, Lands & Natural Resource Operations - Resource Stewardship Division - June 3, 2011](#)
- [Swell Environmental Consulting Report \(February 16, 2010\) \(Complete Report 12 MB\)](#)
- For convenience this report has been divided into the following parts:
 - [Part 1](#)
 - [Part 2](#)
 - [Part 3](#)
 - [Part 4](#)
- [D.R.Clough Report - January 2012](#)
- [D.R. Clough Report - July 2010](#)
- [Staff Report - March 20, 2009](#)
- [Staff Report - May 15, 2009](#)
- [Staff Report - September 17, 2009](#)
- [Provincial Riparian Areas Regulation](#)
- [Map of Ministry of Environment Designated Watersheds](#)
- [2007 - Stream Survey Report](#)
- [Islands Trust Legal Opinion - Riparian Areas Regulation](#)

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