



MAYNE ISLAND LOCAL TRUST COMMITTEE

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

*Approximate time is provided for the convenience of the public only and is subject change without notice.

	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		1:10 pm
3.1 MA-TUP-2011.1 (Burke) re: Short Term Vacation Rental		
4. PUBLIC HEARING none		
5. PREVIOUS MEETINGS		1:40 pm
5.1 Local Trust Committee Minutes - Information Only	1	
5.1.1 Mayne Island Local Trust Committee Business Meeting Minutes of December 19, 2012		
5.2 Public Hearing Records and Community Information Meeting Notes - none		
5.3 Section 26 Resolutions-without-meeting - none		
5.4 Advisory Planning Commission and/or Mayne Island Commercial Land Use Task Force Minutes (attached)		
5.4.1 Commercial Land Use Task Force Meeting Minutes Meeting Minutes dated December 6, 2011	9	
5.4.2 Commercial Land Use Task Force Meeting Minutes F Meeting Minutes dated January 3, 2012	13	

6.	BUSINESS ARISING FROM THE MINUTES	2:00 pm
6.1	Follow-up Action Report (attached)	17
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	
9.1	Galiano Island Bylaws No. 233 and 234 Referral (attached)	19
9.2	MA-TUP-2011.1 (Burke) (attached)	54
9.3	MA-TUP-2012.1 Renewal (McDougall) (attached)	65
9.4	MA-RZ-2010.2 (McDougall) (attached)	79
10.	LOCAL TRUST COMMITTEE PROJECTS - none	
11.	REPORTS	2:30 pm
11.1	Work Program Reports	
11.1.1	Mayne Island Local Trust Committee Work Program - Report dated January, 2012 (attached)	171
11.1.2	2008-2011 Trust Council Strategic Plan (will only be circulated quarterly, following Trust Council) (attached)	173
11.2	Applications Report	
11.2.1	Mayne Island Applications Report dated January, 2012 (attached)	189
11.3	Expense/Budget Reports – for information	
11.3.1	Trustee and Local Expenses (attached)	192
11.3.2	Confirmation of 2012 – 2013 Budget Requirements	
11.4	Bylaw Enforcement - none	
11.5	Adopted Policies and Standing Resolutions (attached) – for information	193
11.5.1	Special Occasion Liquor Licence Referrals (attached)	197
11.6	Mayne Island LTC Web Page (attached)	199

- 11.7 Chair's Report**
- 11.8 Trustee Report**
- 12. OTHER BUSINESS** 4:00 pm
 - 12.1 Upcoming Meetings**
 - 12.1.1 Next Business Meeting – Wednesday, March 21, 2012 at 1:00 pm., at the Mayne Island Agricultural Hall
 - 12.2 Advisory Planning Commission Appointments** 201
(attached)
- 13. TOWN HALL MEETING**
- 14. ADJOURNMENT** 4:45 pm

**MINUTES OF THE MAYNE ISLAND
LOCAL TRUST COMMITTEE MEETING
HELD ON MONDAY, DECEMBER 19, 2011, 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
	Robert Kojima	Regional Planning Manager
	Gary Richardson	Island Planner
	Lina Beaudet	Recording-Secretary

Seventeen (17) members of the public were in attendance.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 1:03 p.m. He introduced himself and shared his desire to create open communication within structure.

2. APPROVAL OF AGENDA

2.1 Additions/Deletions

Under item 12, add 12.2.2 - Postal box disaster.

2.2 Questions from public on Agenda Items

In reply to questions from the public, it was stated that Short-Term Vacation Rental (STVR) was not on the agenda. Clarifications were given as to the enforcement process that had begun. One formal application has been received, but will not be considered until the next regular meeting of the Mayne Island Local Trust Committee (MILTC).

The agenda was approved as amended by consensus.

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

None

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes

5.1.1 Mayne Island Local Trust Committee Business Meeting Minutes of October 3, 2011

Attached for information, the minutes were adopted via Resolution-Without-Meeting (RWM).

5.2 Public Hearing Records and Community Information Meeting Notes

None

5.3 Section 26 Resolutions-without-meeting

The Resolution-without-meeting report for the period of September 30, to December 06, 2011, was reviewed.

5.4 Advisory Planning Commission and/or Mayne Island Commercial Land Use Task Force Minutes

5.4.1 Commercial Land Use Task Force Meeting Minutes dated October 4, 2011

Received for information.

5.4.2 Commercial Land Use Task Force Meeting Minutes dated October 18, 2011

Received for information.

5.4.3 Commercial Land Use Task Force Meeting Minutes dated November 1 2011

Received for information.

5.4.4 Commercial Land Use Task Force Meeting Minutes of November 15 2011

Received for information.

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

The follow-up action report dated December 6, 2011, was reviewed.

Item 8, from the October 3, 2011 meeting, will be placed on the February regular meeting agenda, and the Bylaw Enforcement Coordinator will be present for the benefit of the new members of the MILTC.

7. DELEGATIONS

None

8. CORRESPONDENCE

8.1 C. Ashwell letter dated November 2, 2011 re: letters regarding short term rental

Ms. Ashwell could not attend the meeting. The Trustees agreed that the meeting should be kept civil, fair and open. In this particular case, the letter was presented at the meeting, creating a difficult situation that became also a delicate one. The Trustees agreed that there is a need to be cautious and stated a desire to receive letters like this in advance of meetings, to prevent meetings from becoming a venue for the public to express frustrations. The Chair added that a letter received at a meeting can be deferred.

Trustee Crumblehulme asked if a more informal meeting could take place; to which Robert Kojima, Regional Planning Manager (RPM) replied, that sufficient notice would have to be allowed to advertise the meeting.

Trustee Dodds, as the recipient of Ms. Ashwell's letter, will reply to her and informed her that her letter was discussed at the meeting.

Resolution MA-LTC-66-11

It was Moved and Seconded that the Mayne Island Local Trust Committee directs staff to schedule a community information meeting at the next regular meeting of the Mayne Island Local Trust Committee, on the bylaw enforcement notification system.

CARRIED

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 MA-DVP-2010.3 (Roosma)

Resolution MA-LTC-67-11

It was Moved and Seconded that Mayne Island Local Trust Committee Development Variance Permit, MA-DVP-2010.3 (Roosma) be approved.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

None

11. REPORTS

11.1 Work Program Reports

11.1.1 Mayne Island Local Trust Committee Work Program – Report dated December, 2011

The Mayne Island Local Trust Committee Work Program Report dated December 6, 2011 was reviewed.

RPM Kojima presented a staff report “Mayne Island LTC Work Program Summary and Next Steps”.

Trustee Crumblehulme asked RPM Kojima for clarification on the timing and expectations on the various items on the work program.

The following points were put forward:

- Housing options, the expectation for the report was thirty days. Staff will follow with the APC to ask why a response had not yet been received.
- Staff will review the terms of the present APC members and informed the Trustees
- After assisting to one meeting of the Commercial Land Use Review Task Force, Trustee Crumblehulme found the group to be somewhat dysfunctional.
- The previous comment was supported by a member of the Task Force present at the meeting.
- RPM Kojima suggested that consideration could be given to amend the Term of References, change the members, or wait until the mandate expires, March 31, 2012.
- Trustee Dodds suggested that more than one report can be presented at the end of the process. If the members are struggling, they can come back with separate reports.
- Chair Luckham reminded that only recommendations are asked, but that the decision rested in the hands of the Trustees.
- On the implementation of RAR, RPM Kojima informed the Trustees that he was planning to submit a report to help the new Trustees of the MILTC to follow the process and bring options on how to proceed.

The Trustees directed staff to continue with the present work program.

11.1.2 2008-2011 Trust Council Strategic Plan

The 2008-2011 Trust Council Strategic Plan was reviewed.

11.1.3 Mayne Island Work Program Summary and Next Steps

This item was presented earlier under item 11.1.1.

11.2 Applications Reports

11.2.1 Mayne Island Applications Report dated December, 2011

The Applications Report dated December 6, 2011, was reviewed.

11.2.2 Overview of Upcoming Land Use Applications and Next Steps

The Staff report "Overview of Upcoming Land Use Applications and Next Steps" was reviewed.

It is the opinion of Ann Johnston, member of the public that some issues are of general interest to the community and not just the neighbors. She hoped that the Mayne Island Local Trust Committee will find ways to communicate with all residents on what is going to happen before it is a "fait accompli".

Exchanges took place on the issue of information and how to approach it.

Regional Planning Manager (RPM) Kojima suggested that two meetings could take place, one for information and one for decision, and this process could be clearly spelled out; the Trustees supported this suggestion.

11.3 Expenses/Budget Reports

11.3.1 Trustee and Local Expenses

The report dated November 1, 2011, was reviewed.

11.3.2 Approval of ad and cost

Resolution MA-LTC-68-11

It was Moved and Seconded that the Mayne Island Local Trust Committee spent \$145.00 payable to Alea Design & Print, to change the listing in the Mayne Island local phone book, to reflect the change in the Mayne Island Local Trust Committee membership.

CARRIED

11.4 Bylaw Enforcement

None

11.5 Adopted Policies and Standing Resolutions

Report attached for information.

11.6 Mayne Island LTC Web Page

The Mayne Island Local Trust Committee web page was reviewed.

11.7 Chair's Report

Chair Luckham reported that the new members of the Executive Committee were sworn in. At this point in time, the main task is mainly orienting these new members. He added that the group was an exciting and dynamic one.

11.8 Trustees Report

Trustee Crumblehulme reported that he participated in a four days orientation; he was impressed with the professionalism of the staff, their knowledge and the exchange he had with them.

Trustee Dodds reported that although she was participating in her fourth orientation, staff managed to make it interesting and informative for her. She advised that she sits on the Finance Committee of the Trust Council, and is looking forward to an exciting term.

12. OTHER BUSINESS

12.1 Upcoming Meetings

12.1.1 Draft 2012 Southern Local Trust Committees Meeting Schedule

Resolution MA-LTC-69-11

It was Moved and Seconded that Mayne Island Local Trust Committee business meetings for 2012 be scheduled on February 1st, March 21st, April 25th, May 30th, June 27th, July 25th, September 19th, October 24th, and November 28th.

CARRIED

12.2 Postal Box disaster

Resolution MA-LTC-70-11

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to write a letter to Ms. Lilian Salchner, Manager of Media and Communications Affairs, at Canada Post, to express the Mayne Island Local Trust Committee deepest dissatisfaction with the communication, grace period, consideration and consultation with users, in its community boxes change, and expect at a minimum an apology.

CARRIED

Some of the complaints from the public are as follows:

- The change of address created all the problems
- The one year expected to change addresses is not happening. Computer changes of postal code in certain circumstances are not accepted as it is not considered as a valid postal code.
- Not all information was provided, and no consultation took place
- Despite having the correct civic address, mail is still not delivered on a timely manner
- Location of certain mail boxes did not take into consideration the driveways around, forcing unsafe engagement on the road

13. TOWN HALL MEETING

Rose White commented that the right people were elected on to the Mayne Island Local Trust Committee.

David Maude believed that there was one report missing on the website on the riparian area. Staff will look into the situation.

Ian Dow briefed the new Trustees on the riparian issue; advising that the second study has been commissioned, and should be available within a month. It will be forwarded to staff and the Trustees.

Louis Vallee thanked the Chair and the Trustees for the informative and entertaining meeting.

Barry Wilks stated that he did not consider the task force on commercial land use as dysfunctional.

14. MOTION TO CLOSE MEETING

Resolution MA-LTC-71-11

It was Moved and Seconded that, pursuant to Section 90(1)(f) of the Community Charter, the Mayne Island Local Trust Committee resolves to close the meeting to the public for the purpose of adopting Minutes of April 4, 2011 Local Trust Committee In Camera Meeting and Minutes of October 3, 2011 Local Trust Committee In Camera Meeting and further that Islands Trust Staff and Recording-Secretary Lina Beaudet remain present.

CARRIED

15. RECALL TO ORDER

16.1 Rise and Report from Closed Meeting

The Mayne Island Local Trust Committee adopted the Minutes of the In Camera Meetings of April 4, 2011, and October 3, 2011.

16. ADJOURNMENT

The Trustees agreed to a review in August on where they stand and how they communicate.

Resolution MA-LTC-75-11

It was Moved and Seconded that the meeting be adjourned at 3.35 p.m.

CARRIED

RECORDER

CHAIR

COPIED TO

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☒	LTC
☒	KI

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5.4.1
 RECEIVED
 JAN 03 2012
 ISLANDS 16001
 VICTORIA BC

**MINUTES OF THE MAYNE ISLAND COMMERCIAL LAND USE TASK FORCE
 Tuesday December 6, 2011**

PRESENT: R. Tamboline, G. Johnson, L.Yip, B. Wilks, D. Maund,
 B. Maund, and D. Foote

REGRETS: B. Steele, G. Siverns and S. McDougall

PUBLIC : none

1. **CALL TO ORDER:** The Chair called the meeting to order at 7:00 pm.

2. **APPROVAL OF AGENDA**

It was Moved and Seconded that the Agenda be adopted.

CARRIED

3. **ADOPTION OF MINUTES: Meeting of November 1, 2011**

Correction to Item 4 Sub Committees: the Chair is waiting till after the meeting with the Planners before establishing any Sub Committees. The Committee was advised that the Chair had spoken with B. Maund, G. Johnson and L. Yip to assist with the completion of the review of the Staff Report. The Chair then met with B. Maund and G. Johnson. Commercial Properties were identified and summarized by G. Johnson and this list was distributed to members.

It was Moved and Seconded that the Minutes of November 1, 2011 be adopted as amended.

CARRIED

4. **BUSINESS ARISING FROM THE MINUTES: November 1, 2011**

a) **Inventory of Current Commercial Zoning:** Distributed to members.

b) **Miner's Bay area as possibly commercial core for the island:**
 G. Johnson spoke to the question of keeping the commercial development within the core of Miners Bay and the need to explore areas for expansion. The Committee could recommend an identified commercial development area which could be site specific. Such an area could go up

Fernhill Road, to the end of Minty Drive and possibly extend to Maple Drive. There are issues to be dealt with if Miners Bay is the commercial core. Members agreed it would be beneficial to have a “convenience” store in another area e.g. Bennett Bay or Lighthouse area.

Historically Miners Bay has been the core. Part of the “downtown” core would be Commercial Zoning and should designate what uses are allowed. Other commercial sites would be site specific.

There have been developments in sewage disposal that could be considered for Miners Bay however, the Committee is looking at potential for commercial development not infrastructures.

The most important part of this review is to look at having a core and where it should be. Miners Bay already has a mix of zoning including residential and commercial.

Members were agreed that a strictly commercial core was undesirable.

It was discussed that there would need to be limits set as to size of operation, height, etc. to ensure area is still appealing to residents. Could determine roads that could be used as frontage and roads that could not be frontage.

The recommendations would just be identifying an area – not zoning the area for commercial development. It would be a philosophy of where development is preferred.

Important to keep in mind that Miners Bay is currently viewed as the social centre for the island.

Concern that current commercial zoning bylaws are not being well enforced. e.g. set backs, screenings of properties. There is no follow-up by Islands Trust on enforcement of Development Permits criteria – need for more monitoring of regulations. Attractive properties draw customers.

There is an identified convenience to having clustered businesses.

It was Moved and Seconded that the Mayne Island Commercial Land Use Task Force recommends the identification of Miners Bay as the commercial core for Mayne Island with the designation of C1 Zoning and that a sub committee be established to identify the geographical boundaries of the commercial core.

As the Chair called for the vote on the above motion D. Foote wished to abstain. The Chair explained that to abstain a person would have to leave the meeting at this time. Provincial regulations call for either a vote in favour or against the motion. D. Foote left the meeting at this time.

CARRIED

D. Foote did not return to the meeting.

Discussion

Members acknowledged that other areas of the island are available for commercial development which would be site specific. There is a need to identify services that should be located within the commercial core. e.g. post office. C1 allows for accommodation.

It is felt that the motion is in keeping with the OCP. Bylaw(s) could address social responsibility. e.g. consulting with residents/neighbours prior to changes of usage of a property.

It was Moved and Seconded that the Mayne Island Commercial Land Use Task Force recommends that the sub committee identify Miners Bay geographical boundaries, review the existent LUB and the OCP and make recommendations.

CARRIED

It was Moved and Seconded that the sub committee members are L. Yip, G. Johnson, D. Maund and B. Wilks.

CARRIED

It was Moved and Seconded that the Mayne Island Commercial Land Use Task Force recommends site specific zoning be applicable for future rezoning for the remainder of Mayne Island.

CARRIED

c) Home Occupations:

To be discussed under November 15, 2011 minutes.

d) Sub Committees:

This was spoken to under discussion of adoption of Minutes of November 1, 2011.

5. ADOPTION OF MINUTES: NOVEMBER 15, 2011

It was Moved and Seconded that the minutes of November 15, 2011 be adopted.

CARRIED

6. BUSINESS ARISING FROM MEETING WITH THE PLANNERS

a) Recommendation(s) for Solid Waste Transfer Station

This determination is not part of the mandate for the Task Force.

Committee could identify and recommend zones/locations that would be suitable for a Solid Waste Transfer site however the selection of a site and/or establishment of such is the responsibility of the Mayne Island Improvement District.

Suggestion is that Industrial Zones are most appropriate.

It was Moved and Seconded that the Mayne Island Commercial Land Use Task Force recommend that if a Solid Waste Transfer Station is required that it be situated on an Industrial zoned site.

At this time D. Maund left the meeting due to a potential conflict of interest.

CARRIED

D. Maund rejoined the meeting.

b) Recommendation(s) for possible inclusion in the OCP encouraging needed commercial/light enterprises:

This item was deferred.

7. NEXT MEETING: January 3, 2012

8. ADJOURNMENT: 8:55 pm

CHAIR

RECORDING SECRETARY

RECEIVED

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5.4.2

ISLAND MINUTES OF THE MAYNE ISLAND COMMERCIAL LAND USE TASK FORCE
Tuesday January 3, 2012

PRESENT: R. Tamboline, G. Johnson, L. Yip, B. Wilks, D. Maude,
B. Maund, and D. Foote and B. Steele

REGRETS: G. Sivers and S. McDougall

MEMBERS OF THE PUBLIC : Trustee Brian Crumblehume and Colin Shew

1. **CALL TO ORDER:** The Chair called the meeting to order at 7:01 pm.

2. **APPROVAL OF AGENDA**

It was Moved and Seconded that the Agenda be adopted.

CARRIED

3. **ADOPTION OF MINUTES:** Meeting of December 6, 2011

Correction to spelling of D. Maude.

Correction Page 3:...Parliamentary rules....

It was Moved and Seconded that the Minutes of December 6, 2011 be adopted as amended.

CARRIED

4. **BUSINESS ARISING FROM THE MINUTES: December 6, 2011**

a) Home Occupations: Should this sector be addressed as part of the commercial review?

Appears to be the most popular choice for "start-up" of a business.

Look at Policies and Objectives in the OCP – vague.

Concern as to registration of Home Occupations as this could lead to bureaucratic issues.

Look at types of businesses being conducted under this designation.

Need to consider growth – where will they go if too big for original setting?

Planner discouraged registry – who would administer and monitor?

Policies in OCP are reasonable however it is seldom read and there is no enforcement of bylaws.

Planner did report very few complaints had been received over the past year.

Maybe definitions of Home Occupations could be broadened to encourage more development.

Chair will review OCP and summarize for committee..

There is a need to address the lack of enforcement of bylaws.

**b) Recommendation(s) for possible inclusion in the OCP
encouraging needed commercial/light manufacturing enterprises
Where does service base business separate from manufacturing
business?**

Every business is a service business.

Worthwhile to encourage endeavours which may offer employment.

Concept of an enterprise park.

Committee goal to provide framework to encourage individuals, to improve OCP to indicate "openness" of island to development: to include advocacy statements.

Campbell Bay Road has some large sites that would be appropriate for development. OCP wording could help Island Trust staff to appreciate that island is receptive to development.

Service based business seen as separate to retail business or manufacturing business.

Could strengthen report by identifying what has been done to improve infrastructure, e.g. Miners Bay, which would then encourage developers.

Difficulty in that Islands Trust is not responsible for infrastructure – it is a local responsibility to be addressed with CRD.

Advocacy statement(s) could also address support for mixing residential/commercial.

Discussion will be taken under advisement.

5. Sub Committee Report : Miners Bay Commercial Core

Committee met once – discussed extent of core and drafted a map which was distributed to committee.

Reviewed the different parameters that had been proposed by the subcommittee members

Future area for industrial park identified on Campbell Bay Road.

Thought to extend down Maple Drive (to Victor Road) as the future could include marine development along Miners Bay.

Having a broad area of mixed residential/commercial could help keep land costs more reasonable: the more limited amount of land the higher the costs.

Speculation may drive an impetus to acquire land which may drive prices up.

High cost of land, high cost of development, limited population growth, cost to transport and limited labour force are just a few of the factors that affect development.

Reviewed existent businesses, etc. within Miners Bay.

Internet has opened markets for businesses – potential for business to be here and sell everywhere.

Areas in core identified as being appropriate for walking tails.

Could lease land to ease costs of development.

Issue of parking, need for a taxi service, or shuttle service identified.

Sub committee to report further at next meeting: planning a walk – about or drive – about.

6. OCP DISCUSSION OF EXISTING POLICIES

Section 2.4 – Policies: Retail/Commercial section holds a number of objectives and policies. Chair would like to have a discussion on these prior to composing report

OCP does recognize and support development of a neighbourhood store.

There is a need to define cluster and strip mall as to number of businesses involved. Wording is not clear: e.g. scale of use and in some cases contradictory.

Agreed to review sections Retail/Commercial and Industrial next meeting.

Rezoning Requests: Chair clarified that regardless of re commendations made anyone can apply to rezone anywhere

Important to make guidelines clearer for staff when they are considering an application to rezone.

7. **NEXT MEETING:** January 17, 2012

8. **ADJOURNMENT:** 8:35 pm

CHAIR

RECORDING SECRETARY



Islands Trust

Follow Up Action Report w/ Target Date

Print Date: Jan-20-2012

Mayne Island Dec-07-2009

No.	Activity	Responsibility	Target Date	Status
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- | | | | | |
|---|---|------------|-------------|----------|
| 1 | Staff directed to prepare a bylaws contravention and penalty schedule for the Land Use Bylaws under the jurisdiction of the Local Trust Committee to be included in the Islands Trust Council Bylaw Notice Enforcement Bylaw for consideration at the next LTC meeting. | Miles Drew | Feb-01-2010 | On Going |
|---|---|------------|-------------|----------|

Oct-03-2011

No.	Activity	Responsibility	Target Date	Status
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- | | | | | |
|---|--|---------------------------|-------------|----------|
| 2 | Bylaw enforcement notice bylaw to be placed on first agenda of new LTC | Miles Drew
Kathy Jones | Feb-06-2012 | On Going |
|---|--|---------------------------|-------------|----------|

Dec-19-2011

No.	Activity	Responsibility	Target Date	Status
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- | | | | | |
|---|--|-----------------|--|----------|
| 3 | Arrange CIM for Feb 1, 2012 for bylaw enforcement notice bylaw. Place ad in Mayneliner | Gary Richardson | | On Going |
|---|--|-----------------|--|----------|

4	Trustee Dodds to send letter in response to letter from C. Ashwell dated Nov 2, 2011.	Jeanine Dodds		Done
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5	MA-DVP-2010.3 (Roosma) issued as drafted.	Kathy Jones		Done
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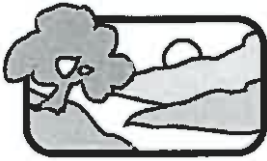
6	Staff to follow up with APC on status of housing options referral.	Gary Richardson		Done
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7	Staff to provide LTC with APC expiry dates.	Kathy Jones		Done
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8	Advertise upcoming TUP locally.	Kathy Jones Gary Richardson		Done
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9	Approval of add cost of 145.00 for trustee contact numbers.	Gary Richardson Nancy Roggers		Done
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10	Amend web page as per minutes.	Kathy Jones	Done
11	Meeting schedule adopted as follows: Feb 1, March 21, April 25, May 30, June 27, July 25, Sept 19, Oct 24 and Nov 28. Dates to be posted.	Sharon Lloyd-deRosario	Done
12	Staff to prepare letter to Canada Post for chairs signature, circulate draft to LTC.	Gary Richardson	Done
13	Incamera minutes of of April 4, 2011 and October 3, 2011 adopted as drafted.	Sharon Lloyd-deRosario	Done
14	Staff to arrange on island office hours.	Gary Richardson	On Going



Islands Trust

BYLAW REFERRAL FORM

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

Island: Galiano Island Trust Area Bylaw No.: 233 Date: December 20, 2011

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within days. If no response is received within that time, it will be assumed that your agency's interests are unaffected. For your information a Public Hearing to consider the Bylaw will be held at a date yet to be determined.

APPLICANTS NAME / ADDRESS:

Galiano Land and Community Housing Trust, #6-33 Manzanita Road, Galiano Island BC, V0N 1P0

PURPOSE OF BYLAW:

Proposed bylaw No. 233 is a mapping amendment to re-designate a portion of the subject property from Rural Residential (RR) to Community Housing (CH) in the Galiano Island Official Community Plan.

GENERAL LOCATION:

409 Porlier Pass Road, Galiano Island BC

LEGAL DESCRIPTION:

Lot 1, District Lot 3, Cowichan District, Galiano Island, Plan 29196

SIZE OF PROPERTY AFFECTED:

Total property size is 4.04 hectares. The subject area is approximately 1 hectare.

ALR STATUS:

Majority (3 hectares) of property in ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

Rural Residential (RR) and Agricultural (AG)

OTHER INFORMATION:

Applicants have applied for an ALR exclusion

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: Kaitlin Kazmierowski

Title: Island Planner

Phone: 250-405-5194

Email: kkazmierowski@islandstrust.bc.ca

This referral has been sent to the following agencies:

Federal Agencies

Provincial Agencies

Ministry of Community, Sport and Cultural Development
Ministry of Transportation and Infrastructure
Agricultural Land Commission

Non-Agency Referrals

Galiano Advisory Planning Commission

Regional Agencies

Vancouver Island Health Authority
Capital Regional District – Building Inspection

Adjacent Local Trust Committees and Municipalities

Mayne Island Local Trust Committee
Salt Spring Island Local Trust Committee
Thetis Island Local Trust Committee

First Nations

Chemainus First Nation
Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Pauquachin First Nation
Penelakut Tribe
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation

PLEASE TURN OVER →

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

Galiano Island Local Trust Area

(Island)

233

(Bylaw Number)

(Signature)

(Name and Title)

(Date)

(Agency)



Islands Trust

BYLAW REFERRAL FORM

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

Island: Galiano Island Trust Area Bylaw No.: 234 Date: December 20, 2011

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

APPLICANTS NAME / ADDRESS:

Galiano Land and Community Housing Trust, #6-33 Manzanita Road, Galiano Island BC, V0N 1P0

PURPOSE OF BYLAW:

Proposed bylaw 234 would permit the creation of a new zone for affordable housing (Community Housing 1- CH1 zone) in the Galiano Island Land Use Bylaw by rezoning the Rural Residential (RR) portion of a split-zoned lot to CH1.

GENERAL LOCATION:

409 Porlier Pass Road, Galiano Island BC

LEGAL DESCRIPTION:

Lot 1, District Lot 3, Cowichan District, Galiano Island, Plan 29196

SIZE OF PROPERTY AFFECTED:

Total property size is 4.04 hectares. The subject area is approximately 1 hectare.

ALR STATUS:

Majority (3 hectares) of property in ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

Rural Residential (RR) and AG (ALR)

OTHER INFORMATION:

Applicants have applied for an ALR exclusion

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: Kaitlin Kazmierowski

Title: Island Planner

Phone: 250-405-5194

Email: kkmierowski@islandstrust.bc.ca

This referral has been sent to the following agencies:

Federal Agencies

Provincial Agencies

Ministry of Community, Sport and Cultural Development
Ministry of Transportation and Infrastructure
Agricultural Land Commission

Non-Agency Referrals

Galiano Advisory Planning Commission

Regional Agencies

Vancouver Island Health Authority
Capital Regional District – Building Inspection

Adjacent Local Trust Committees and Municipalities

Mayne Island Local Trust Committee
Salt Spring Island Local Trust Committee
Thetis Island Local Trust Committee

First Nations

Chemainus First Nation
Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Pauquachin First Nation
Penelakut Tribe
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation

PLEASE TURN OVER →

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

Galiano Island Local Trust Area

(Island)

234

(Bylaw Number)

(Signature)

(Name and Title)

(Date)

(Agency)

**A BYLAW TO AMEND THE GALIANO ISLAND
OFFICIAL COMMUNITY PLAN BYLAW NO. 108, 1995**

WHEREAS the Galiano Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Galiano Island Local Trust Area, pursuant to the Islands Trust Act;

AND WHEREAS Section 29 of the *Islands Trust Act* gives the Galiano Island Local Trust Committee the same power and authority of a Regional District under Part 26, except sections 932 to 937 and 939, of the *Local Government Act*;

AND WHEREAS the Galiano Island Local Trust Committee wishes to amend the Galiano Island Official Community Plan Bylaw No. 108, 1995;

AND WHEREAS the Galiano Island Local Trust Committee has held a Public Hearing;

NOW THEREFORE the Galiano Island Local Trust Committee enacts in open meeting assembled as follows:

1. CITATION

This Bylaw may be cited for all purposes as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 15, 2011."

2. SCHEDULES

Galiano Island Official Community Plan No. 108, 1995 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME this 12th day of December , 2011.

PUBLIC HEARING HELD this day of , 20.

READ A SECOND TIME this day of , 20.

READ A THIRD TIME this day of , 20.

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this
day of , 20.

APPROVED BY THE MINISTER OF COMMUNITY, SPORT AND CULTURAL
DEVELOPMENT this day of , 20.

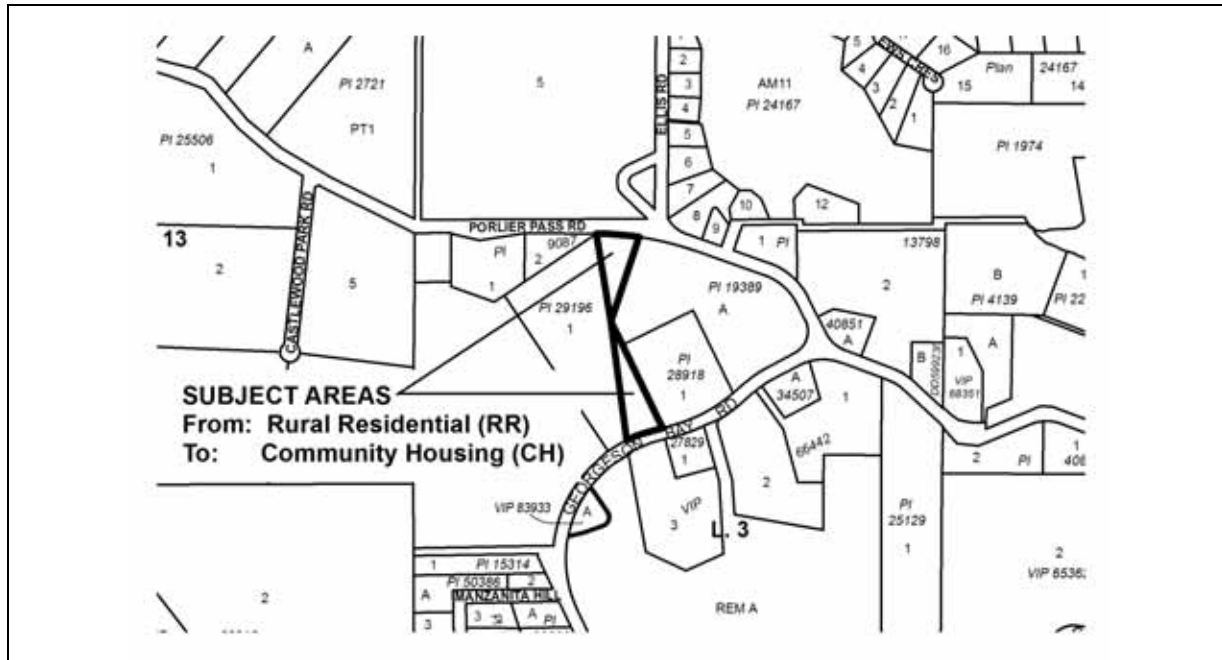
ADOPTED this day of , 20.

DEPUTY SECRETARY

CHAIR

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 233
SCHEDULE 1**

1. Schedule B (Land Use Designations) is amended for a portion of the lands legally described Lot 1, District Lot 3, Galiano Island, Cowichan District, Plan VIP29196 as depicted on the map below.



A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW NO. 127, 1999

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

1. Bylaw No. 127, cited as “Galiano Island Land Use Bylaw No. 127, 1999” is amended as follows:
 - a) By amending section 2.17 by adding the words “This setback does not apply to buildings and structures in the Community Housing 1 zone” immediately following the words “of the Agricultural (AG) zone.”.
 - b) By adding “Community Housing 1 (CH1)” in Section 4.1 after “Health and Wellness (HW)”.
 - c) By adding the following after Section 8.5:

“8.6 Community Housing 1 – CH1

Permitted Uses

8.6.1 In the Community Housing 1 zone the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Parts 2 and 3, and all other uses are prohibited.

8.6.1.1 Dwellings for the provision of affordable housing.

8.6.1.2 Home occupations

Permitted Density

8.6.2 The density of development must not exceed 15 dwellings per hectare.

8.6.3 Maximum floor area of a residence must not exceed 93 square metres.

Permitted Height

8.6.4 No building or structure for a use permitted by this section may exceed 9 metres in height.

Minimum Setbacks

8.6.5 Buildings and structures must be sited at least 7.5 metres from all lot lines.

Minimum Lot Size

8.6.6 No lot having an area less than 10 hectares may be created by subdivision.

- d) Section 13.22 is amended by adding the words “or in an area zoned Community Housing 1” immediately following the words “on Schedule C”.

e) Map Schedule "B", is amended as follows:

(i) By changing the zoning of a portion of the lands legally described as Lot 1, District Lot 3, Plan 29196, Galiano Island, Cowichan District from the Rural Residential - (RR) zone to the Community Housing 1 (CH1) zone as shown on Plan No. 1 which is attached to and forms part of this bylaw.

(ii) By adding Community Housing 1 (CH1) to the map legend.

B. This bylaw may be cited for all purposes as the "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 4, 2011".

READ A FIRST TIME THIS 12th DAY OF December 2011

PUBLIC HEARING HELD THIS DAY OF 20

READ A SECOND TIME THIS DAY OF 20

READ A THIRD TIME THIS DAY OF 20

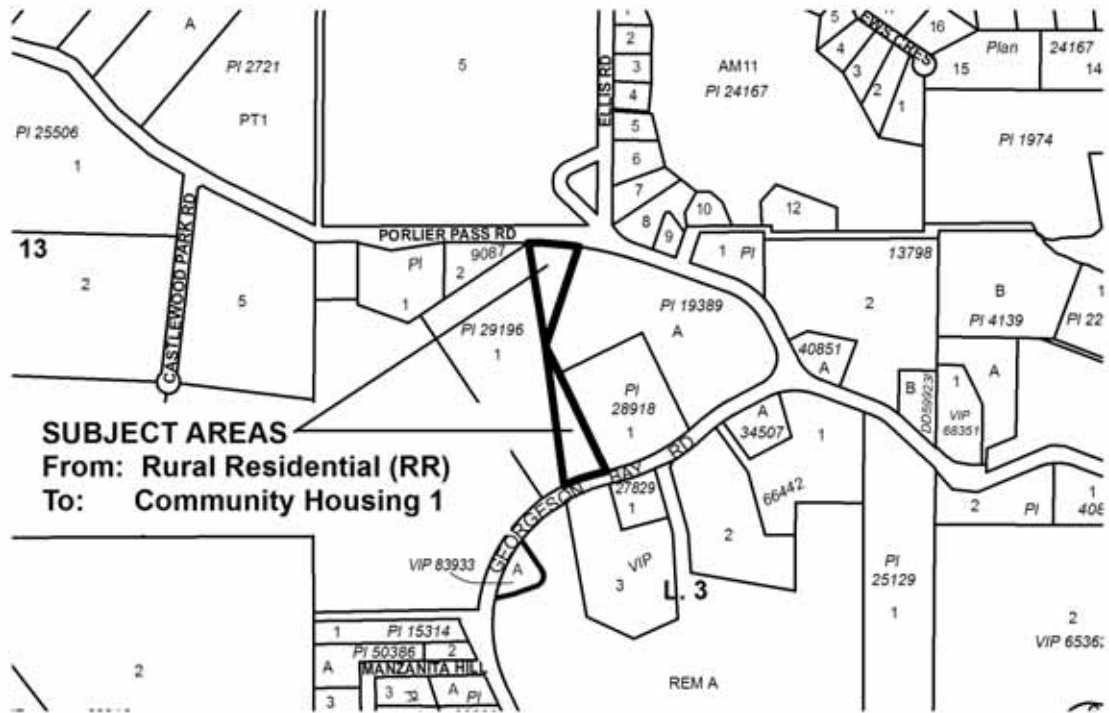
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
DAY OF 20

ADOPTED THIS DAY OF 20

DEPUTY SECRETARY

CHAIRPERSON

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 234
PLAN NO. 1**



STAFF REPORT

File No.: GL-RZ-2011.1

November 3, 2011

To: Galiano Island Local Trust Committee
Robert Kojima, RPM
Prepared for the November 14, 2011 LTC Meeting

From: Gary Richardson, Island Planner

Re: Rezoning Application – Lot 1, District Lot 3, Plan 29196, Galiano Island

Owner: Catherine Konantz
Applicant: Galiano Land and Community Housing Trust (GLCHT)
Location: 409 Porlier Pass Road

THE PROPOSAL:

The application is requesting to have a vacant lot rezoned from Agriculture and Rural Residential to Community Facility – Affordable housing to permit up to 20 dwellings for affordable housing purposes. If only the Rural Residential portion is considered for rezoning up to 15 units for affordable housing is being requested.

This staff report reviews the application, existing policy and recommends next steps. This is a preliminary staff report further staff reports will be required in order further review issues identified in this report.

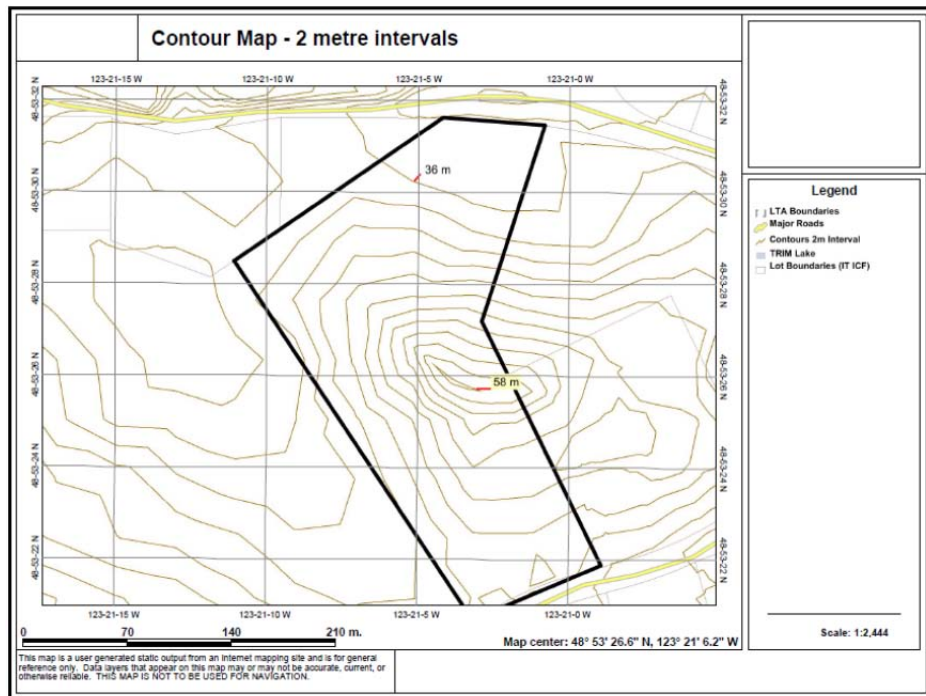
SITE CONTEXT:

An initial site review was carried out October 25th, 2011 with representatives of GLCHT.

The lot is forested as can be seen on the orthophoto contained in this report. The property also contains a small area of wetland and a riparian area running along the northern boundary as shown on the sensitive ecosystem map contained in this report.

The property is 4 hectares (10 acres) in size.

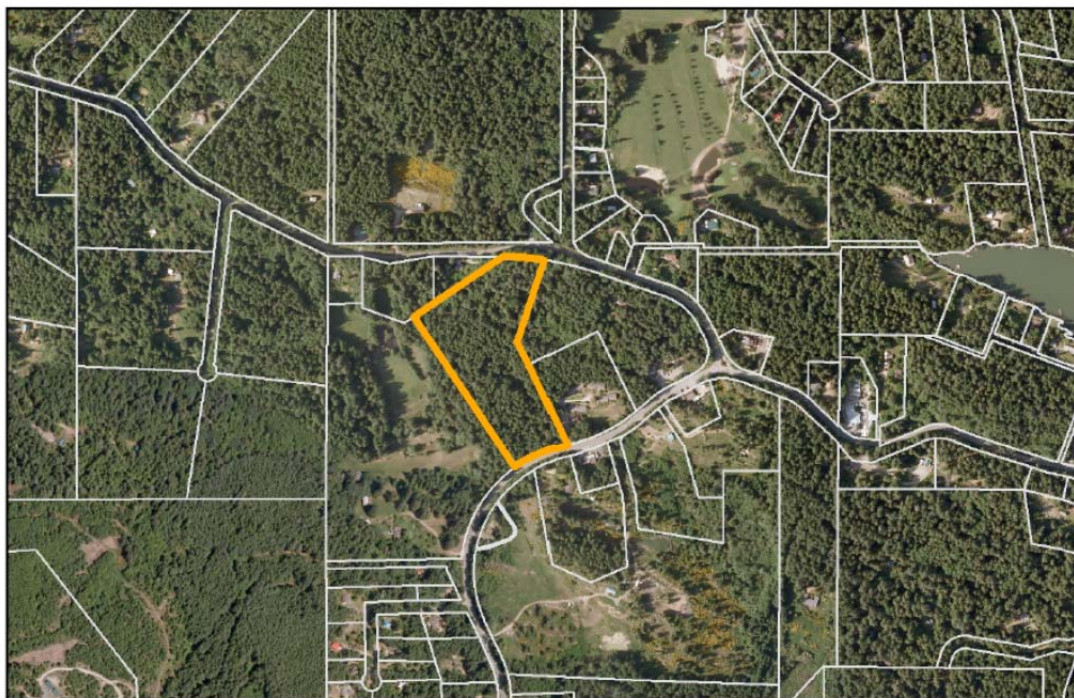
The property fronts two roads. There is 67 metres of frontage on Porlier Pass Road to the north and 93 metres of frontage on Georgeson Bay Road to the south. There are



Map showing topography.



Orthophoto showing subject lot.



Orthophoto showing surrounding area.

CURRENT PLANNING STATUS OF SUBJECT LANDS:

Trust Policy Statement:

Some policies that the LTC should consider when reviewing this application:

Agricultural Land

4.1.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.

4.1.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.

4.1.6 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.

4.1.7 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.

4.1.8 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.

Freshwater Resources

4.4.2 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure:

- neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater,
- water quality is maintained, and
- existing, anticipated and seasonal demands for water are considered and allowed for.

Growth and Development

5.2.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.

5.2.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.

5.2.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.

5.2.6 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.

Health and Well-being

5.8.6 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

Official Community Plan

Proposed Schedule B – Land Use Designation

Designates the property Agriculture (AG) and Rural Residential (RR)

Proposed Schedule F – Riparian Development Permit Area

Shows a RAR stream and DP area on the north boundary of the lot.

Proposed Schedule H – Sensitive Ecosystems

Shows a wetland and riparian area. See SEM map in this report for locations.

Proposed Schedule I – Steep Slope Hazard Development Permit Area

Shows a small point of moderate hazard 22.5 – 45 degrees in the centre of the lot.

The following is contained in proposed OCP amendment bylaw 215:

Community Housing

This designation is intended for affordable, rental and special needs housing, allowing for a range of community housing types to enable seniors, persons with special needs, and residents of low to middle incomes to secure safe, accessible and permanent housing.

Community Housing Policies

a) The LTC should support efforts by organizations or agencies to conduct a housing needs assessment in order identify housing priorities and to guide affordable, seniors and special needs housing policies and land use decisions.

b) Applications for rezoning to a higher density than permitted by current zoning shall be considered where the application would result in the provision of seniors, affordable or special needs housing, subject to the following:

i) All additional density greater than that permitted by current zoning shall be in the form of units reserved exclusively for occupancy as affordable, seniors or special needs housing.

ii) Applications shall include provision of a housing agreement ensuring that for affordable housing the rental, lease, sale or share prices are fixed below average rates within the region, and the agreement may limit occupancy of the dwellings to rental, lease, co-housing or cooperative tenure, and may limit occupancy.

iii) Applications may be for units in the form of clustered detached dwellings, duplexes or attached ground-oriented housing, and are encouraged to incorporate water conservation and energy efficient building design elements, including rainwater catchment.

iv) All applications shall site development on land with modified ecosystems, avoid potentially hazardous lands, demonstrate an adequate supply of potable water, and be in proximity and accessible to existing roads, services and other amenities.

v) Consideration of applications for affordable or seniors or other special needs housing shall include the following where appropriate: amendment of the OCP to designate the land as Community Housing, designation as a development permit area, amendment of the zoning to designate the area for affordable or special needs housing, site-specific zoning regulation of density, siting and size, and registration of a housing agreement and a section 219 covenant.

The following is contained in proposed OCP amendment bylaw 217:

6. Climate Change Mitigation and Adaptation

Climate Change Objectives

2) To move to a land use pattern that results in a more compact and complete community in a manner that ensures that overall development potential and density are not increased unless authorized elsewhere in this plan.

Land Use Bylaw

Existing Zoning

Agriculture Zone - AG

Permitted Uses

6.1.1 In the Agriculture zone the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Parts 2 and 3, and all other uses are prohibited.

6.1.1.1 farm use

6.1.1.2 timber production and harvesting

6.1.1.3 dwellings

6.1.1.4 accessory residential and agricultural uses required for the operation of the farming activities conducted on the lot

6.1.1.5 home occupations

Permitted Density

6.1.2 One dwelling is permitted on each lot, and one additional dwelling is permitted in respect of each 4 hectares of lot area over 4 hectares.

Permitted Height

6.1.4 No building or structure for a use permitted by this section may exceed 9 metres in height.

Minimum Setbacks

6.1.5 Buildings and structures must be sited

6.1.5.1 at least 7.5 metres from front and rear lot lines; and

6.1.5.2 at least 6 metres from interior and exterior side lot lines.

6.1.6 Non-residential buildings and structures must be sited at least 30 metres from any lot line that does not abut a highway.

Minimum Lot Size

6.1.7 No lot having an area less than 4 hectares may be created by subdivision.

Rural Residential Zone - RR

Permitted Uses

5.4.1 In the Rural Residential zone the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Parts 2 and 3, and all other uses are prohibited.

5.4.1.1 dwellings

5.4.1.2 cottages

5.4.1.3 home occupations

Permitted Density

5.4.2 One dwelling is permitted on each lot, and one additional dwelling is permitted in respect of each 2 hectares of lot area over 2 hectares

5.4.3 One cottage is permitted on each lot having an area of 0.4 hectares or more in respect of each permitted dwelling.

Permitted Height

5.4.4 No building or structure for a use permitted by this section may exceed 9 metres in height.

Minimum Setbacks

5.4.5 Buildings and structures must be sited

5.4.5.1 at least 7.5 metres from front and rear lot lines;

5.4.5.2 at least 6 metres from each interior side lot line; and

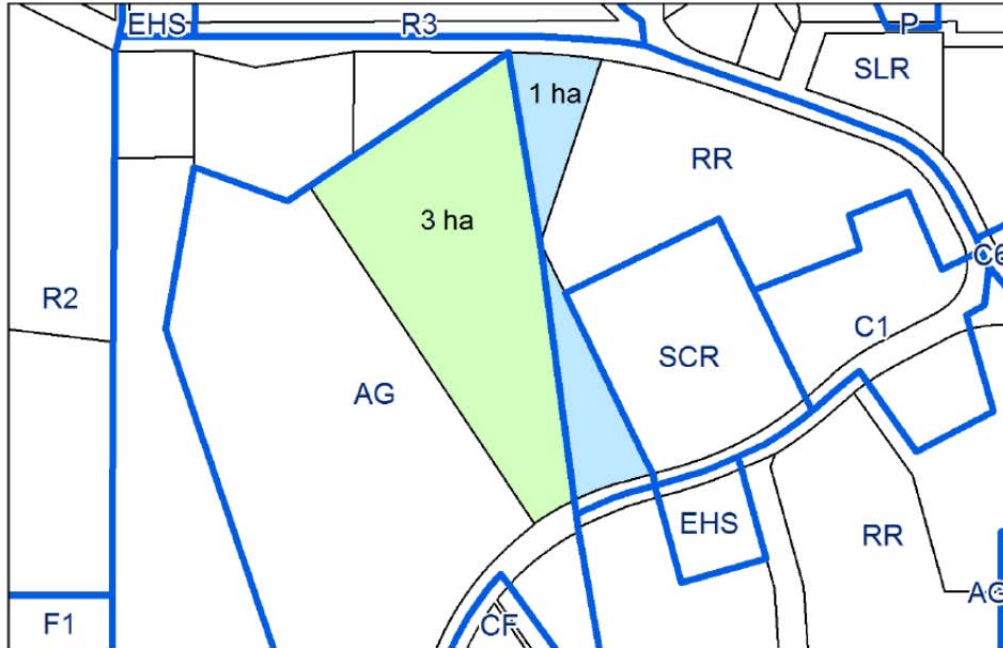
5.4.5.3 at least 6 metres from an exterior side lot line.

5.4.6 Buildings and structures for the accommodation of farm animals including poultry must be sited

5.4.6.1 at least 7.5 metres from a front lot line;

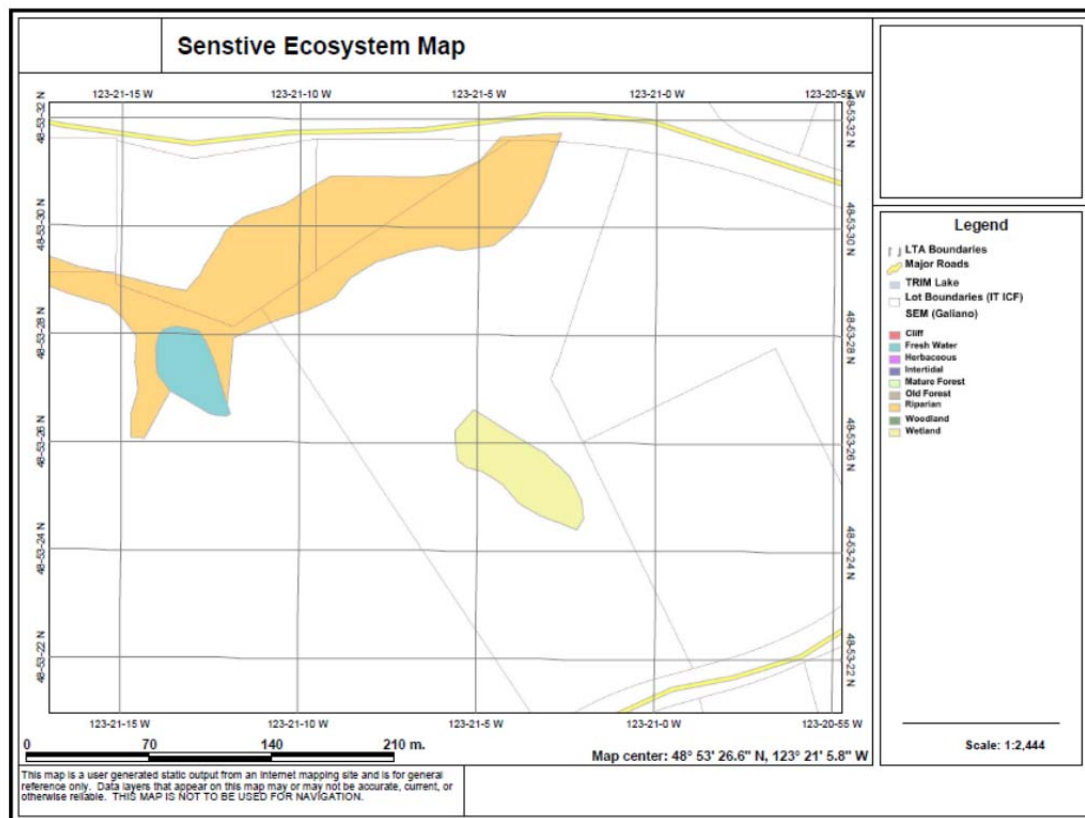
5.4.6.2 at least 30 metres from rear and interior side lot lines; and

5.4.6.3 at least 6 metres from an exterior side lot line.



Portion of Galiano Island Zoning map showing areas of subject property in each zone.

Sensitive Ecosystems Areas:



Archaeological Sites:

Based on information from the Provincial Remote Access to Archaeological Data (RAAD), there are no archaeological sites identified on this 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 Archaeological Branch.

Covenants:

None

COMMUNITY INFORMATION MEETING(S):

None scheduled; however a community consultation plan will be provided as part of the timeline which will recommend community information meeting(s) as part of the process.

RESULTS OF CIRCULATION:

No circulation or notification has been done.

STAFF COMMENTS:

1. Policy Statement – the policy statement supports this type of development provided that the following are addressed: retention of agricultural land, water quality, community character, social impact of development, protection of natural environment and avoiding hazard lands.
2. Official Community Plan (proposed) – The OCP supports rezoning to a higher density where the application would result in the provision of seniors, affordable or special needs housing subject to a number of conditions which include: a housing agreement; type, size, proposed siting and number units, proof of adequate water and sewer, siting on modified ecosystems and inclusion in a DP area if deemed appropriate. DPs are provided for in section 919.1 of the Local Government Act to control the form and character of multi family residential development. It will need to be determined if a DP area is considered appropriate for this proposal.

If the application proceeds all of the conditions of the OCP which have been sited in this report will need to be addressed. An OCP map and/or text amendment may be required.

3. Housing Agreement – The proposed OCP amendment regarding community housing requires, where appropriate, the registration of a housing agreement. Housing agreements must be put in place by bylaw.

Section 905 of the Local Government Act authorizes housing agreements. Housing agreements may include terms and conditions agreed to by the local government (Galiano Island Local Trust Committee) and the owner regarding the occupancy of the housing units, which can include but are not limited to the following:

- (a) The form and tenure of the housing units;
- (b) The availability of the housing units to classes of persons identified in the agreement;

- (c) The administration and management of the housing units; and
- (d) Rents and lease, sale or share prices that may be charged.

Housing agreements are complex documents that are adopted by bylaw and require a high level of staff review and applicant and community input.

If this proposal proceeds housing agreement will be required and it is recommended that staff provide a further report to the LTC on housing agreements and how such an agreement could be used on for this proposal.

4. Covenant – in addition to the housing agreement a covenant is also recommended in the OCP. A covenant may be required; however this will not be know until later in the review process.
5. Septic Disposal – An initial review of the site was carried out by Fred Stevens on September 25, 2011. Mr. Stevens suggests that an Ecoflow bio filter treatment system would be the best choice due to low site impact and high quality effluent treatment resulting in better protection of the aquifer compared to conventional disposal systems. Mr. Stevens goes on to say that no ground testing or exact size or number of dwellings has been confirmed at this time. The size, location and cost of the systems will have to be determined when the specifics are known.

This matter will require further review when a proposed number and floor area of potential dwelling units is determined.

6. Water – there is one well on the property. The well record suggests that the flow is ½ gallon per minute at 48 feet and 10 gallons per minute at 212 feet. Water catchment and storage is supported by OCP policy and can be a requirement incorporated into the zoning. This should reduce the overall reliance on groundwater as a water source.

This matter will require further review when a proposed number, location and floor area of potential dwelling units is determined.

7. Density – the number of units proposed is 20. Staff has calculated the area of the RR portion to be 1 hectare and the area of the AG portion to be 3 hectares. This varies from the areas sited in the application. ALR land is restricted to 1 dwelling, this would mean the remaining 19 dwellings would need to be located on the Rural Residential portion of the land. Even if the whole 4 hectares is rezoned to an affordable housing zone only 1 dwelling could be on the ALR.

The alternative requested in the application is that only the RR portion be rezoned to an affordable housing zone. In this case 1 dwelling would be permitted on the ALR portion and 14 would be permitted on the RR (affordable housing) portion. Also any riparian areas, hazard areas, wetlands and sensitive ecosystems will need to be considered when siting buildings.

OCP policies support the clustering of dwellings.

8. Needs Assessment - It is suggested in the Community Housing Policies of the proposed OCP that the LTC should support efforts by organizations or agencies to conduct a housing needs assessment. If a needs assessment has been conducted the LTC should have an opportunity to review it. If a needs assessment has not been carried out, the LTC should determine if they require a needs assessment before proceeding with review of the application.
9. Agricultural Land – The application requests that the agricultural portion of the property be zoned to affordable housing so that in the future if a portion of the land is removed from the ALR it can be used for housing. The LTC can consider this; however Policy Statement policies and OCP policies support maintenance of agricultural land. It is recommend that agricultural land only be considered for rezoning to another zone if there is a clear evidence in the form of a report prepared by an appropriate professional that the land is not suitable for agriculture. An application to the ALC would be required for any change to ALR land.
10. Property Location – The property appears well located for this type of development as its close to amenities, has good road and trail access to the amenities as well as the Sturdies Bay ferry terminal.

The Islands Trust Policy Statement and the policies in the proposed OCP support clustered affordable housing at a higher density than existing zoning where all such additional density is in the form of affordable housing, as is being proposed in this application. No density limits are recommended in the OCP. The Policy statement and OCP do not support the erosion of ALR designated land unless it is clear that the land is not suitable for agriculture. Based on this staff are recommending that the proposed affordable housing be supported on the non-ALR portion of the property. Staff are recommending that the LTC directs drafting of bylaws, that would amend the Rural Residential designation/zone only. If the LTC supports preparation of draft bylaws, staff will provide further recommendations with respect to the appropriate housing agreement restrictions, designation of a DPA, use of a covenant, community consultation options and a timeline for processing the application.

Options:

1. Proceed no further with the application.
2. Direct staff to prepare an OCP and LUB amendment that would change the RR portion of the subject property to an affordable housing designation/zone that would allow a residential density not to exceed 15 units and an appropriate housing agreement
3. Direct staff to prepare an OCP and LUB amendment that would change the entire subject property to an affordable housing designation/zone that would

allow a residential density not to exceed 20 units, along with an appropriate housing agreement This would require an application to the ALC

If this proposal proceeds staff will bring a further report and draft bylaws to the December LTC meeting for the LTCs consideration.

RECOMMENDATIONS:

1. That the Galiano Island Local Trust Committee direct staff to prepare draft bylaws that would amend the designation/zoning of the subject property from Rural Residential to an affordable housing zone/designation that allows a residential density not exceeding 15 units.
2. That the Galiano Island Local Trust Committee direct staff to report back with recommendations concerning housing agreement and covenant restrictions, potential development permit area designation, community consultation and a timeline.

Prepared and Submitted by:

Gary Richardson

November 3, 2011

Date

Concurred in by:

Robert Kojima, RPM

November 4, 2011

Date

STAFF REPORT

File No.: GL-RZ-2011.1

November 28, 2011

To: Galiano Island Local Trust Committee
Robert Kojima, RPM
Prepared for the December 12, 2011 LTC Meeting

From: Gary Richardson, Island Planner

Re: Rezoning Application – Lot 1, District Lot 3, Plan 29196, Galiano Island

Owner: Catherine Konantz
Applicant: Galiano Land and Community Housing Trust (GLCHT)
Location: 409 Porlier Pass Road

THE PROPOSAL:

The application is requesting to have a vacant lot rezoned from Agriculture and Rural Residential to Community Facility – Affordable housing to permit up to 20 dwellings for affordable housing purposes. If only the Rural Residential portion is considered for rezoning up to 15 units for affordable housing is being requested.

A staff report dated November 3, 2011 was presented to the Galiano Local Trust Committee (LTC) at its November 14, 2011 business meeting.

The LTC passed the following resolutions at the November 14, 2011 meeting:

Resolution GL-LTC-223-11

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to prepare draft bylaws that would amend the designation/zoning of the subject property from Rural Residential to an affordable housing zone/designation that allows a residential density not exceeding 15 units.

Resolution GL-LTC-224-11

It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to report back with recommendations concerning housing agreement and covenant restrictions, potential development permit area designation, community consultation and

a timeline.

This report contains two draft bylaws, 233 (OCP) and 234 (LUB), both are attached for the LTCs consideration.

The report also contains recommendations regarding: housing agreements, covenant restrictions, development permit area designation, community consultation and a proposed timeline.

Draft Bylaws

233 (OCP)

Draft Bylaw 233 amends the Rural Residential portion of the subject property from the Rural Residential designation to the Community Housing designation. This is required so that the proposed LUB amendments are consistent with OCP policy.

234 (LUB)

Draft Bylaw 234 amends the Rural Residential portion of the subject property from the Rural Residential zone to the new Community Housing 1 zone. A new zone was created as there are no existing zones in the LUB that would suit this proposal.

The bylaw restricts the total number of residences to 15 per hectare as 15 units was requested in the application and the Rural Residential portion of the lot is 1 hectare in size. The bylaw also limits the maximum floor area permitted for each dwelling to 180 square metres to ensure there are no very large houses on the 1 ha portion of the lot. Water catchment and storage is also a requirement this will help ensure an adequate supply of potable water.

A 7.5 metre setback is required from all lot lines, this has been put in to allow for a reasonable separation between the residences on the affordable housing property and the surrounding lots.

Section 2.17 of the LUB is amended by this bylaw to allow for residences to be constructed closer than 15 metres of the Agricultural zone.

A minimum lot size for subdivision of 10 hectares was put in the bylaw. This will ensure this lot is not subdivided.

Housing Agreements

Section 905 of the *Local Government Act* gives local governments the authority to enter into housing agreements. Housing agreements are used as section 905 allows conditions that are beyond the scope of 219 covenants and zoning powers. The conditions can include: form and tenure of the units; their availability to classes of

persons identified in the agreements; the administration of the units including the means by which they will be made available to their intended occupants; and rent, lease, share or sale prices of the units and the rates at which these may be increased over time. The conditions in housing agreements are put in place to ensure the housing is used for its intended purpose, in perpetuity.

Housing agreements can range from simple to complex. Examples of housing agreements in the Islands Trust area from Mayne, Saltspring and Mayne are being provided under separate cover.

Administering housing agreements is required to ensure affordability is maintained. Resources are required for the administration of housing agreements. The Islands Trust does not have sufficient staff to administer and enforce housing agreements, nor the authority to create corporations or societies to administer housing agreements. The LTC may enter into separate agreements with other local governments, such as the CRD, to administer housing agreements on the LTC's behalf.

It is recommend that staff work with Galiano Land and Community Trust (GLCHT) to determine the type of housing agreement that will be most suitable for all parties involved that ensures the long-term affordability of the housing.

It is also recommended that staff meet with the CRD to determine if there is an appetite to administer a housing agreement on Galiano Island.

It should also be noted that housing agreements are adopted by bylaw and are therefore subject to the same process as adopting a land use bylaw.

The timeline on this is difficult to estimate as there are many unknowns; however it will likely take several months to prepare a final draft of a housing agreement. It is recommended that the LTC not adopt OCP and LUB amendments until the housing agreement is finalized.

Covenants

A Section 219 covenant may be required to help ensure that any purchaser is aware of the restrictions contained in the housing agreement. A covenant may also be required for other purposes. The requirement of the covenant can be determined as the process proceeds.

Development Permit area designation

The Local Government Act s 919.1(1)(e) allows development permit areas to be designated for the establishment of objectives for the form and character of intensive residential development.

This type of designation may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

As the proposed buildings will be dwellings similar to any other dwelling on the island it there does not seem to be any obvious benefit to control the form and character of the land and buildings on this property. If concerns about impacts of the proposed development arise during public consultation that could be effectively addressed through designation of a DPA the LTC may want to revisit the need for a development permit designation. Staff would provide options and recommendations with respect to DPA objectives and guidelines at that time.

Community Consultation

Staff is recommending at least two opportunities for community consultation. The first consisting of a meeting where GLCHT presents the proposal without having the housing agreement finalized. This will give the community an early opportunity to comment on the general concept and provide comments for the LTC and GLCHT to consider when preparing a final housing agreement.

A 2nd community information meeting should be subsequently held once the amending bylaws have been given 1st reading and a housing agreement has been drafted.

Timelines

The table below lists suggested timelines for the implementation of OCP amendments, LUB amendments and the adoption of a housing agreement.

	Dec/11	Jan/12	Feb /12	Mar/12	April/12	May/12	June/12	July/12
draft bylaws 233 (OCP) and 234 (LUB)	1 st reading	refer to agencies and APC				public hearing	executive committee and ministerial approval	LTC to consider final adoption
community information meeting 1			*					
community information meeting 2					*			
housing agreement		- staff to meet with GLCHT - staff to meet with CRD	1 st draft	legal review	final draft 1 st reading refer to agencies	public hearing	executive committee approval	LTC consider final adoption

Options:

1. Proceed no further with the application.
2. Endorse the proposed timeline and proceed accordingly.
3. Provide direction to staff on changes to the draft bylaws and/or the proposed timeline

RECOMMENDATIONS:

1. That the Galiano Island Local Trust Committee endorses the proposed timeline and directs staff to carry out work as outlined in the timeline.
2. That Draft Bylaw 233, cited as “Galiano Island Official Community Plan No.108, 1995, amendment No.15, 2011” be read a 1st time.
3. That Draft Bylaw 234, cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No.4, 2011” be read a 1st time.
4. That Draft Bylaw 233 cited as “Galiano Island Official Community Plan No.108, 1995, amendment No.15, 2011” and Draft Bylaw 234 cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No.4, 2011” be forwarded to the Galiano APC.
5. That the Galiano Island Local Trust Committee directs staff to arrange a public hearing for Draft Bylaw 233 cited as “Galiano Island Official Community Plan No.108, 1995, amendment No.15, 2011” and Draft Bylaw 234 cited as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No.4, 2011”.

Prepared and Submitted by:

Gary Richardson

November 28, 2011

Date

Concurred in by:

Robert Kojima

November 30, 2011

Date

**A BYLAW TO AMEND THE GALIANO ISLAND
OFFICIAL COMMUNITY PLAN BYLAW NO. 108, 1995**

WHEREAS the Galiano Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Galiano Island Local Trust Area, pursuant to the Islands Trust Act;

AND WHEREAS Section 29 of the *Islands Trust Act* gives the Galiano Island Local Trust Committee the same power and authority of a Regional District under Part 26, except sections 932 to 937 and 939, of the *Local Government Act*;

AND WHEREAS the Galiano Island Local Trust Committee wishes to amend the Galiano Island Official Community Plan Bylaw No. 108, 1995;

AND WHEREAS the Galiano Island Local Trust Committee has held a Public Hearing;

NOW THEREFORE the Galiano Island Local Trust Committee enacts in open meeting assembled as follows:

1. CITATION

This Bylaw may be cited for all purposes as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 15, 2011."

2. SCHEDULES

Galiano Island Official Community Plan No. 108, 1995 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME this _____ day of _____, 2011.

PUBLIC HEARING HELD this day of , 20.

READ A SECOND TIME this _____ day of _____, 20. _____

READ A THIRD TIME this _____ day of _____, 20. _____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this _____ day of _____, 20__.

APPROVED BY THE MINISTER OF COMMUNITY, SPORT AND CULTURAL DEVELOPMENT this _____ day of _____, 20____.

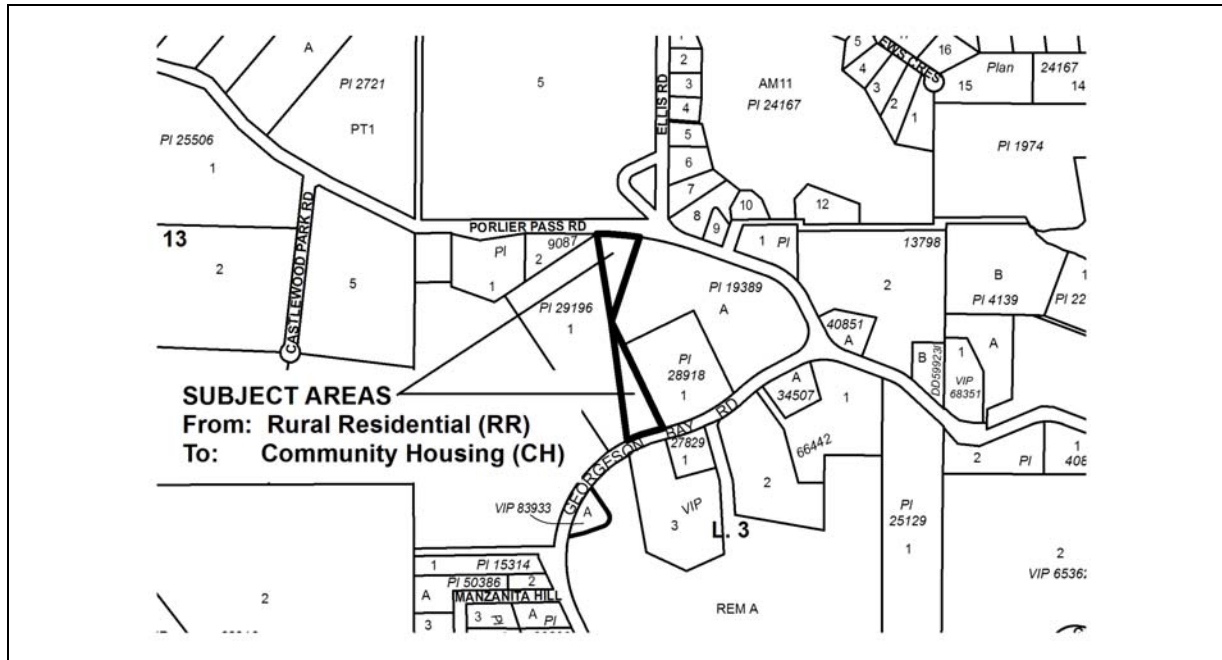
ADOPTED this _____ day of _____, 20.

DEPUTY SECRETARY

CHAIR

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 233
SCHEDULE 1**

1. Schedule B (Land Use Designations) is amended for a portion of the lands legally described Lot 1, District Lot 3, Galiano Island, Cowichan District, Plan VIP29196 as depicted on the map below.



A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW NO. 127, 1999

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

1. Bylaw No. 127, cited as “Galiano Island Land Use Bylaw No. 127, 1999” is amended as follows:
 - a) By amending section 2.17 by adding the words “This setback does not apply to buildings and structures in the Community Housing 1 zone” immediately following the words “of the Agricultural (AG) zone.”.
 - b) By adding “Community Housing 1 (CH1)” in Section 4.1 after “Health and Wellness (HW)”.
 - c) By adding the following after Section 8.5:

“8.6 Community Housing 1 – CH1

Permitted Uses

8.6.1 In the Community Housing 1 zone the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Parts 2 and 3, and all other uses are prohibited.

8.6.1.1 Dwellings for the provision of affordable housing.

Permitted Density

8.5.4 The density of development must not exceed 15 dwellings per hectare.

8.5.5 Maximum floor area of a residence must not exceed 180 square metres.

Permitted Height

8.5.6 No building or structure for a use permitted by this section may exceed 9 metres in height.

Minimum Setbacks

8.5.7 Buildings and structures must be sited at least 7.5 metres from all lot lines.

Minimum Lot Size

8.5.8 No lot having an area less than 10 hectares may be created by subdivision.

- d) Section 13.22 is amended by adding the words “or in an area zoned Community Housing 1” immediately following the words “on Schedule C”.

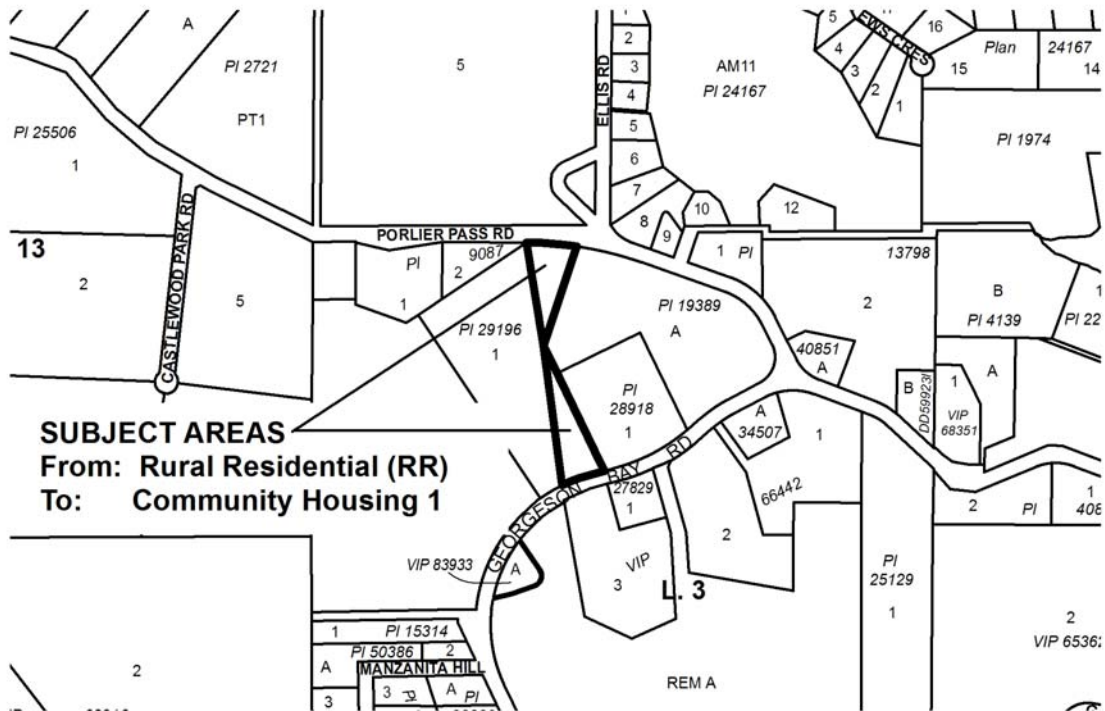
e) Map Schedule "B", is amended as follows:

- (i) By changing the zoning of a portion of the lands legally described as Lot 1, District Lot 3, Plan 29196, Galiano Island, Cowichan District from the Rural Residential - (RR) zone to the Community Housing 1 (CH1) zone as shown on Plan No. 1 which is attached to and forms part of this bylaw.
- (ii) By adding Community Housing 1 (CH1) to the map legend.

B. This bylaw may be cited for all purposes as the "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 4, 2011".

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

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 234
PLAN NO. 1**





STAFF REPORT

File No.: MA-TUP-2011.1

To: Mayne Island Local Trust Committee

From: Gary Richardson, Island Planner

CC: Robert Kojima, Regional Planning Manager

Re: MA-TUP-2011.2 (774 Charter Rd)

Owner: Rose White
Applicant: Sharon Burke
Location: 774 Charter Road, Mayne Island
Legal: Lot 17, Section 9, Cowichan District, Mayne Island, Plan 15114
PID: 004 183 819

Preliminary Report prepared for Community Information Meeting February 1, 2012

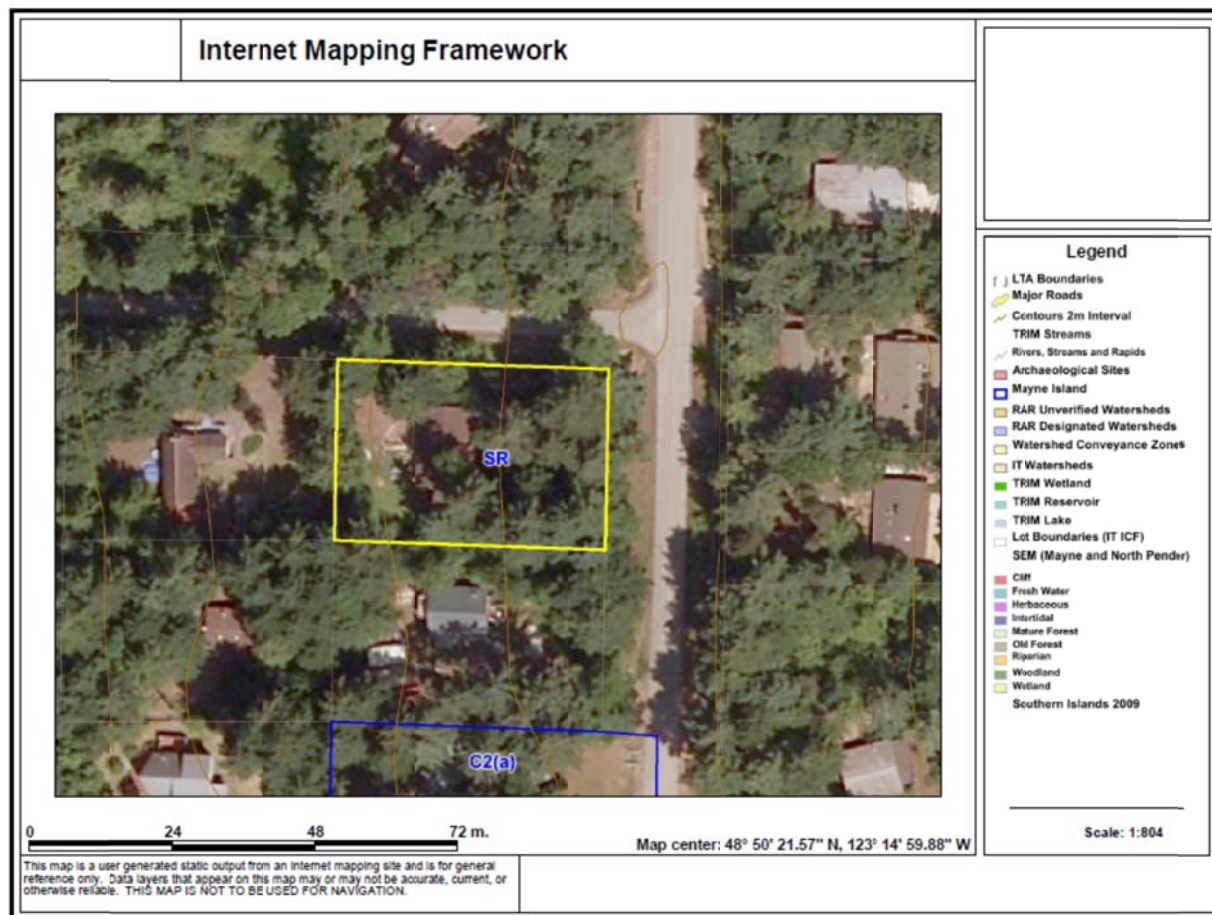
THE PROPOSAL:

The property owner is requesting that a Temporary Use Permit be issued for a residential lot at 774 Charter road in order to permit the existing residence to be rented to the public on a short term basis as a vacation rental. The applicant has had unsatisfactory experiences with long term renters and believes that there will be more control with short term renters. The applicant has also suggested restrictions regarding: numbers of people; noise; tents; garbage; pets; and water consumption. There would be no change to the existing buildings.

SITE CONTEXT:

Site is zoned SR (Settlement Residential) and is 0.14 hectares (0.35 acres) in size. Located at the SW corner of Arbutus and Charter Roads South on Bennett Bay on the East side of Mayne Island. It is an inland lot surrounded predominately by residential properties. One exception is the Blue Vista Resort that is located one lot to the South of this property (Lots 14 and 15).

The following map is an orthophoto of the subject property showing contours a 2 m intervals.



CURRENT PLANNING STATUS OF SUBJECT LANDS:

Trust Policy Statement:

The following are some excerpts from the policy statement that the LTC should consider:

- 5.2.3 *LTCs shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.*
- 5.7.2 *LTCs shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.*

Official Community Plan

Schedule B – Land Use Designations – Designated Settlement Residential (SR)

Schedule C – Development Permit Areas – subject lot not in a development permit area

Schedule D – Land Status and Road Dedication – Arbutus Road is designated minor rural and Charter Road is designated rural residential

Schedule E – Water Resources – subject lot is within the Bennett Bay waterworks district

Schedule F – Sensitive Ecosystem – no sensitive ecosystems shown on subject property

Some OCP policies and objectives that the LTC may want to consider:

2.1.1 Settlement Residential

2.1.1.1 The principal use shall be residential with accessory uses consistent with the residential character.

4.6 Tourism

The objectives of this section are:

- 1) to maintain the rural ambience of the Mayne Island Trust Area,*
- 2) to provide adequate infrastructure for tourist activities, and*
- 3) to ensure tourism use that is environmentally, economically and civically sustainable, and within the capability of our community's volunteer base which supports or provides most local services and resources.*

Applicable Temporary Use Permit Guidelines

- 2.9.1.1 Permits can be issued for any period up to two years and could be considered for renewal once for any further period up to two years. (3 years is now permitted by the LGA)*
- 2.9.1.2 Permitted uses should be consistent with the policies of the designation and the provisions of 2.9.1.*
- 2.9.1.3 Permitted uses should not preclude or compromise future permitted uses on the affected lot.*
- 2.9.1.4 Uses should not be allowed if they conflict with any ongoing planning policies or programs.*

- 2.9.1.5 *Sand and gravel removal and processing, and asphalt plants shall be subject to a permit if they exceed 50 truck loads in any given year.*
- 2.9.1.6 *Permit conditions must make reference to measures dealing with the following points:*
- a) *general activity levels that will not create any disturbance apparent beyond the property's boundaries;*
 - b) *adequate landscape buffering or distance separation to adjacent lots;*
 - c) *provision of off-street parking spaces consistent with regulatory bylaws;*
 - d) *reclamation measures that will restore the permit area to suitability for its designated primary use; and*
 - e) *adequate supervision of the site.*
- 2.9.1.7 *In addition, permit conditions should outline operational plans, including hours and days of operation and staffing to ensure compatibility with the neighbourhood and may include an undertaking for restoration of the site and a security deposit to guarantee performance of the conditions.*
- 2.9.1.8 *Review of applications should include consideration of smart growth principles.*

Land Use Bylaw

The property is zoned Settlement Residential (SR)

The permitted uses in the SR zone are as follows:

- (a) *Residential;*
- (b) *Cottage;*
- (c) *Accessory uses, buildings and structures, including but not limited to home occupations.*

Sensitive Ecosystems and Hazard Areas:

Islands Trust Sensitive Ecosystems Mapping (SEM) indicates that there are no sensitive or important ecosystems on the subject property. In addition, the subject property is not located within any designated or unverified Riparian Areas Regulation watershed. It is a well-draining site with a high intrinsic ground water capability

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:

There are no covenants on title.

Bylaw Enforcement:

There have been two bylaw enforcement files opened for this property in the past. Each is described below:

MA-BE-2006.8: siting of shed (closed).

MA-BE-2010.3: use of residence for STVR (open).

COMMUNITY INFORMATION MEETING(S):

A community information meeting is scheduled for February 1, 2012.

RESULTS OF CIRCULATION:

A community information meeting notice has been distributed to surrounding properties/owners, posted on bulletin boards and on the Islands Trust web site. As of the date of the writing of this report no submissions had been received.

STAFF COMMENTS:

1. Islands Trust Policy statement - This application does not contravene the directive policies contained within the Trust Policy Statement.
2. Mayne Island OCP – The OCP does not contain policies that directly apply to consideration of applications for short term vacation rental of residences; however there are some existing policies that provide some guidance. OCP policies suggest that uses in the SR designation be consistent with residential character. The tourism objectives in the OCP suggest that: the rural ambience be maintained, there be adequate infrastructure for tourist activities, tourism use be environmentally, economically and civically sustainable.

This proposal would not directly contravene the OCP policies and objectives for the following reasons: the appearance of the residence and residential property would not change; the proposed vacation rental use could be regulated in the conditions of the temporary use permit so that the residential character of the property is maintained and the rural ambience of the surrounding area is maintained.

3. Temporary Use Permit Guidelines – The proposed use can comply with the TUP guidelines listed in the OCP if it is drafted with conditions that address all of the guidelines that apply. Issues such as numbers of guests, numbers of pets, water consumption, length of stay, use of recreation vehicles and tents on the property, signage, parking, emergency contact, garbage disposal, screening from surrounding properties, outdoor fires, outdoor lighting and noise, can all be regulated through conditions in the TUP. The applicant has suggested in the application that some of these conditions are amenable to her.
4. Standing Policy – there is presently a standing policy regarding bylaw enforcement of STVRs on Mayne Island, this policy will require amendment if this TUP is approved.
5. Term – TUPs can be issued for up to three years and renewed once for up to 3 years. If this proposal proceeds to the draft permit stage staff will put a 3 year term in the draft permit unless a situation arises where a shorter term is more appropriate.
6. Staff is recommending that a TUP be drafted for the LTCs consideration at the March 21, 2012 LTC meeting. It is recommended that the draft TUP contain conditions regarding: numbers of guests, numbers and control of pets, water consumption, length of stay, use of recreational vehicles and tents on the property, signage, parking, emergency contact, garbage disposal, screening from surrounding properties, outdoor fires, outdoor lighting and noise.
7. Issues that arise as a result of the February 1, 2012 CIM that are not addressed in this report will be addressed in the report for the March 21, 2012 LTC meeting, if this proposal proceeds.
8. Notification will be required again if a draft TUP is to be considered at the March 21, 2012 LTC meeting.

RECOMMENDATION:

That the Mayne Island Local Trust Committee direct staff to prepare a draft temporary use permit for consideration at the March 21, 2012 LTC meeting that includes conditions regarding: numbers of guests, numbers and control of pets, water consumption, length of stay, use of recreational vehicles and tents on the property, signage, parking, emergency contact, garbage disposal, screening from surrounding properties, outdoor fires, outdoor lighting and noise.

Prepared and Submitted by:

Gary Richardson

January 18/12

Date

Concurred in by:



January 18/12

Date

Kathy Jones

From: Robert Kojima
Sent: January-20-12 3:46 PM
To: Kathy Jones
Subject: Fw: Temporary Use Permit for 774 Charter Rd

From: Gary Richardson
Sent: Friday, January 20, 2012 03:11 PM
To: Robert Kojima
Subject: Fw: Temporary Use Permit for 774 Charter Rd

From: Dennis Cherenko [\[mailto:threshold05@gmail.com\]](mailto:threshold05@gmail.com)
Sent: Friday, January 20, 2012 03:09 PM
To: Jeanine Dodds; Brian Crumblehulme; Gary Richardson
Cc: m cherenko <cherenko.m@gmail.com>
Subject: Temporary Use Permit for 774 Charter Rd

Dear Mayne Island Land Local Trust Committee Members,

We are against the Temporary Use Permit for 774 Charter Rd. We have a cottage across the street at 558 Arbutus Rd. and already have noticed noise pollution from renters at 774 Charter Rd. We also worry that heavier water usage would occur if the permit were allowed and that the exemption for 774 Charter Rd. would set an unwanted precedence for temporary rental properties.

Thank you for considering our position in your decision. We are commenting by this e-mail as we cannot attend the hearing on Feb. 1 since we will not be on Mayne Island (and cannot get into the Ag Hall even if we were on the island because there is no wheelchair access to the building.)

Sincerely,

Dennis and Marilyn Cherenko
558 Arbutus Rd

Mayne Island

--

permanent address is

Dennis and Marilyn Cherenko
467 Seashell Dr
Delta, BC V4L 2K8
604-943-4312

MAYNE ISLAND INTEGRATED WATER SYSTEMS SOCIETY

miiwss.com

January 19, 2012

Re: Temporary Use and Development Permits

Dear Chair and Council Members,



It has come to our attention due to an STVR TUP application process on Mayne Island, that only the surrounding homeowners were notified of the application, enabling only immediate neighbours the ability to be aware of this process at the outset.

Many of the STVRs, where permitted, on the Gulf Islands (not allowed on Mayne) and/or development TUPs are within the Letters Patent boundaries of a water system. It is our belief that the water systems, regardless of their governance methods, must have an equal opportunity for notification, kept advised throughout the process, and given priority at any public meetings. Each LTC should be insisting that the notification process as practised by Trust staff be expanded to include water systems.

In the case of STVRs, the buildings will be rented out primarily during the peak tourist times which coincide with island's peak drought seasons. A water system must have the opportunity for input as to whether they are able to supply drinking water to short term renters without stressing their wells while maintaining their ability to supply permanent stake holders who rely on the purveyor as sole supplier on a full time basis.

It is to be expected that most short term renters are unaware of unique island water situations, since they are not accustomed to being intimately involved with their water source. Thus, consumption will be higher than a resident, either because they are inexperienced or simply don't care given the rent they pay.

It has been a problem for many systems in the past to have an effective ability to enforce bylaws re usage abuse, nor can they control, in reality, the number of people using the house at any given time. IT bylaw support is so far after the fact as to be ineffectual in a crisis situation.

Under Mayne Island bylaws, eight is the maximum permitted to occupy a residence, which is quite a consumption jump on weekly rollover basis. The water systems remain, as of the present, in the dark as to what the situation is in any given house at any given time. Water systems only have the option to turn off the water, which, by its nature, is a confrontational reaction, and after the fact. When consumption jumps within a water system, the paid staff naturally suspect a leak and will go out in search of the source. They must also read meters until they find a high consumption anomaly. All of this is expensive staff time for a small system, and is avoidable if they are made aware of possible high consumption houses.

This is more urgent when the TUP morphs into a rezoning as most do, or the Trustees set up STVR category of a permanent nature and the problems become a life long issue, regardless of the ownership or use of that house after a resale.

As to the Development applications, the same applies. The systems must be advised of all applications so that they can have input re their capability to supply.

It would be the wish of MIIWSS, that this notification process be instituted as soon as possible, as it was recommended by the C2 Task Force on Mayne a few years ago. No action in this regard was ever taken by the MILTC.

In my personal C2 Task Force 'Dissenting Opinion', there were several water issues addressed. I feel that these should be reviewed once again and those sections beneficial to all Gulf Islands in general, be recommended to Trustees for action. In the case of notification, it should be mandatory and immediate.

Water Boards have a difficult job and we expect them to be stewards of our finite water supplies. Water Boards also purvey to the majority of island residences, resulting in the disadvantage of high density drawdowns at critical supply times.

The Islands Trust and public actions should reflect all measures we can to assist in achieving that elusive goal of preservation of challenged aquifers.

We are requesting that the Executive Council consider this request and act upon it giving coverage to all of the Gulf Islands within its mandate.

Regards, Mary Cooper,

Chair, MIWSS
567 Club Cres.,
Mayne Island, BC, V0N 2J1

250-539-3491





STAFF REPORT

Date: January 17, 2012

File No.: MA-TUP-2012.1

To: Mayne Island Local Trust Committee
Prepared for the February 1, 2012 LTC meeting

From: Gary Richardson, Island Planner

CC: Robert Kojima, Regional Planning Manager

Re: Application for renewal of Temporary Commercial Use Permit

Owner: Don and Shanti McDougall

Applicant: Same as above

Location: Lot 2, Section 8, Mayne Island, Cowichan District, Plan 17070,
PID: 001 864 653

THE PROPOSAL:

The owners are applying for the renewal of a Temporary Use Permit (TUP) that was granted August 24, 2010 for a period of 18 months. The permit expires February 24, 2012.

The permit allows retail sale of food items, a use that is not permitted by zoning. The TUP also contains several conditions regarding what can be sold, signage, parking, access and size of building. The TUP is attached to this report.

In addition, the owners have also submitted a rezoning application to change the zoning on the property from C3(a) to C1 (Settlement Commercial). A separate report will address the rezoning application. This report will address the TUP renewal.

SITE CONTEXT:

The subject property is a 0.348 hectare (0.860 acre) site located next to the Fernhill Centre; a retail centre located roughly halfway between the Miners Bay and Bennett Bay neighbourhoods, just Northeast of Mount Parke in the centre of Mayne Island. The property is zoned C3(a) which permits the following uses: repair shops, machine shops, accessory buildings, accessory retail sales, and accessory dwelling unit.

A variety of zones exist adjacent to the subject property. The Fernhill Centre is zoned Settlement Commercial (C1) and is located to the East of the property; a large Rural (R) property is located to the south and properties zoned Settlement Residential (SR) exist to the West and North, across Fernhill Rd. The lot directly to the West of the subject property is undeveloped. In addition, the Mayne Island School, Health Centre and Fire hall are located approximately 800 metres west of the property, along Fernhill Rd, towards Miners Bay.

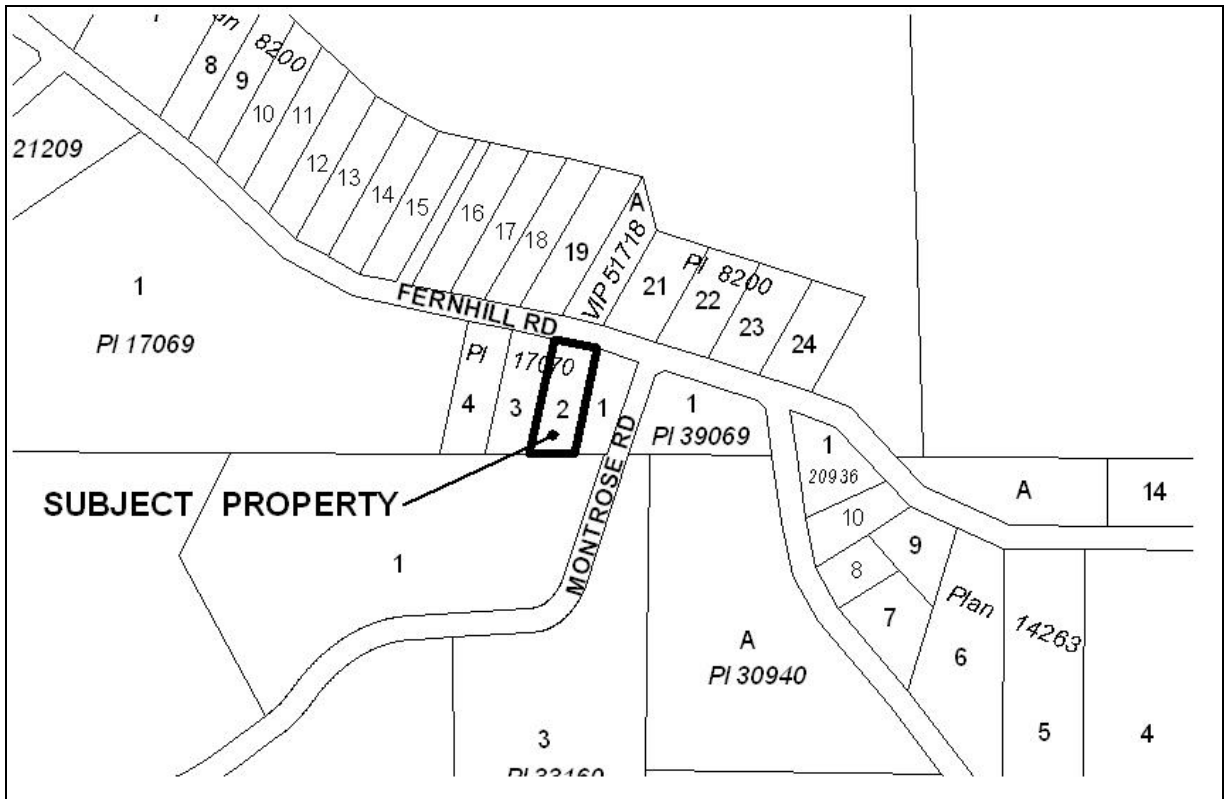


Figure 1: Location of the property

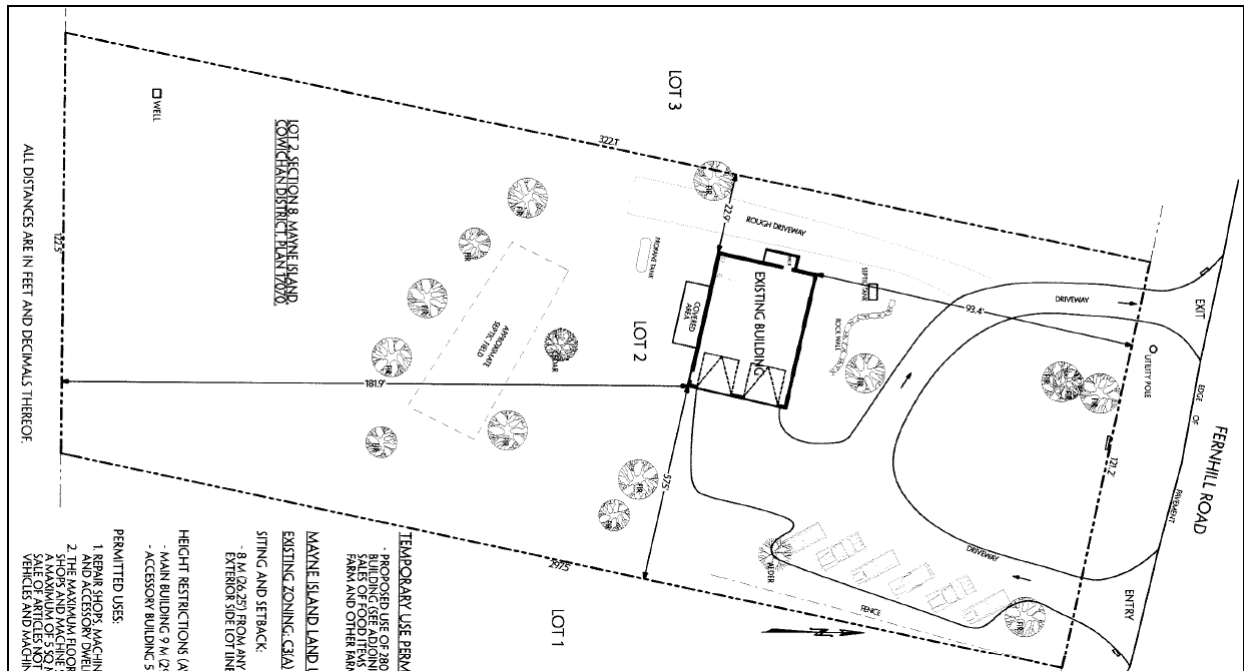


Figure 2: Proposed site plan for the TUP application

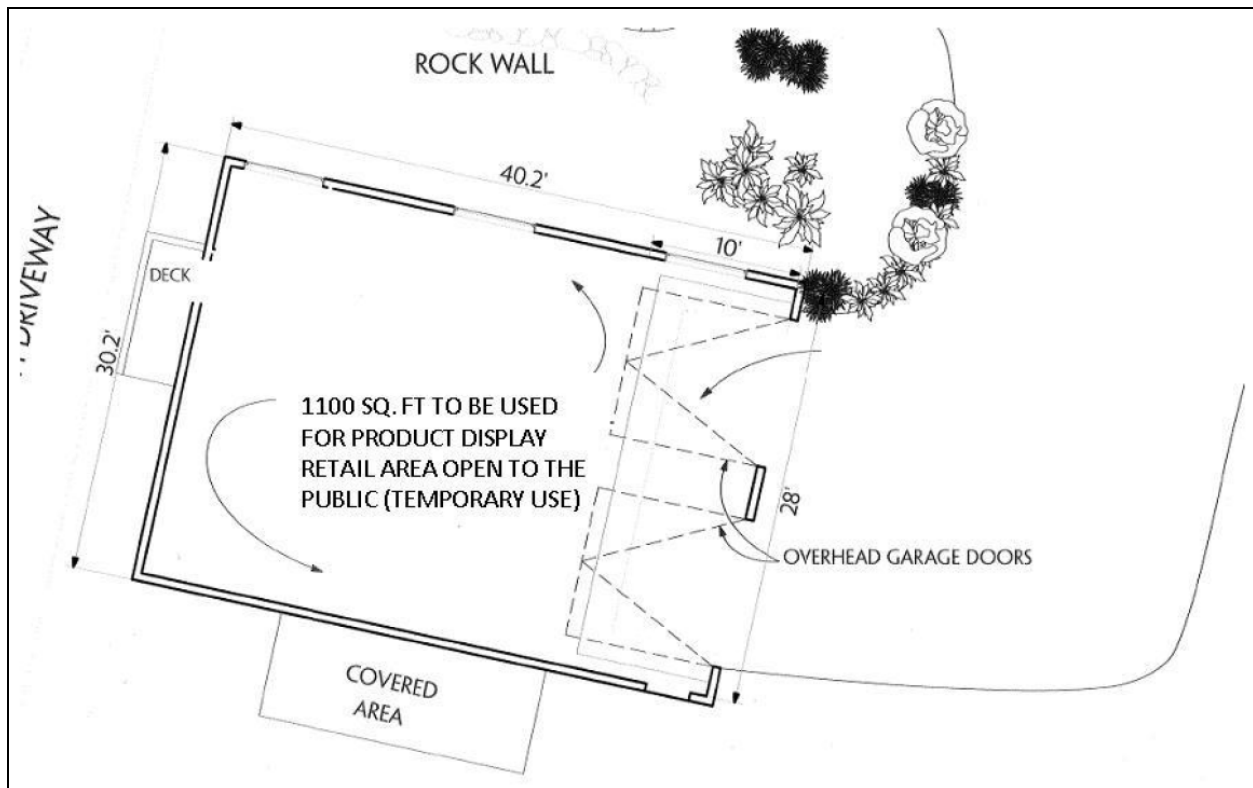


Figure 3: Detail of proposed area to be used for proposed TUP operations

CURRENT PLANNING STATUS OF SUBJECT LANDS:

Official Community Plan

The subject property is designated General Commercial in the Mayne Island Official Community Plan (OCP) No. 144, 2007. Subsection 2.4.1 of the OCP titled "Retail Commercial Background" states, *"Historically, the major focus of centralized commercial activity was concentrated at Miners Bay with a secondary commercial centre at the Junction of Fernhill and Montrose Roads and Fernhill and Whalen Roads."*

The retail commercial objectives of the OCP include:

1. to supply services necessary to residents and visitors of the Mayne Island Trust Area,
2. to protect the integrity of quiet residential and rural neighbourhoods,
3. to provide employment opportunities within the community,
4. to protect the rural and marine character of the Mayne Island Trust Area, and
5. to ensure the scale, form and character of all new commercial developments harmonize with the natural surroundings.

The relevant general retail commercial policies of the OCP include:

- 2.4.1.1 The principal land use shall be small scale commercial business.
- 2.4.1.2 Retail businesses shall be clustered at Miners Bay with the exception of; Montrose/ Fernhill area, the Building Centre at Whalen/ Fernhill, and the Auto repair at Horton/ Fernhill.
- 2.4.1.3 Service based businesses should be dispersed in the Mayne Islands Trust Area.
- 2.4.1.4 The retail commercial needs of the community should be addressed by small developments within the immediate neighbourhood they serve, for example, small neighbourhood corner stores.
- 2.4.1.5 Strip development of businesses outside the commercial centres shall not be permitted.

Land Use Bylaw

The property is regulated by the site-specific zoning Service Commercial C3(a). The following Articles define the site specific regulations:

- 5.10(13)(1): Despite 5.10(1) the only permitted uses at these locations are repair shops, machine shops, accessory retail sales, and accessory dwelling unit.
- 5.10(13)(2): The maximum floor area of buildings used for repair shops and machine shops is 140 m² (1507 ft²), of which a maximum of 5 m² (54 ft²) may be used for the retail sale of articles not used directly in the repair of vehicles and machines.

The TUP renewal application seeks to temporarily permit a non-permitted land-use within in the current zone via a set of specialized regulatory conditions.

Islands Trust Fund:

There are no Islands Trust Fund considerations for this application.

Sensitive Ecosystems and Hazard Areas:

The Mayne Island Sensitive Ecosystems Mapping project did not identify any sensitive ecosystems on this property, nor were any hazard areas were identified on this property.

Archaeological Sites:

Based on information from the provincial Remote Access to Archaeological Data (RAAD), there are no archaeological sites on this 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 Archaeological Branch.

Covenants:

There are no covenants registered on the title of the subject property.

Other:

The owners are currently in the process of applying for a re-zoning of this property from its current zoning of Service Commercial (C3(a)) to Settlement Commercial (C1), with a restricted number of permitted uses.

COMMUNITY INFORMATION MEETING(S):

A community information meeting is not typically recommended for the renewal of a TUP. The proposed renewal will be considered by the MILTC at its February 1, LTC meeting.

RESULTS OF CIRCULATION:

There has been no circulation of the TUP renewal other than the posting of the agenda. Correspondence has been received in response to the rezoning application. Some of the correspondence refers to both the rezoning application and the TUP renewal application. One letter has been received as of the date of the writing of this report that applies to the TUP renewal. All correspondence received regarding the TUP will be attached to the TUP renewal as part of the agenda. All correspondence received regarding the rezoning will be attached to the staff report regarding the rezoning.

ISSUES SUMMARY

THE TUP PROCESS

The Local Trust Committee has the authority to grant Temporary Use Permits through Section 921 of the Local Government Act and Section 29 of the Islands Trust Act. Section 2.9 of the Mayne Island Official Community Plan outlines the purpose and permitted uses associated with the granting of Temporary Use Permits. The Mayne Island LTC may issue TUPs for all areas covered in the OCP except areas in the ALR or Resource Conservation designation.

Subsection 2.9.1 of the Mayne Island OCP states that TUPs may be issued for short term uses; or as a test of the compatibility of the proposed land use, which may not have been anticipated, with existing uses. Additional relevant permit guidelines outlined in the Mayne Island OCP include:

2.9.1.1 Permits can be issued for any period up to two years and could be considered for renewal once for any further period up to two years (now three years).

2.9.1.2 Permitted uses should be consistent with the policies of the designation and the provisions of 2.9.1.

2.9.1.3 Permitted uses should not preclude or compromise future permitted uses on the affected lot.

2.9.1.4 Uses should not be allowed if they conflict with any ongoing planning policies or programs.

2.9.1.6 Permit conditions must make reference to measures dealing with the following points:

- a) general activity levels that will not create any disturbance apparent beyond the property's boundaries;
- b) adequate landscape buffering or distance separation to adjacent lots;
- c) provision of off-street parking spaces consistent with regulatory bylaws;
- d) reclamation measures that will restore the permit area to suitability for its designated primary use; and
- e) adequate supervision of the site.

2.9.1.7 In addition, permit conditions should outline operational plans, including hours and days of operation and staffing to ensure compatibility with the neighbourhood and may include an undertaking for restoration of the site and a security deposit to guarantee performance conditions.

A TUP may be issued for a maximum of 3 years with the opportunity of a renewal for another 3 year period. If the applicants wish to seek a renewal, an application must be submitted to the Islands Trust. A staff report and recommendation will be presented at a scheduled LTC meeting, at which time the LTC can decide whether or not to grant the renewal.

The conditions in the existing TUP include:

- a) The use permitted in 2(a) (retails sale of food items) shall be limited to the area within the existing building as specified in Schedules 'A', and 'B'.
- b) The food items permitted in 2(a) shall be limited to "produce", defined as fresh fruits, vegetables, herbs, nuts, flowers and plants. Accessory sales of processed food items such as meat, poultry, dairy, eggs, baked goods and canned goods such as jams, jellies, pickles, sauces and chutneys are also permitted.
- c) One sign may be permitted in the location shown on schedule 'C', and one sign may be attached to the building. For certainty, signs shall conform with Sign Regulations outlined in Part 6 of the Mayne Island Land Use Bylaw No. 146, 2008. A total combined sign area of 4 square metres (43 square feet) is permitted.
- d) A minimum of 6 parking spaces shall be provided substantially in the location shown on Schedule 'A'. For certainty, all parking shall comply with the design standards in Section 7.2 Parking of the Mayne Island Land Use Bylaw No. 146, 2008.
- e) Issuance of a valid commercial access permit from the Ministry of Transportation and Highways.

STAFF COMMENTS:

The Temporary Use Permit has been in place since August 24, 2010. Staff is only aware of one complaint regarding the retail operation since that time. Bylaw enforcement has recently visited the site and has advised planning staff that there are no TUP condition contraventions. Many emails and letters of support have been coming to the MILTC supporting the farm gate store and suggesting that the zoning be changed so that the use can continue long term. One letter suggesting that the store is not complying with TUP conditions has been received. The non-compliance letter is attached to this report, and will be forwarded to bylaw enforcement for follow up.

Staff will request that the bylaw enforcement officer report back to staff regarding the recent letter of complaint before the February 1, 2012 LTC meeting.

Based on the present understanding that the farm gate store is not operating in contravention of the TUP conditions, staff is recommending that the permit be renewed for the maximum 3 years. If further information is brought to staff prior to the Feb 1, 2012 LTC meeting staff will advise the LTC, and if appropriate amend the staff recommendation.

RECOMMENDATIONS:

THAT MA-TUP-2010.1 (McDougal) be re-issued for three years.

Prepared and Submitted by:

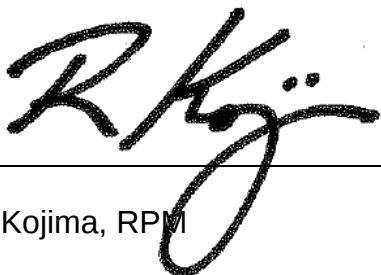
Gary Richardson

January 18, 2012

Gary Richardson

Date

Concurred in by:



Robert Kojima, RPM

January 18, 2012

Date



Islands Trust

MAYNE ISLAND LOCAL TRUST COMMITTEE

TEMPORARY COMMERCIAL USE PERMIT

MA-TUP-2010.1

TO: Don and Shanti McDougall

1. This Temporary Commercial Use Permit applies to the land described below:

Lot 2, Sec. 8, Plan 17070, Mayne Island, Cowichan District

As indicated on Schedule 'A', 'B', and 'C' attached to and forming part of this permit.
2. This permit is issued for the purpose of allowing the following commercial uses in the subject area:
 - a) "retail sale of food items"
3. The uses may be carried on subject to the following conditions:
 - a) The use permitted in 2(a) shall be limited to the area within the existing building as specified in Schedules 'A', and 'B'.
 - b) The food items permitted in 2(a) shall be limited to "produce", defined as fresh fruits, vegetables, herbs, nuts, flowers and plants. Accessory sales of processed food items such as meat, poultry, dairy, eggs, baked goods and canned goods such as jams, jellies, pickles, sauces and chutneys are also permitted.
 - c) One sign may be permitted in the location shown on schedule 'C', and one sign may be attached to the building. For certainty, signs shall conform with Sign Regulations outlined in Part 6 of the Mayne Island Land Use Bylaw No. 146, 2008. A total combined sign area of 4 square metres (43 square feet) is permitted.
 - d) A minimum of 6 parking spaces shall be provided substantially in the location shown on Schedule 'A'. For certainty, all parking shall comply with the design standards in Section 7.2 Parking of the Mayne Island Land Use Bylaw No. 146, 2008.
 - e) Issuance of a valid commercial access permit from the Ministry of Transportation and Highways.
4. This permit is valid for 3 years from date of issuance of the permit or until the adoption of a zoning amendment to Mayne Island Land Use Bylaw No. 46, 2008 that permits the uses allowed for in MA-TUP-2010.1. Upon expiry of the permit the owner of the site shall discontinue the temporary use to the satisfaction of the Islands Trust unless the zoning is amended to permit the uses allowed for in MA-TUP-2010.1.

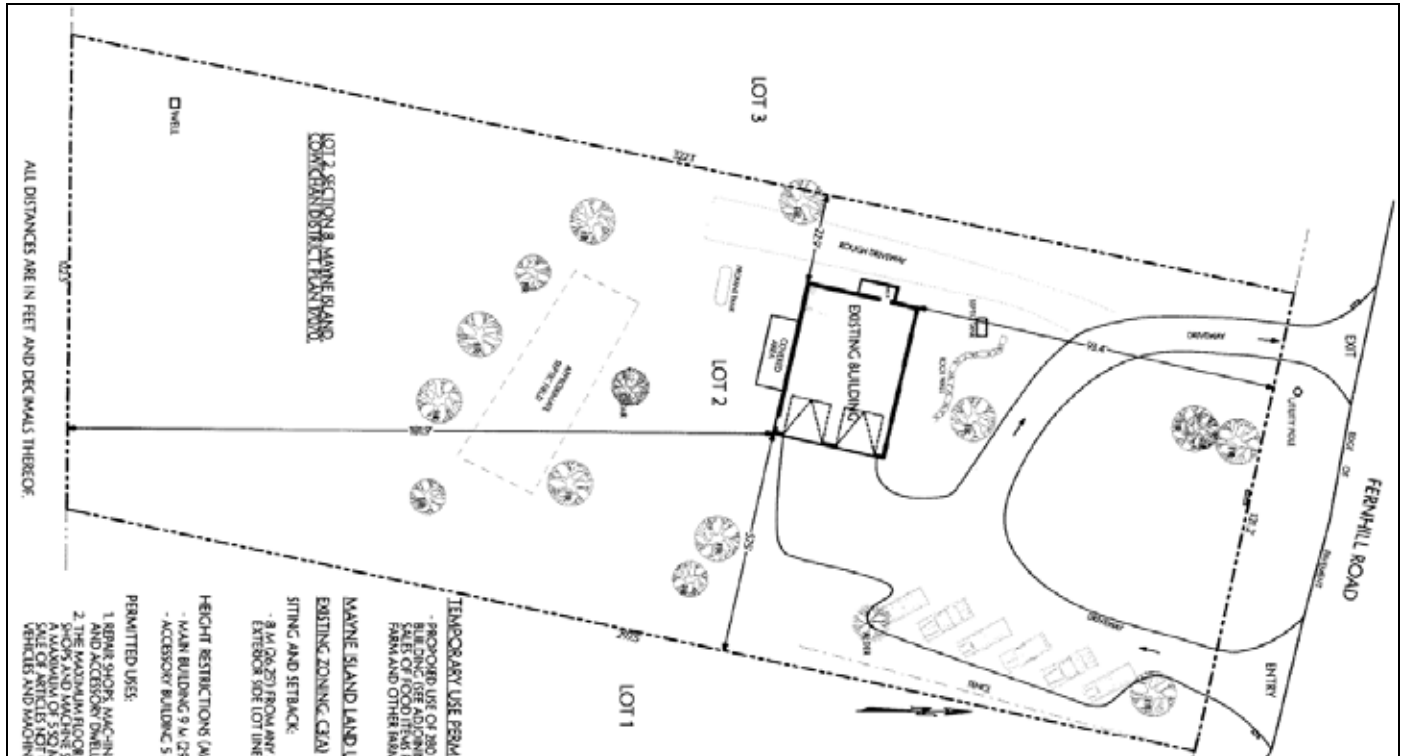
5. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of "Mayne Island Land Use Bylaw No. 146, 2008 " and to obtain other approvals necessary for completion of the proposed development, including approvals from the Capital Regional District, Vancouver Island Health Authority and Ministry of Transportation and Infrastructure.

**AUTHORIZING RESOLUTION PASSED BY THE MAYNE ISLAND LOCAL TRUST COMMITTEE
THIS DAY , 20.**

Deputy Secretary, Islands Trust

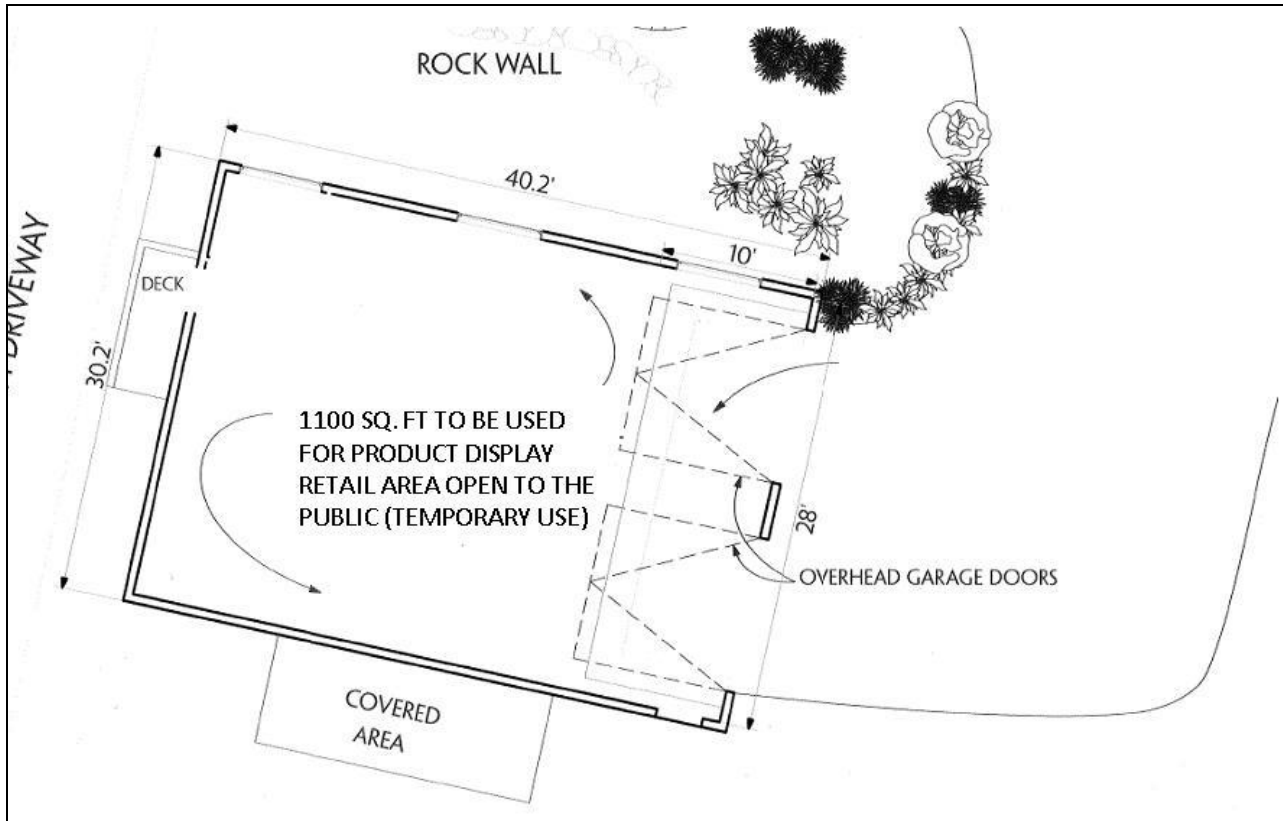
Date of Issuance

**MAYNE ISLAND LOCAL TRUST COMMITTEE
MA-TUP-2010.1
SCHEDULE 'A'**



Full site plan

MAYNE ISLAND LOCAL TRUST COMMITTEE
MA-TUP-2010.1
SCHEDULE 'B'



Detail of portion of existing structure to be used for food retail sales

MAYNE ISLAND LOCAL TRUST COMMITTEE
MA-TUP-2010.1
SCHEDULE 'C'



Detail of proposed location of signage

From: Gary Richardson
Sent: January-17-12 2:33 PM
To: Kathy Jones
Subject: FW: MA-TUP-2010.1 McDougall

[Attach to TUP renewal](#)

From: Glenda Johnson [<mailto:coronabc@shaw.ca>]
Sent: January-17-12 2:29 PM
To: Brian Crumblehulme
Cc: Jeanine Dodds; Gary Richardson
Subject: MA-TUP-2010.1 McDougall

Dear Trustee Crumblehulme,

It is my understanding from reading the staff reports that this TUP was issued for a "testing period" of a farmgate business vision, prior to an application for a full rezoning. This TUP will be eligible for renewal in a few months.

The TUP includes conditions which were felt to address the identified potential impacts of the proposed land use, reflect the applicants vision for the property, and give the Trust and the public the opportunity to view how the vision and intentions of the store will affect the community on a trial basis.

Additional conditions gave a finer grain to the TUP and further restricted the proposal in an effort to ensure cohesiveness between the proposed use and the surrounding land uses.

The conditions included in the permit are intended to address potential impacts and concerns associated with the proposed land use, and the applicants accepted them.

Before the community had the opportunity to view any form of temporary use under this permit, a Development Permit was applied for that sought to expand the size of the existing building. This cost the Trust the price of legal advice, as it was in conflict with our communities LUB's, and the Local Government Act.

The "retail sale of food items" permitted is limited to "produce", with accessory sales of processed food items and canned goods. these food items are defined in the TUP

"Principle use" and "Accessory use" are defined in our LUB's

The primary use for this TUP is limited to "produce"

The uses actively being pursued under this TUP do not conform to the conditions of the TUP.

There is no provision for a Delicatessen.
There is no provision for the sale of fresh meat.
There is no provision for "hot" fast food take-outs
There is no provision for "coffee to go"

Yet all of these uses are occurring daily under this TUP

The business signs do not conform with the TUP.

The "Limited Access Permit" issued by MOTI is no longer conforming to it's conditions.

Based on the conduct of this first years performance, which has failed to conform to three out of five conditions, there are no compelling reasons to consider in the re-issuing of this TUP, and may compelling reasons for why not to re- issue this TUP.

The open and public display of defiance towards the conditions of the TUP during this testing period is unconscionable, and should not be condoned as an acceptable practice for the developement of business in our community.

This TUP should not be re-issued, and I certainly expect the above to be taken into consideration when the time comes for a decision on it.

Please ensure that this information is passed on to the Bylaw Enforcement Officer in a timely manner.

Sincerely,

Glenda Johnson,
515 Horton Bay Rd.
Mayne Island



STAFF REPORT

Date: January 19, 2012

File No.: MA-RZ-2010.2

To: Mayne Island Local Trust Committee

From: Gary Richardson, Island Planner

CC: Robert Kojima, Regional Planning Manager

Re: Application for Rezoning 568 Fernhill Road

Owner: Don and Shanti McDougall

Applicant: Same as above

Location: Lot 2, Section 8, Mayne Island, Cowichan District, Plan 17070,
PID: 001 864 653

Preliminary Report

THE PROPOSAL:

The owners are applying for a rezoning at 568 Fernhill Rd. to change the current zoning C3 (a): Service Commercial to C1: Settlement Commercial in order to permit a grocery store focused on local foods. The applicant has requested only retail sales, accessory dwelling, and accessory uses as permitted uses. The applicant has also suggested that a maximum size for the principle building could be set at 279 sq. metres (3000 sq.ft.) The proposal seeks to use and expand an existing 102.2 m² (1100 sq. ft) structure located on-site. The property is owned by the McDougalls and was previously used as a machine repair shop, but has not been used in this capacity for several years. The stated intention of the rezoning application is to allow the owners to expand their farm gate sales year-round, serve as a retail location for other local and sustainable food producers, create jobs for Mayne islanders, add to the viability of the Fernhill Centre by clustering amenities, and help address the issues of food security and sustainability on Mayne Island. A Temporary Use Permit was issued August 24, 2010 for the uses proposed in this rezoning application. The TUP expires February 24, 2012.

SITE CONTEXT:

The subject property is a 0.348 hectare (0.860 acre) site located next to the Fernhill Centre; a retail centre located roughly halfway between the Miners Bay and Bennett Bay neighbourhoods, just Northeast of Mount Parke in the centre of Mayne Island. The property is zoned C3(a) which permits the following uses: repair shops, machine shops, accessory buildings, accessory retail sales, and accessory dwelling unit.

A variety of zones exist adjacent to the subject property. The Fernhill Centre is zoned Settlement Commercial (C1) and is located to the east of the property; a large Rural (R) property is located to the south and properties zoned Settlement Residential (SR) exist to the west and north, across Fernhill Rd. The lot directly to the west of the subject property is undeveloped. In addition, the Mayne Island School, Health Centre and Fire hall are located approximately 800 metres west of the property, along Fernhill Rd, towards Miners Bay.

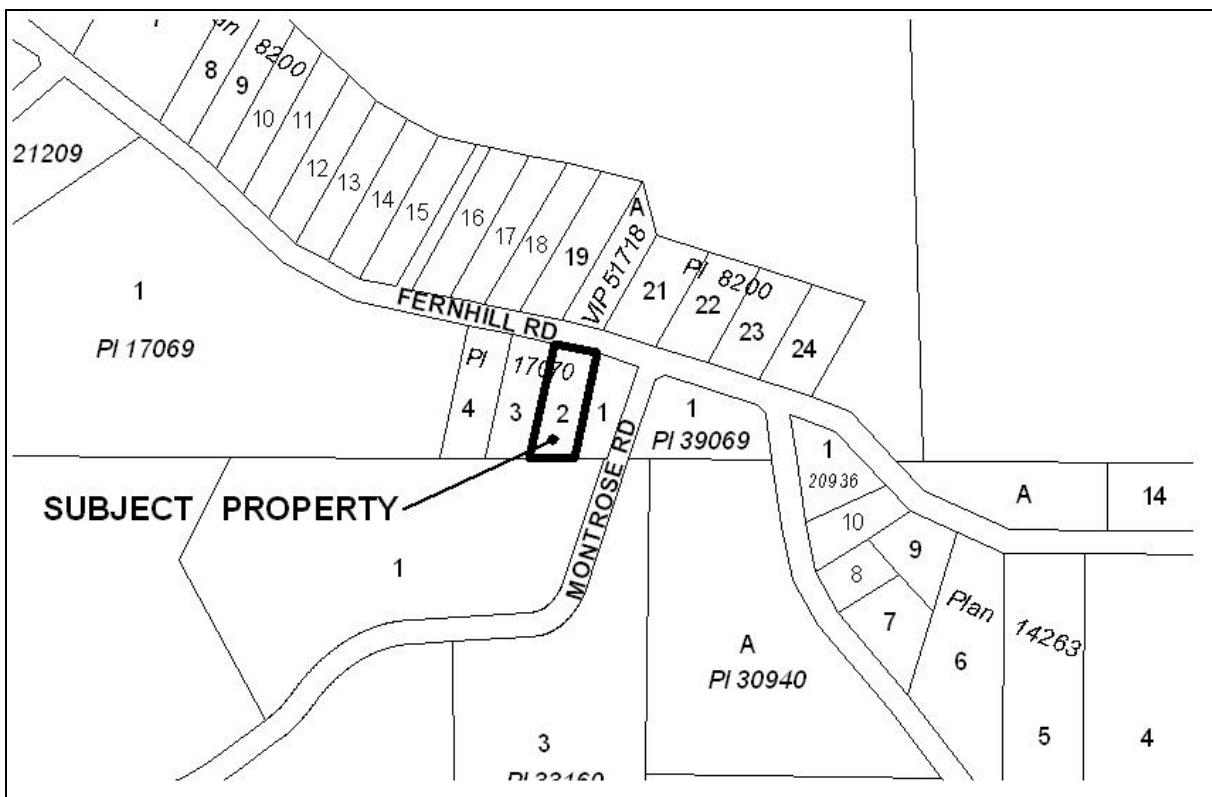


Figure 1: Location of the property

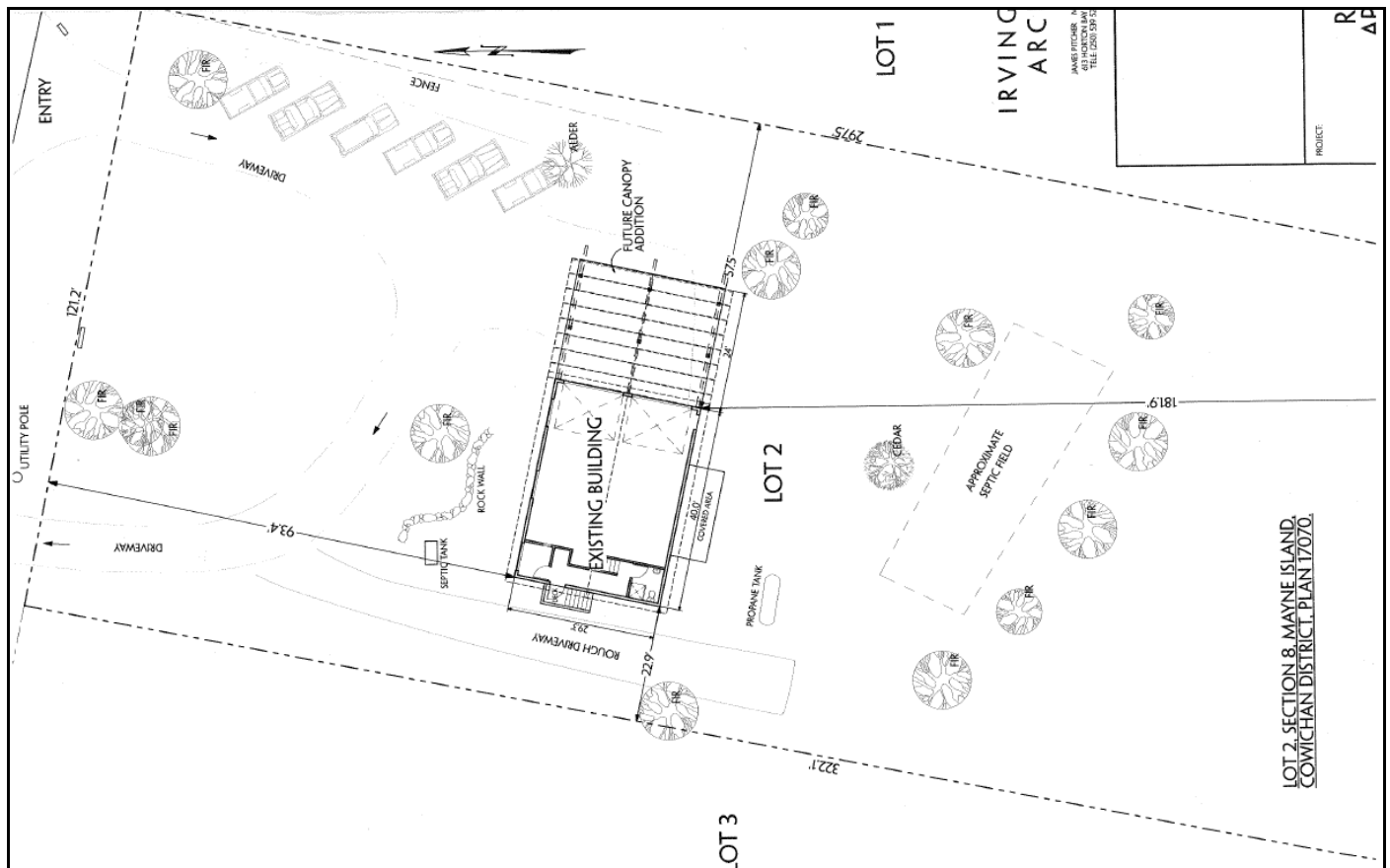


Figure 2: Proposed site plan for the rezoning application

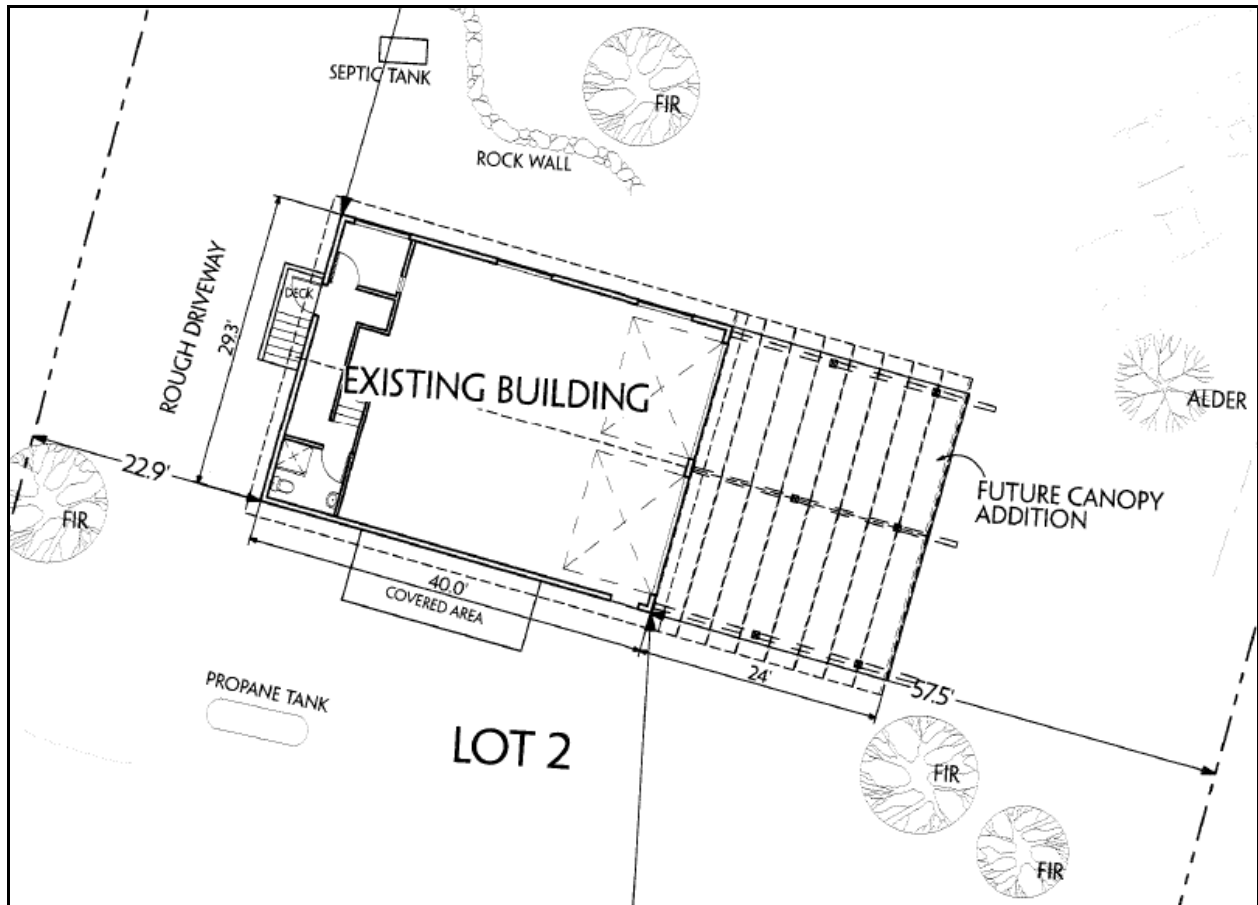


Figure 3: Detail of area to be used for proposed operations

CURRENT PLANNING STATUS OF SUBJECT LANDS:

Official Community Plan

The subject property is designated General Commercial in the Mayne Island Official Community Plan (OCP) No. 144, 2007. Subsection 2.4.1 of the OCP titled "Retail Commercial Background" states, "Historically, the major focus of centralized commercial activity was concentrated at Miners Bay with a secondary commercial centre at the Junction of Fernhill and Montrose Roads and Fernhill and Whalen Roads."

The retail commercial objectives of the OCP include:

1. to supply services necessary to residents and visitors of the Mayne Island Trust Area,
2. to protect the integrity of quiet residential and rural neighbourhoods,
3. to provide employment opportunities within the community,
4. to protect the rural and marine character of the Mayne Island Trust Area, and
5. to ensure the scale, form and character of all new commercial developments harmonize with the natural surroundings.

The relevant general retail commercial policies of the OCP include:

- 2.4.1.1 The principal land use shall be small scale commercial business.
- 2.4.1.2 Retail businesses shall be clustered at Miners Bay with the exception of; Montrose/ Fernhill area, the Building Centre at Whalen/ Fernhill, and the Auto repair at Horton/ Fernhill.
- 2.4.1.3 Service based businesses should be dispersed in the Mayne Islands Trust Area.
- 2.4.1.4 The retail commercial needs of the community should be addressed by small developments within the immediate neighbourhood they serve, for example, small neighbourhood corner stores.
- 2.4.1.5 Strip development of businesses outside the commercial centres shall not be permitted.

Land Use Bylaw

The property is regulated by the site-specific zoning Service Commercial C3(a). The following Articles define the site specific regulations:

- 5.10(13)(1): Despite 5.10(1) the only permitted uses at these locations are repair shops, machine shops, accessory retail sales, and accessory dwelling unit.
- 5.10(13)(2): The maximum floor area of buildings used for repair shops and machine shops is 140 m² (1507 ft²), of which a maximum of 5 m² (54 ft²) may be used for the retail sale of articles not used directly in the repair of vehicles and machines.

The rezoning application seeks to change the C3(a) zoning to a C1 Settlement Commercial zone. This rezoning could greatly increase the permitted uses on the property. A copy of Section 5.8 Settlement Commercial (C1) Zone from the Mayne Island Land Use Bylaw No. 146, 2008 is attached as Schedule 'A' for information. This application is for a limited number of uses that may best be achieved through a site specific C1 zone.

Islands Trust Fund:

There are no Islands Trust Fund considerations for this application.

Sensitive Ecosystems and Hazard Areas:

The Mayne Island Sensitive Ecosystems Mapping project did not identify any sensitive ecosystems on this property, nor were any hazard areas identified on this property.

Archaeological Sites:

Based on information from the provincial Remote Access to Archaeological Data (RAAD), there are no archaeological sites on this 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 Archaeological Branch.

Covenants:

There are no covenants registered on the title of the subject property.

Other:

A TUP application to use the interior of the existing building for the retail sales of food items was made, and a permit was issued August 24, 2010. The TUP expires February 24, 2012. An application for renewal of the TUP has been made and will be considered by the LTC at its February 1, 2012 LTC meeting.

COMMUNITY INFORMATION MEETING(S):

A community information meeting is part of the rezoning process, and staff recommends such a meeting be held early in the process if the rezoning proceeds. A Saturday CIM in February or March should be arranged if this proposal proceeds.

RESULTS OF CIRCULATION:

Up to and including the writing of this report, staff has received 69 public submissions regarding the rezoning application. The majority of these (68) have been in support of the applicants' proposal. Submissions have been forwarded to the Trustees as they have been received.

ISSUES SUMMARY

THE REZONING PROCESS

As the Mayne Island Local Trust Committee has not considered a rezoning application for some time, the following section is provided to familiarize the Local Trust Committee with the steps and procedures in the rezoning process. Following the receipt of this report, any further work on the application is at the direction of the Local Trust Committee.

The Local Trust Committee has the authority to approve a rezoning through Section 903 of the *Local Government Act*. The purpose of a rezoning is to change or amend the Land Use Bylaw and occasionally the Official Community Plan to change an existing zoning or create a new zone. An amendment to either the OCP or LUB must be consistent with the Islands Trust Policy Statement which includes the procedural guidelines for a rezoning process.

The rezoning process consists of both legally required steps and procedures that are conventionally followed, as outlined below:

1: Pre-application

Prior to submitting an application, a potential applicant discusses the proposal with planning staff for information regarding process, policy, regulation, interpretation and potential impacts and constraints. At the time an alternate to a rezoning may be discussed, or other agencies may be contacted to identify shared interests in the application.

2: Application

A complete application form, fee and associated plans, maps, title and letters are submitted, the file is assigned to a planner and a copy of the application is forwarded to the LTC for information.

3: Preliminary Evaluation and Staff Report (Current step)

Staff analyzes the application and prepares a preliminary staff report for the LTC identifying issues and recommendations regarding whether or not the application should proceed. If a planner makes such a recommendation, the report will outline the recommended process that should be undertaken and any additional information required. There is no guarantee that the LTC will agree with staff recommendations. After reviewing the application and preliminary staff report, the LTC may, by resolution

- adopt some or all staff recommendations;
- direct staff to undertake work on an alternative to rezoning;
- direct staff to obtain more information from the applicant or other agencies;
- direct staff to undertake a Community Information Meeting to obtain community feedback;
- direct staff to send the application to the Advisory Planning Commission for comment
- direct staff to prepare a draft bylaw, revise a drafted bylaw, or give first reading to a drafted bylaw;
- table the application;
- direct staff to ask if the applicant is willing to consider an amendment to the application; or
- reject the application and proceed no further.

4: Public Consultation and Referrals to Agencies and Advisory Bodies

The LTC will typically hold a Community Information Meeting (CIM) or conduct other forms of consultation as part of the process. The application fee covers one CIM, the public hearing and all referrals to federal and provincial agencies as well as regional districts, municipalities, First Nations and other agencies.

5: Additional Information

If further information is required by the LTC, or the LTC wishes the applicant to consider any amendments to the application, the planner will contact the applicant and determine whether the applicant is interested in amending the application.

6: Reconsideration by the LTC

Once any additional information, recommendations or referrals have been received, the LTC can proceed with further decisions on the application. The LTC may consider the application as many times as needed until it is satisfied to move forward or reject the application. An application may be withdrawn at any time during this process.

7: First Reading

Once the LTC is satisfied with the draft bylaws, it may give first reading to the bylaw which formally introduces it as a proposed legal enactment. At this point staff refer bylaws to agencies and First Nations, although this may occur earlier in the process as a draft bylaw.

8: Public Hearing

A public hearing is scheduled to give affected individuals the opportunity to speak directly to the LTC and/ or provide written submissions. Trustees cannot accept information relating to the

bylaw after adjournment of the hearing. The public hearing requires public notification via a mail out to surrounding properties and a minimum of two newspaper advertisements. Public notification is a legislated requirement. The LTC may decide to hold a Community Information Meeting prior to a public hearing.

9: Subsequent Readings

After the public hearing, the LTC may give second and third reading; require certain conditions prior to final adoption; amend the bylaw(s), which may require another public hearing; or defeat the bylaw and deny the application. After third reading, the bylaw is submitted to the Executive Committee of the Islands Trust Council. The Executive Committee must ensure that the bylaw(s) is consistent with the Trust Policy Statement and the object of the Islands Trust.

The LTC must adopt the bylaw in order to complete the bylaw amendment process. Final adoption can be withheld until any development requirements are completed (e.g. registration of covenants or dedication of land and right-of-way).

ISSUES

There are a number of issues that the LTC should consider in regard to the rezoning application:

1. OCP Policies: Article 2.4.1.2 of the Mayne Island Official Community Plan recognizes that retail businesses have historically been and shall be primarily clustered in Miners Bay. Secondary commercial centres at the junction of Fernhill and Montrose as well as Fernhill and Whalen Roads are also recognized in the OCP.
2. LUB Regulations: The current C3(a) (Service Commercial) zoning on the property restricts land-use to repair and machine shops as well as associated accessory uses and an accessory dwelling. In addition, the current zoning restricts the maximum floor area of buildings used for repair shops and machine shops to 140 m² (1507 ft²), of which a maximum of 5 m² (54 ft²) may be used for the retail sale of articles not used directly in the repair of vehicles and machines.

The C1 (Settlement Commercial) zone permits a variety of land uses including retail sales, restaurants, offices, medical clinics, printers/ publishers, personal services, studios, appliance repair/ servicing, halls/ clubs, rental apartments, freight depots, accessory buildings and an accessory dwelling unit for the owner, operator or employee of a permitted use. In addition, the maximum Floor Area Ratio (the floor area of a building or buildings on a lot divided by the lot area) is 0.25, meaning that the maximum floor area of the primary use is 870m² (9364.6 ft²) within this zone. An identical Floor Area Ratio also exists for lots in the C3 zone. The applicant has requested a limited number of uses which may be best implemented in a site specific C1 zone.

3. Traffic & Parking: Section 7.4 of the Mayne Island Land Use Bylaw No. 146, 2008 states that properties zoned for retail sales require 1 off-street parking space per 30 m² (323 ft²) of floor area. The TUP that is in place required parking spaces that exceed the number required in the LUB, and the parking provided appears to be functioning well. The Mayne Island OCP designates Fernhill Road as a Main-Rural road from Miners Bay to just east of the Fernhill Centre. This indicates that it is a main arterial road and is intended to support higher volumes of traffic. The property owners have obtained a highway access permit. The Mayne Island School, Health Centre and Fire hall are also located along this road.

4. Similar Land Uses: Currently, Mayne Island supports 2 grocery stores (Miners Bay), a health food store (Fernhill Centre), a bakery (Miners Bay) and several restaurants (Miners Bay, Village Bay, Bennett Bay and the Fernhill Centre). The Island also hosts a farmers market in Miners Bay every week during the summer.
5. Climate Change Considerations and Food Security: In addition, in its 2008/2011 Strategic Plan, the Islands Trust Council recognizes food security as a specific goal in sustaining island character and healthy communities. The store does get some of its produce locally. The location of the store is centrally located and may reduce some car trips, particularly for those people within walking distance.

STAFF COMMENTS:

The following section will address the specific impacts outlined above, and discuss the various themes brought forward via public submissions.

1. OCP Policies: The Mayne Island OCP identifies Miners Bay as the current and historic commercial centre on the island. The OCP does not preclude other parts of the island from commercial activities and specifically mentions the Fernhill/ Montrose area as a secondary location for a commercial centre. It is in the centre of the island between the Miners Bay and Bennett Bay neighbourhoods. While the location may allow residents from those neighbourhoods to make fewer automobile trips, the location may not reduce the number of trips for residents in the Horton Bay, Gallagher Bay, Georgina Point and Village Bay neighbourhoods.

The OCP does support small retail commercial developments (e.g. corner stores) within the immediate neighbourhoods they serve. This location, however, is not in close proximity to a significant neighbourhood to serve as a walkable neighbourhood corner store for most.

A Commercial Task Force has been in place since August 2011. The purpose of the Task Force is to provide overall strategic advice to the LTC on the need, requirements and preferred location of commercial activity on Mayne Island. The Task Force term ends March 31, 2012 at which time a final report is required. The recommendations in the report could be considered by the LTC in the review of this proposal.

2. LUB Regulations: The subject property was rezoned in 1989 from Settlement Residential to C-4 L (Service Commercial Limited) to permit the use of repair and machine shop in an area not to exceed 112 m² (1200 ft²). While the name of the zoning designation has changed over time, its restrictive and specific nature has not. This indicates that the intent of the initial rezoning was for a very specific commercial use, rather than a more permissive commercial designation.

One of the main issues surrounding the rezoning of this property from C3(a) to C1 is the substantial increase in the range of permitted uses, and the intensity of use and impacts that such a change would afford. The applicant has addressed this by suggesting a limited number of permitted uses.

A site-specific zone could be created (much like the C3(a) zone), or the LTC could require that a section 219 covenant is placed on title regarding the size of buildings and

structures, hours of operation, parking and access. Finally, land use planning must account for the use of the property, not the current owners and their specific intentions. While current owners may have the best of intentions, and may be successful in their vision, this does not preclude someone with different intentions from purchasing the property in the future and using a permissive zoning designation to create undesirable land uses. There are some drawbacks to site specific zoning as commercial uses in buildings often change over time and allowing a range of uses will accommodate this change without requiring a rezoning each time.

3. Traffic & Parking: Concern was initially voiced regarding traffic congestion and the proposed use on the subject property. Fernhill Road is a main thoroughfare on Mayne Island and is thus designated and designed to support higher volumes of traffic than other roads on the island. If the store allows residents to make more stops during a regular trip, the impacts on traffic could be negligible as people may simply add an additional stop to a regular trip.

There have been no problems with respect to traffic and parking reported to the Islands Trust since the farm gate store started operation in August of 2010.

4. Similar Land Uses: Several food retail and service locations exist on Mayne Island. The applicants stated that due to high consumer demand, the seasonal nature of the farmers market and difficulty for the public to access their farm, the subject property was purchased in order to serve as a location to expand their farm sales and sell local and sustainably sourced food items. Public comment suggests that there is a strong desire for such products and there is great enthusiasm surrounding the notion of purchasing Mayne Island produced food on the island throughout the year. The main concerns surrounding the proposal are associated with increased competition and the fear that the new store may decrease the summer profits of existing establishments and thus lead to store closure during the winter months or indefinitely. While these may be valid business concerns, it is not the role of the LTC to make decisions based on business or the market. The possibility of a loss of services for Mayne Island residents would, however, be of LTC concern. The store has been in operation for 17 months and it is unclear to staff if any of these concerns still exist.
5. Climate Change Mitigation and Food Security: The store does get some of its produce locally. The location of the store is centrally located and may reduce some car trips, particularly for those people within walking distance.

REZONING CONDITIONS: SITE-SPECIFIC ZONING, SECTION 219 COVENANTS AND DEVELOPMENT PERMIT AREAS

The rezoning of the subject property from C3(a) to C1 will permit a variety of uses on a site previously limited by site-specific zoning. There are several planning tools available to the LTC to mitigate any concerns regarding traffic, access, siting and general cohesiveness with the neighbourhood.

Site specific zoning and Section 219 covenants are two such tools. Section 219 of the *Land Titles Act* provides the provision to control land use by means of restrictive covenants, while site specific zoning serves a similar purpose. However, unlike a covenant, zoning cannot be discharged when the land changes owners, and can only be altered through a rezoning

process. The creation of site specific zones must be done with careful consideration to future use for the land as well as the potential burden on future land owners.

The property owner obtained a Development Permit for form and character of the commercial development from the LTC December 14, 2010.

Some potential conditions which can be included in a site specific zone or a section 219 covenant include:

- Specific definition of permitted use on site – develop zoning regulations that limit the uses to those uses permitted under the existing zoning plus a specific use to accommodate the requested retail use.
- Restrictions to siting, size and use of buildings and structures – develop zoning regulations that limit the location, size and siting of building on the property and such limitations can be defined by the use.
- Specific locations of signage – development permit area guidelines or a s. 219 restrictive covenant to limit the location of signage on the property.
- Specific hours of operation – develop a s.219 restrictive covenant that sets specific hours of operation for the retail use
- Vegetation screening or retention – develop specific regulations that require vegetation screening or retention of the parking and buildings to reduce visual impacts from adjacent properties
- Additional improvements/ additions to the driveway and parking – develop site-specific parking regulations that deal with number of parking stalls, on-site maneuvering, parking surfacing and parking design.
- Additional parking for owner/ operator vehicles – develop site-specific parking regulations requiring additional parking for the owner/operators.

It is recommended that should the rezoning proceed, a site-specific zone be considered. In addition, the LTC may wish to place further restrictions on the property through a suitably worded bylaw amendments and a section 219 covenant as required.

Process

This report provides the LTC and the public with preliminary information regarding the property and potential impacts of a rezoning. .

Given that the proposed land use is located in an OCP-designated secondary commercial centre, that the property is located along a main thoroughfare, that the property is currently zoned under a commercial designation staff recommends that the LTC proceed with consideration of a draft bylaw. The other option is to decide to proceed no further with the application.

If the LTC wishes to proceed with the rezoning, the next steps would be to direct staff to draft an amending bylaw and to schedule a community information meeting (CIM). It is also recommended that the draft bylaw be referred to the Advisory Planning Committee (APC) and governmental agencies (e.g. Ministry of Transportation and Infrastructure) for review and comment. The relevant considerations in the report from the Commercial Land Use Review Task Force could also be considered. The LTC should also give consideration to the general timing of a CIM.

If Staff is directed to draft the bylaw as recommended, a draft bylaw would be returned to the Local Trust Committee at a future meeting along with a supplemental staff report that will detail the bylaw amendments and include details on the next steps in the process. These steps would likely include referral to provincial agencies, referral to the Advisory Planning Commission and holding of a Community Information Meeting.

A future supplemental staff report would also make further recommendations on edits to the draft bylaw based on community and agency feedback and further recommendations on tools to regulate hours of operation, location of signs or other issues that cannot be regulated by the land use bylaw (s.219 covenants and/or development permit).

RECOMMENDATIONS:

THAT the Mayne Island Local Trust Committee instructs Staff to draft a bylaw that adds site-specific zoning to the property to permit the following uses: retail sales; accessory dwelling; and accessory uses, buildings and structures.

Prepared and Submitted by:

Gary Richardson

January 19, 2012

Gary Richardson
Island Planner

Date

Concurred in by:



Robert Kujala
Regional Planning Manager

January 19, 2012

Date

From: Gary Richardson
Sent: January-13-12 9:37 AM
To: Kathy Jones
Subject: FW: farm gate store

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: cruise encounters [\[mailto:robert@cruiseencounters.com\]](mailto:robert@cruiseencounters.com)
Sent: January-09-12 9:51 AM
To: Gary Richardson
Cc: Brian Crumblehulme
Subject: farm gate store

Dear Gary,

Just a quick note to say that we really love the Farm Gate Store and we hope that the planning department will do everything possible to see that it can continue offering all the things that it does, in its current location. We actually spent money on Mayne Island for things that we took home to the Mainland - a first for us in the 20 years that we've owned our house on Mayne!

Robert Elmore

A referral is the best compliment you can give us.

Robert Elmore
Cruise Encounters

From: Gary Richardson
Sent: January-13-12 9:42 AM
To: Kathy Jones
Subject: FW: Zoning for Farm Gate Store on Mayne Island

Follow Up Flag: Follow up
Flag Status: Flagged

From: kathy barber [\[mailto:kgbonmayne@hotmail.com\]](mailto:kgbonmayne@hotmail.com)
Sent: January-09-12 10:03 AM
To: Gary Richardson; bcrumblehume@islandstrust.bc.ca; Peter Luckham; don@farmgatestore.com
Subject: Zoning for Farm Gate Store on Mayne Island

Dear Islands Trust,

I am aware that the Farm Gate Store at 568 Fernhill Road on Mayne Island is currently under a temporary use permit and that Don and Shanti McDougall will be applying for a permanent change to the by-law to permit continued operation of their store.

As a long time resident of Mayne Island I fully support this application. I am a frequent customer of the Farm Gate Store and appreciate being able to purchase local organic foods here on the island.

I strongly urge you to grant the McDougall's application and keep the Farm Gate Store in operation.

Regards,
Kathy Barber
285 Wood Dale Drive
Mayne Island, B.C.

From: Gary Richardson
Sent: January-13-12 9:42 AM
To: Kathy Jones
Subject: FW: 568 Fernhill Road , Mayne Island B.C (Farmgate Store)

Follow Up Flag: Follow up
Flag Status: Flagged

From: Heather Mersey [<mailto:hjsmersey@hotmail.com>]
Sent: January-09-12 10:18 AM
To: Gary Richardson; Brian Crumblehulme; Peter Luckham
Subject: 568 Fernhill Road , Mayne Island B.C (Farmgate Store)

Dear Mr. Richardson, Mr. Crumblehulme and Mr. Luckham,

We are writing to support the application for a permanent permit , to allow continuous operation of Farmgate Store located at 568 Fernhill Road, Mayne Island B.C.

We have owned property at 188 Spinnaker Drive since 1989, and highly value the many qualities of life offered on Mayne Island. The Southern Gulf Islands are truly gems in the crown! Any proposed change needs to be seriously considered.

We support the application to grant a permit allowing continuous operations of the Farmgate Store for a number of reasons

- 1) This supports local farmers
- 2) In keeping with changing times when it is important to have access to locally produced food, given the rising ferry and fuel costs.
- 3) Gives consumers more choice
- 4) Has added an uplift to the area, compared to what was there previously. Very tastefully done.
- 5) Creates a point of interest for visitors to the island

In conclusion, we would like to say that it is important to support local initiatives, not be small minded and discourage them, simply because they represent change.

Respectfully,

Heather and Avon Mersey

From: Gary Richardson
Sent: January-13-12 9:43 AM
To: Kathy Jones
Subject: FW: Farm Gate Store

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Juliana & Marc Losier [\[mailto:losier4pacific@hotmail.com\]](mailto:losier4pacific@hotmail.com)
Sent: January-09-12 10:40 AM
To: Gary Richardson
Cc: Don&Shanti McDougall; Brian Crumblehulme; Peter Luckham
Subject: Farm Gate Store

Island Trust

To Whom It May Concern:

Re: Permanent Rezoning to allow the Farm Gate Store to operate

This letter is in support of the Farm Gate Store application for permanent Rezoning on Mayne Island. The existence of a healthy food venue and giving an alternative for our residents to work on improved quality of food wholesome organic nourishment and fresh local produce is of vital importance.

The bright, clean and beautiful local spot creates a pride for our Island to show that we can all do better. Every Gulf Island has a local , family run store that creates more character and charm benefiting residents & visitors.

We strongly support the Rezoning for the farm gate store. Thank you

Juliana, Marc, Sky & Lina Losier

From: Gary Richardson
Sent: January-13-12 9:44 AM
To: Kathy Jones
Subject: FW: Farmgate, Mayne Island

Follow Up Flag: Follow up
Flag Status: Flagged

From: Allen Slade [\[mailto:allen.james.slade@gmail.com\]](mailto:allen.james.slade@gmail.com)
Sent: January-09-12 10:53 AM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: Farmgate, Mayne Island

Dear Gary,

I really want to express my complete support for the Farm Gate store. To me it epitomises everything that Mayne Island represents and having it as a shopping option only enhances Island experience.

I really encourage you and the Island Trust, to move forward and change the zoning to accommodate the Farm Gate store in its quest to become a permanent and vital part of the Mayne Island lifestyle.

Allen

Allen Slade
1 604 220 0420
allen.james.slade@gmail.com

From: Gary Richardson
Sent: January-13-12 9:45 AM
To: Kathy Jones
Subject: FW: Farm Gate Store, Mayne Island

Follow Up Flag: Follow up
Flag Status: Flagged

From: Pat Seebach [<mailto:pms1@shaw.ca>]
Sent: January-09-12 10:58 AM
To: Gary Richardson
Subject: Farm Gate Store, Mayne Island

Gary Richardson,
Planner Islands Trust

Hi Gary:

We wrote to support the idea of a store for organic and local produce when we thought it was a good idea. We are writing now because we KNOW it is a good idea.

Not only because of the benefit to those who wish to eat organic local food but because of the ambiance of the store its self. The staff is friendly, welcoming and willing to help in any way they can to get something I want that is not already available. The décor is pleasant and the outside and landscaping only improve the Island's overall appearance.

One of the concerns was a traffic problem. We have never seen any evidence of that, in fact, getting in and out is well marked and easy to use.

Don & Shanti McDougal have spent a lot of time, frustration and money to improve the property and give Mayne Islanders a viable place to shop. Please reward their efforts with a permanent status, not only for them but for those of us who have come to rely on them.

We will be away on the day of the Trust meeting on Mayne but would like to request that you add us to the count as we will be there in spirit.

Sincerely,

Melvin G. Seebach, 573 Bayview Drive
Patricia A. Seebach, 573 Bayview Drive.
pms1@shaw.ca

From: Gary Richardson
Sent: January-13-12 9:47 AM
To: Kathy Jones
Subject: FW: support for Farmgate store

Follow Up Flag: Follow up
Flag Status: Flagged

From: Pam Wilkins [<mailto:maynepam@gmail.com>]
Sent: January-09-12 11:15 AM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: support for Farmgate store

Mr Richardson,

I am in support that the property at 568 Fernhill Road should have it's zoning changed to allow Farm Gate Store's continued operation.

The Farmgate store is a valued service on Mayne.

Pam Wilkins
502 Dalton Drive

Re: Farm Gate Store
568 Fernhill Road
Mayne Island

Attention: Gary Richardson

Dear Mr. Richardson

We are aware that a permanent zoning permit application has been initiated for Farm Gate Store. As regular patrons of this store we sincerely hope that this application is received positively and that all the necessary steps for the zoning change can be made with as little fan fare as possible.

We wholeheartedly support this store as well as all other shops on this island. It not only makes available produce from the other local island farms but it provides dry goods and items not easily obtained on the island. Also, as you are well aware, work is not always readily available on the islands and workers must be flexible with their employment. It is yet another positive aspect of Farm Gate Store that it is able to provide some hours of work for islanders.

In closing we would like to reiterate that we have faith and hope in our democratic society, we believe that previous conflicts can be resolved, that rezoning can proceed and that Farm Gate Store shall remain an integral and permanent part of our community.

Thank you for your unbiased time on this matter.

Yours truly

Robert Kerr
Mairi Munro-Kerr
491 Arbutus Drive
Mayne Island

Cc
Gary Richardson
Brian Crumblehulme
Peter Luckham
Don McDougall

From: Gary Richardson
Sent: January-13-12 9:51 AM
To: Kathy Jones
Subject: FW: Re-zoning application for 568 Fernhill Rd.Mayne Island

Follow Up Flag: Follow up
Flag Status: Flagged

From: LESLIE CAMPBELL [\[mailto:lacamp@shaw.ca\]](mailto:lacamp@shaw.ca)
Sent: January-09-12 2:01 PM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: Re-zoning application for 568 Fernhill Rd.Mayne Island

Dear Sir;

I am writing in support of the re-zoning application for Farm Gate Store, from a Temporary Use Permit to a Permanent Use Permit. Farm Gate Store is a valuable asset to the community. It provides a venue where local farmers are able to sell their products and where local consumers can purchase healthy, organic food, locally.

Sincerely,

Leslie Campbell
719 Fernhill Road, Mayne Island, B.C.

From: Gary Richardson
Sent: January-13-12 9:53 AM
To: Kathy Jones
Subject: FW: Farm Gate Store

Follow Up Flag: Follow up
Flag Status: Flagged

From: Bill Hooker [<mailto:mayneid@yahoo.com>]
Sent: January-09-12 2:23 PM
To: Gary Richardson
Cc: Brian Crumblehulme; plucklam@islandstrust.bc.ca; don@farmgatestore.com
Subject: Farm Gate Store

Dear Mr. Richardson:

Please accept herein my family's and my statement of support for the application by Don and Shanti McDougall for rezoning of their property at 568 Fernhill Road, Mayne Island, to permit the permanent operation of the Farm Gate Store there. I have observed the McDougall's operations in the food business since buying a property on Mayne 19 years ago and I have nothing but the highest praise for both the quality of products they provide and the ethical business practices they have demonstrated consistently throughout that time.

I think that their presence at the 568 Fernhill location has been a great addition to that shopping area and I hope that it continues for as long as they wish to provide both islanders and visitors with their high quality services.

I am aware that this issue has raised some controversy on the island, much of its fueled by scurrilous and deplorable attacks on their motivations by some elements in the community and outside it who either see their own vested interests challenged or who have nothing better to do.

Thank you for your consideration.

Bill Hooker,
172 Spinnaker Drive

From: Gary Richardson
Sent: January-13-12 9:53 AM
To: Kathy Jones
Subject: FW: rezoning 568 Fernhill Rd, Mayne Island, Farmgatestore

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Belegal [\[mailto:belegal@aol.com\]](mailto:belegal@aol.com)
Sent: January-09-12 3:59 PM
To: Gary Richardson
Cc: bccrumblehulme@islandstrust.bc.ca; Peter Luckham; don@farmgatestore.com
Subject: rezoning 568 Fernhill Rd, Mayne Island, Farmgatestore

I am a property owner on Mayne Island; I shop at Farmgate Store; I am in strong suport of rezoning captioned property for continued use of propert by Farmgate Store.

WJWright

From: Gary Richardson
Sent: January-13-12 9:55 AM
To: Kathy Jones
Subject: FW: FarmGate Permanent Zoning Appilication

Follow Up Flag: Follow up
Flag Status: Flagged

From: Jeffrey A. Wilkes [<mailto:jeffrey@designwilkes.com>]
Sent: January-09-12 6:31 PM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: FarmGate Permanent Zoning Appilication

Dear Mr Richardson,

We kindly ask that you grant FarmGate owners Don and Shanti MacDougall permanent zoning at 568 Fernhill Road in order for the continued operation of their store. As islanders we all enjoy the simple parts of life, the feeling of time standing still, but we must encourage those that take the time & effort to make a contribution to the island such as FarmGate. Their professionalism over the years at Farmers Market has encouraged others. Their dedication to purveying quality organic products, as well as producing their own is highly commendable. They were graciously given a temporary status and have proven themselves. We see no reason as to why they would not be granted permanent zoning status.

Since they have opened the store, we no longer have to transport things from the city. We make it a point to support all the island business', summer and winter visits. We buy our goods & groceries from all outlets not just FarmGate.

Its FarmGate not Walmart.

Jeffrey Wilkes
Simon Gan

737 Wilkes Road

Jeffrey A. Wilkes

From: Gary Richardson
Sent: January-13-12 10:13 AM
To: Kathy Jones
Subject: FW: Farm Gate Store

Follow Up Flag: Follow up
Flag Status: Flagged

From: Beverley Watt [<mailto:bdwatt@gmail.com>]
Sent: January-09-12 6:59 PM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: Farm Gate Store

Dear Gary Richardson,

We are supporters of the Farm Gate store at 568 Fernhill Road on Mayne Island. Therefore, we would like to see the zoning changed in order for the store to stay opened. This business venture is a great asset to the people of Mayne Island and it also supports the local food movement.

Sincerely,

Beverley & Eric Watt

From: Gary Richardson
Sent: January-13-12 10:14 AM
To: Kathy Jones
Subject: FW: rezoning for 568 Fernhill rd

Follow Up Flag: Follow up
Flag Status: Flagged

From: Annette Witteman [<mailto:annettepmw@shaw.ca>]
Sent: January-09-12 9:43 PM
To: Gary Richardson
Cc: Don McDougall; brian crumblehulme; Peter Luckham
Subject: rezoning for 568 Fernhill rd

To all concerned at the Islands Trust,

I am writing to ask for the acceptance of the Farm Gate Store rezoning application. Ever since we moved to Mayne Island 6 years ago we have supported all the local businesses with over 90% of our house hold spending. We believe in the health and welfare of our community through not leaving the island to do our shopping. In today's Global warming predicament there is nothing better than a Farm Store to allow me to not only spend locally but Eat locally as well.

The location of the Farm Gate store is very much suited for this type of business. It is in a business area and is happily within a walking and biking distance from my home. The a fore mentioned possible road access issues have not proven to be a hazard. The traffic has never been hampered at any time I have been on Fernhill road close to or coming and going from the Farm Gate store -which has been more than twice weekly since it opened. I still continue to spread my spending and value the free enterprise we have on Mayne Island.

Please do the right thing for me and my young family and give us the choice to be Locals Eating Local and let us continue to shop where we want to shop.

with great reverence for the important job you do in trust for our futures, our children's futures and Mayne Island.

Sincerely,

Annette Witteman

490 Fernhill Rd
Mayne Island BC
V0N 2J2
250-539-5011
annettepmw@shaw.ca

From: Gary Richardson
Sent: January-13-12 10:26 AM
To: Kathy Jones
Subject: FW: Farmgate Temporary Liscence

Follow Up Flag: Follow up
Flag Status: Flagged

From: Johnson McLeod [\[mailto:johnsonmcleod@gmail.com\]](mailto:johnsonmcleod@gmail.com)
Sent: January-09-12 10:25 PM
To: Gary Richardson
Subject: Farmgate Temporary Liscence

To Those Concerned:

We feel that Shanti and Don MacDougall should be granted permanent zoning at Farmgate on 568 Fernhill Road. In the time that they have been open, we have been impressed by their dedication and hard work at the store. They are heavily invested in the Island, run a large farm, with all the attendant taxes and expenses that such a venture incurs. It would be against their interests to disallow them to have a venue in which they can sell some of the products they produce from this farm.

Refusing this application would also send a negative message to any other business that might hope to invest in the island in the future, so in essence a decision against them will be a decision against the entire community of the island.

The store is a welcome addition, it offers choice, and employs local people. We've been visiting the island for over a decade, and have owned a residence here for 6 years. We haven't seen any negative impact to the island since the store has opened. The idea that there might be more traffic, or wear and tear on the roads (which was a concern of the trust), seems to me unfounded. It is our experience that we shop more often at the mall next door, and eat more often at The Fennel, because these businesses are grouped in one area, so the notion of competition for these other ventures also seems unfounded.

Don and Shanti should be rewarded for their efforts. We will be greatly disheartened and less optimistic about the future of this island in general if the decision should go against them.

regards
Ian McLeod
Kerry Johnson

From: Gary Richardson
Sent: January-13-12 10:28 AM
To: Kathy Jones
Subject: FW: Farm Gate Store

Follow Up Flag: Follow up
Flag Status: Flagged

From: Brenda Meilicke [\[mailto:b.meilicke@telus.net\]](mailto:b.meilicke@telus.net)
Sent: January-10-12 11:17 AM
To: Gary Richardson
Cc: don@farmgatestore.com; Peter Luckham
Subject: Farm Gate Store

Sirs:

It is in my humble experience that the tide is impossible to hold back. I would say that Mayne Island has a NIMBY complex. What in the world are you afraid of? Move into the 21st century will you! You will play a different tune one day when there is a bridge over to your island. If you have forgotten what competition and development is all about, I suggest you have a vacation in Vancouver for a week.

From: Gary Richardson
Sent: January-13-12 10:29 AM
To: Kathy Jones
Subject: FW: Message on behalf of Farm Gate

Follow Up Flag: Follow up
Flag Status: Flagged

From: Edie Ritter [<mailto:edr1@Lehigh.EDU>]
Sent: January-10-12 12:09 PM
To: Gary Richardson
Cc: bcrumblehume@islandtrust.bc.ca; puckham@islandtrust.bc.ca
Subject: Message on behalf of Farm Gate

Dear Mr Richardson:

I have a home on Bell Bay, Mayne Island where I have been spending my summers since 1999. Before that I visited the island during the summer since 1968. I have been witness to the best of Mayne Island and to some of its difficulties. Farm Gate is definitely one of the best that has enhanced the quality of life on Mayne Island. The fresh produce as well as the variety of deli, meat and dried foods draws me to buy those specially foods there instead of the main land. I still shop as much in the other island stores and am glad that there is a variety of foods available. If anything, I feel my trips to the middle of the island draw me into the other retail establishments there at the same time. I ask that you change the zoning for Farm Gate to allow them to continue their operation. If they are not permitted to continue, it would be a sad loss to the residents of Mayne.

Thank you for your consideration,
Edith Ritter

From: Gary Richardson
Sent: January-13-12 10:30 AM
To: Kathy Jones
Subject: FW: Farm Gate store on Mayne Island

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Jo Fox [<mailto:joanneclaudiafox@gmail.com>]
Sent: January-10-12 2:56 PM
To: Gary Richardson
Cc: bcrumblehume@islandstrust.bc.ca; Peter Luckham
Subject: Farm Gate store on Mayne Island

Hello. I am writing to support the granting of permanent zoning for the Farm Gate store on Mayne Island. I have found this store to be a welcome and complementary addition to the other businesses on Mayne Island. It is a pleasant space and in addition to the products supplied from the owners' organic farm and kitchen, they have brought in great products which I have not seen before on Mayne Island. It has easy and safe access from Fernhill Road, and its proximity to the Fernhill Centre businesses is also helpful.

I believe the zoning should be amended to allow this business to continue on a permanent basis.

Regards, Jo Fox

From: Gary Richardson
Sent: January-13-12 10:31 AM
To: Kathy Jones
Subject: FW: Farm Gate Store

Follow Up Flag: Follow up
Flag Status: Flagged

From: Nicholas Lee [\[mailto:nicholas.lee@live.ca\]](mailto:nicholas.lee@live.ca)
Sent: January-10-12 4:29 PM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: Farm Gate Store

To whom it may concern

I would like to add my voice to those already advocating for the granting of permanent zoning for the Farm Gate Store.

It is patently clear that this has been a very successful and worthwhile endeavour, and it would be a travesty if this wonderful and popular business were unable to continue.

Nicholas Lee

From: Gary Richardson
Sent: January-13-12 10:32 AM
To: Kathy Jones
Subject: FW: letter of support for application for permanent zoning for Farm Gate Store

Follow Up Flag: Follow up
Flag Status: Flagged

From: Patricia Lee [<mailto:patricia.lee@live.ca>]
Sent: January-10-12 4:56 PM
To: Gary Richardson
Cc: Brian Crumblehulme; pluckham@islandstrusts.bc.ca; Don McDougall
Subject: letter of support for application for permanent zoning for Farm Gate Store

Dear Mr. Richardson,

We, the undersigned residents of 383 Campbell Bay Road are writing in support of the application by Don and Shanti McDougall to have their store rezoned to a permanent status from the present temporary one, which they were granted in order to open the store last year. We have enjoyed shopping at Farm Gate enormously, whenever we are on island. It is good to see another store opened in the centre part of the island, as there was many years ago when we first bought on Mayne Island. We are very supportive of all efforts to market local goods grown on the island. The summer markets attest to the need for and success of this type of venture. A store which stocks both organic and local produce all year round will be a great asset to permanent, temporary and visitors alike. The delicatessen and freezers providing island reared meats and specialty items, as well as breads from both Mayne Island bakers and the nearby islands is a great treat. It is good to know that we are putting money back into the local economy and local farmers and growers, rather than buying products and produce that we know not from where they originate. Purchasing Deacon Vale meats, chickens, eggs and summer produce ensures us that we are eating foods from sustainable sources, ethically grown and without pesticides etc.

The way the entry and exit to the store has been devised seems perfectly safe to us, and should assuage any planning concerns about safety issues. The parking is easy. In fact, it seems a lot safer than getting in and out of the Trading Post parking lots, which is a safety concern, and on a busy weekend, any of the stores in Miner's Bay shopping area are located in potential hazardous parking/driving places. There is lots of room for people on bicycles in the summer to stop into the store for refreshment as they peddle along Fernhill.

It is very pleasant to shop in such a friendly venue, where the service is efficient and knowledgeable. Willingness to bring in products not readily available on island is a big plus, as one no longer needs to bring speciality items from off island. Overall I have found little difference in the prices between Farm Gate and TruValu or off island grocery stores. To have a cup of coffee and one of Shanti's excellent muffins after a pleasurable shop is surely how "going shopping" should be. I cannot see why a symbiotic relationship should not be reached between all the store owners in the adjacent shopping complex, as each offers a different but complementary service to people both shopping, eating and browsing. It is good for everyone.

We hope the application is successful and wish Don and Shanti all the very best in their newest venture. It is nice to see such hard working people being successful.

Yours truly,

p

atricia and Nicholas Lee

p

From: Gary Richardson
Sent: January-13-12 10:33 AM
To: Kathy Jones
Subject: FW: Permanent zoning for 568 Fernhill Road, Mayne Island

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: George Heyman [<mailto:gmheyman@gmail.com>]
Sent: January-10-12 4:57 PM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; Don McDougall
Subject: Permanent zoning for 568 Fernhill Road, Mayne Island

Dear Islands Trustees and staff,

I am writing to support permanent rezoning of the subject property to allow the Farm Gate Store, currently operating under a temporary use permit, to continue in operation with the certainty necessary to create both short and long term business plans and decisions.

At the hearings which resulted in the granting of the TUP, it was characterized as an opportunity for the community to experience and assess the proposed store, its impact on the community and any traffic or other hazards which might arise. The Ministry of Highways established traffic and road access criteria which had to be (and were) met and there appear to be no remaining traffic issues.

In the months of Farm Gate store's operation it has been a welcome addition to the commercial, social and "food security" life of Mayne Island. I believe the owners have listened and responded to issues raised by community members in an appropriate manner. The addition of new food choices and the outlet for local meat and produce on an ongoing retail basis has enriched Mayne Island and satisfied a demand of many of us. The presence of so many Mayne Islanders in the store is testament to this.

There appear to be no outstanding concerns for the vast majority of Mayne Islanders and I urge you to approve the rezoning to allow the McDougalls the security to build their new business and ensure that their investment of time and money to date continues to benefit the commercial life of Mayne Island.

Sincerely,

George Heyman
182 Cherry Tree Lane
Mayne Island

From: Gary Richardson
Sent: January-13-12 10:34 AM
To: Kathy Jones
Subject: FW: Farm Gate Store.

Follow Up Flag: Follow up
Flag Status: Flagged

From: Robert Leonard [\[mailto:rjleonard@shaw.ca\]](mailto:rjleonard@shaw.ca)
Sent: January-10-12 8:37 PM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: Farm Gate Store.

To all concerned:

My purpose of this message is to express wholehearted support for Shanti and Don's "Farm Gate Store" on Fernhill Road. I've been a farm-gate customer for years; and the actual 'Store' is now a part of my regular Island shopping. Their goods fill a niche market, and as one of many, I appreciate the quality and variety of product they offer.

There's more than current product to support the question on the table. The McDougall's have long been community supporters. They've demonstrated their interest in and support for our Mayne Island community. As an accountant and business-advisor (retired) to my clients, I recognise that Shanti and Don have more than an entrepreneurial venture here; they have that essential extra community interest necessary for success.

Please add my "vote" in favour of all necessary approvals for the, "Farm Gate Store".

Robert Leonard, FCGA, MBA

From: Gary Richardson
Sent: January-13-12 10:35 AM
To: Kathy Jones
Subject: FW: Permanent zoning for Farm Gate Store

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Carol Polsky [<mailto:a7a32806@telus.net>]
Sent: January-10-12 10:13 PM
To: Gary Richardson
Subject: Permanent zoning for Farm Gate Store

Dear Mr. Richardson:

We are writing to add our voices to those who are in favour of Farm Gate Store, located at 568 Fernhill Road, Mayne Island, receiving permission to have the zoning changed so that their Temporary Use Permit can become a Permanent Use permit.

This store is a wonderful benefit to Mayne Island as it provides a venue for local produce to be sold, most of which is organic. We are always being told by Government to support local growers such as the McDougall's; to buy within 100 miles; to eat well for optimal health; and Farm Gate fulfills all of those requirements.

Our family has been coming to Mayne Island for over 35 years and always brought the majority of our food over with us from Vancouver, but since we have been able to buy organic vegetables and not only that, to know their source, we have made a point of doing as much shopping at Farm Gate Store as we can. We'd rather support the economy of Mayne Island than that of Mexico or California.

In the past some concerns were mentioned by the Islands Trust about possible traffic congestion and it certainly looks like any such fears were unfounded. People enter and leave the store in accordance with the signs posted, and really do seem to be able to turn into the driveway, as into any other driveway, without causing traffic chaos.

Lastly, Don and Shanti McDougall and family have put many hours of work and their own financial resources in developing this store to its present high standard and it provides a welcome and useful addition to Mayne Island.

Sincerely,

Carol, Len and Sarah Polsky.

From: Gary Richardson
Sent: January-13-12 10:36 AM
To: Kathy Jones
Subject: FW: Zoning change for 568 Fernhill road

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Warren Cocking [\[mailto:wcocking@theedge.ca\]](mailto:wcocking@theedge.ca)
Sent: January-11-12 9:24 AM
To: Gary Richardson
Cc: Brian Crumblehume; Peter Luckham; don@farmgatestore.com
Subject: Zoning change for 568 Fernhill road

Dear Mr. Richardson:

As a property owner on Mayne Island I unequivocally support a zoning change in order to accommodate the continued operation of the Farm Gate store at 568 Fernhill Road, Mayne Island.

Sincerely

Warren Cocking

574 Dinner Bay Road
Mayne Island, B.C.
V0N 2J2

cc Brian Crumblehume
Peter Luckham
Don McDougall

From: Gary Richardson
Sent: January-13-12 9:47 AM
To: Kathy Jones
Subject: FW: support for Farmgate store

Follow Up Flag: Follow up
Flag Status: Completed

From: Pam Wilkins [<mailto:maynepam@gmail.com>]
Sent: January-09-12 11:15 AM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: support for Farmgate store

Mr Richardson,
I am in support that the property at 568 Fernhill Road should have it's zoning changed to allow Farm Gate Store's continued operation.

The Farmgate store is a valued service on Mayne.

Pam Wilkins
502 Dalton Drive

From: Gary Richardson
Sent: January-13-12 10:37 AM
To: Kathy Jones
Subject: FW: Farm Gate Store

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Ralph Croizier [\[mailto:ralphc@uvic.ca\]](mailto:ralphc@uvic.ca)
Sent: January-11-12 9:52 AM
To: Gary Richardson
Cc: bcrumblehume@islandstrust.bc.ca; Peter Luckham
Subject: Farm Gate Store

Dear Mr. Richardson,

My wife and I have appreciated the opening of the Farm Gate. We live in Miner's Bay and do not use it for most of our grocery shopping, but it is a welcome source of island produce and an alternative to the "big" food markets . We find the store itself and the property to be very attractive-- a positive addition to the island's built environment. Therefore, we hope it continues , not just for our pleasure and convenience but also for those who live on the other side of the island and can cut down on their driving distance when they need to run out for a loaf of bread or a carton of milk.

Yours sincerely,

Ralph Croizier and Faith D'Arcy

From: Gary Richardson
Sent: January-13-12 10:38 AM
To: Kathy Jones
Subject: FW: Farm Gate zoning application

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Anne Fleming [\[mailto:bobanne@shaw.ca\]](mailto:bobanne@shaw.ca)
Sent: January-11-12 10:19 AM
To: Gary Richardson
Cc: bcrmhulme@islandstrust.bc.ca; Peter Luckham; Don McDougall; Edie Ritter
Subject: Farm Gate zoning application

I have had the good fortune to call Mayne Island my summer home for the better part of 46 years. My family has gathered at our summer cabin on Campbell Bay for a few generations now. As a property owner on the island I would like to weigh in on the issue of the Farm Gate store permanent zoning application.

With out a doubt I believe Farm Gate has enhanced the quality of life on the island. Not only with its excellent offerings of fresh organic produce, baked goods, deli and specialty items. But the fact that it seems to have become somewhat of a "hub" for local residents as well as visitors to the area. On several occasions I have seen people gathering to have a visit, or take in the ambience. The McDougals have served as friendly ambassadors to this island. I have long been a proponent of shopping local. I have seldom brought the bulk of my needs from the mainland and consider myself a "locavore" whether I find myself in the middle of Calgary, Vancouver or Mayne Island. I was delighted that the Farm Gate store can now enhance my shopping experience on the island. During this past spring, summer and fall I made Farm Gate part of my foraging adventure. That is to say, I still shop at Tru Value, the bakery, Trading Post and the Farmers Market. And I take my guests to these locations as well. As a result of the Farm Gate offerings I think I actually frequent the other retailers next door more. I found parking at or close to Farm Gate a nonissue; there was no confusion or congestion.

I ask that you change the zoning for the Farm Gate Store to allow them to continue to operate but with permanent status. Not allowing permanent status would be a great loss for this community.

Sincerely,

Anne Fleming
665 Wilks road
Mayne Island

From: Gary Richardson
Sent: January-13-12 10:38 AM
To: Kathy Jones
Subject: FW: Farmgate Store 568 Fernhill Road, Mayne Island

Follow Up Flag: Follow up
Flag Status: Flagged

From: Greg Calder [\[mailto:GCalder@JefferyCalder.com\]](mailto:GCalder@JefferyCalder.com)
Sent: January-11-12 12:05 PM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham
Subject: Farmgate Store 568 Fernhill Road, Mayne Island

Dear Sir:

I write on behalf of my wife and myself to provide our unqualified support for the McDougall application for permanent zoning to allow for the ongoing operation of the Farmgate Store at 568 Fernhill Road.

We have been property owners on Mayne at 562 and 564 Hewitt Road, for the past 22 years. We have seen Mayne Island businesses come and go. We would be sorry to lose a business operation like Farmgate.

We think this business adds to island life experience. Locally grown food where you can speak directly with the grower is the ideal situation.

We also like the physical location of this business. The Farmgate Store is a vast improvement over the machine shed that used to be there. The parking is easy and uncongested, unlike the mall area in the summer months.

We fully support the application for permanent zoning which will allow for Farmgate's continued business operation at 568 Fernhill Road.

Sincerely,

Greg and Anne-Marie Calder

From: Gary Richardson
Sent: January-13-12 10:40 AM
To: Kathy Jones
Subject: FW: Farmgate store on Mayne Island

Follow Up Flag: Follow up
Flag Status: Flagged

From: Ellen Visser [\[mailto:ellenvisser@shaw.ca\]](mailto:ellenvisser@shaw.ca)
Sent: January-12-12 7:03 AM
To: Gary Richardson
Subject: Farmgate store on Mayne Island

This letter is to let you know that my family supports the Farmgate store and we support the zoning change in order to keep this wonderful business going on our island. This store is within walking distance from my home and is in keeping with the 100 mile diet by selling lots of local produce and meat and other products from our own island. I shop in this store every other day and often stop on my walks for a coffee or a chat. I will attend the meeting to discuss the McDougall's application and will be there to show my support.

Sincerely, Ellen Visser
756 Kippen Rd
Mayne , BC
V0N2J1

From: Gary Richardson
Sent: January-13-12 10:41 AM
To: Kathy Jones
Subject: FW: Farmgate Store Permanent Use Permit

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Betty Anne Graves [\[mailto:gravesba@telus.net\]](mailto:gravesba@telus.net)
Sent: January-12-12 10:03 AM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: Farmgate Store Permanent Use Permit

678 Edith Point
Mayne Island
January 12, 2012

Gary Richardson
Islands Trust

Dear Mr Richardson,

We have been shopping at Farmgate since it opened and are very grateful to the McDougalls for adding this wonderful destination to the Mayne Island experience. We feel very fortunate to be able to obtain local foods and produce on the island. Farmgate has also become a place to meet and visit with other islanders, Shanti and Don have created a most welcoming place.

We give our absolute support to Farmgate's application for permanent zoning for the property at 568 Fernhill Road.

Sincerely,
Don and Betty Anne Graves

From: Gary Richardson
Sent: January-13-12 10:43 AM
To: Kathy Jones
Subject: FW: Farmgate

Follow Up Flag: Follow up
Flag Status: Flagged

From: Don McDougall [<mailto:don@farmgatestore.com>]
Sent: January-12-12 1:07 PM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham
Subject: Fwd: Farmgate

Begin forwarded message:

From: margaret geddes <camp192003@yahoo.com>
Date: January 12, 2012 12:14:21 PM PST
To: "don@farmgatestore.com" <don@farmgatestore.com>
Subject: Farmgate
Reply-To: margaret geddes <camp192003@yahoo.com>

Hi Don

Please forward this on to the Trustees.

To Whom It May Concern:

As residents of Mayne Island we would like to express our support for the Farmgate store. We believe that it is a very welcome addition to the island and strongly support the continued operation and approval of a permanent permit for this business.

We have always enjoyed Don and Shanti's enthusiasm and skill for producing organic and sustainable products which we purchased at the Farmers' Market, as well as making special trips to their farm during the last several years. When we heard that they were planning on opening a store we were very supportive as we could now buy quality, organic food seven days a week, all year.

Since they have opened, we have not noticed any of the original concerns brought forward by the trustees or some residents.

We sincerely hope that Farmgate is granted a permanent permit and will be able to carry on with all the good work they are doing for Mayne Island.

Regards,

Dave Thomas

Margaret Geddes

From: Gary Richardson
Sent: January-13-12 10:44 AM
To: Kathy Jones
Subject: FW: Farm Gate Store Application for Permanent Zoning Status

Follow Up Flag: Follow up
Flag Status: Flagged

From: Diana King [<mailto:dianajuneking@gmail.com>] **On Behalf Of** Diana King
Sent: January-12-12 2:18 PM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; Jeanine Dodds; don@farmgatestore.com
Subject: Farm Gate Store Application for Permanent Zoning Status

Dear Mr. Richardson,

I am writing to express my strong support of the application for permanent zoning to allow the Farm Gate Store at 568 Fernhill Road to continue its operation.

After their first few months of operation under a temporary zoning permit, the proprietors have proven without a doubt that their business is neither a blight on the landscape nor an unnecessary addition to Mayne Island.

In fact, the McDougalls have proven the exact opposite. The building and its surroundings are esthetically pleasing and respectful of our environment; the business itself adds tremendous value to our community.

It is hard to imagine that any of the original opposition to the establishment of Farm Gate Store still exists, but given the faction of opposition that was voiced at the onset, it is important that those of us who support the continuation of this business, speak up now with a clear and resounding "yes".

Sincerely,
Diana King

diana@dianaking.ca
250.539.2238

(33)

267 Petrus Crescent,
Mayne Island, BC,
January, 12, 2012-01-12

To Members of the Islands Trust,

RE: Farm Gate Store Zoning

I write to support Farm gate Store in their application to have their property zoning changed to allow Farm Gates Store's continued operation. I have been grateful for the opportunity to shop at a store that provides such enjoyable, and to date, unavailable foods. I am very much in favour of the store's on-going presence on the island, and think it would be scandalous if this were to be prevented.

Sincerely,

Arleen Paré

arleenp@shaw.ca

From: Gary Richardson
Sent: January-13-12 10:46 AM
To: Kathy Jones
Subject: FW: granting permanent zoning to Farm Gate on Mayne Island

Follow Up Flag: Follow up
Flag Status: Flagged

From: blucas@telus.net [<mailto:blucas@telus.net>]
Sent: January-13-12 10:37 AM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: granting permanent zoning to Farm Gate on Mayne Island

Islands Trust:

We are writing to support changing the Temporary Use Permit to permanent zoning for Farm Gate located at 568 Fernhill Rd. on Mayne Island.

This store is a wonderful addition to our island providing an outlet for local and organic products and other healthy options appreciated by growing numbers of people.

The building has been thoughtfully constructed and is a real plus to the character of Mayne. We love taking our summer visitors by!

In our visits to Farm Gate we have not encountered the anticipated traffic problems voiced by those opposing construction at this site.

Sincerely,

Bruce & Barbara Lucas

563 Bayview Drive
Mayne Island, BC
V0N 2J1

From: Gary Richardson
Sent: January-13-12 11:02 AM
To: Kathy Jones
Subject: FW: Farm Gate/Mayne Island

Follow Up Flag: Follow up
Flag Status: Flagged

From: mary aikins [<mailto:aikinsmary@gmail.com>]
Sent: January-13-12 11:01 AM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: Farm Gate/Mayne Island

Dear Gary,

I really want to express my support for the Farm Gate store. Islands like Mayne really need local and unique business to bring excitement and variety to the Island living experience.

I really encourage you and the Island Trust, to change the zoning to accommodate the Farm Gate store. We need it as a permanent part of our Mayne Island lifestyle.

Mary S Aikins
524, Arbutus.
Mayne Island

From: Gary Richardson
Sent: January-13-12 11:07 AM
To: Kathy Jones
Subject: FW: Permanent zoning of Farm Gate Store on Mayne Island

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Victoria Bushnell [<mailto:victoria@victoriabushnell.com>]
Sent: January-13-12 11:07 AM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: Permanent zoning of Farm Gate Store on Mayne Island

Dear Mr. Richardson,

I am writing in regards to the zoning of the Farm Gate Store on 568 Fernhill Road, Mayne Island.

I understand that Farm Gate Store has initiated an application for permanent zoning, and I would like to take this opportunity to indicate my strong support for this zoning. The Farm Gate Store is a tremendous asset to the island. It supports local farmers and farming. It sells local products that are impossible to find elsewhere on the island. It encourages people to shop on Mayne Island, instead of the mainland. It is a friendly, welcoming place whose owners and staff conduct themselves with integrity and honesty. Most importantly, Farm Gate has become a vital part of the Mayne Island community.

Shops such as Farm Gate, which promote and support local farming, are essential to the spirit and community of the Gulf Islands. I urge you to ensure Farm Gate Store remains a permanent part of our community.

Sincerely,

Victoria Bushnell
563 Hewitt Road
Mayne Island
250-539-5314

From: Gary Richardson
Sent: January-13-12 11:40 AM
To: Kathy Jones
Subject: FW: Farm Gate Store rezoning

From: John Ludgate [<mailto:jludgate@gmail.com>]
Sent: January-13-12 11:11 AM
To: Gary Richardson
Cc: Brian Crumblehulme; pluckham@islandstrust.bv.ca; don@farmsgatestore.com
Subject: Farm Gate Store rezoning

Mr Richardson

I strongly support the rezoning to allow the Farms Gate Store at 568 Fernhill to continue operating. The store is a welcome addition to the services offered on the island, and should be allowed to continue.

We have enjoyed our property on Mayne for over 35 years, and recall the center store with Mrs Girardi, and later a Mr. Hortrie, and appreciated having the service in the center of the island.

Having the grocery store surely draws customers to the other businesses at the center of the island, and vice versa.

The vehicle traffic seems to enter and leave the store conveniently and safely. It seems to us to be a sensible use of this commercial site.

John and Chris Ludgate
785 Steward
Mayne Island

From: Gary Richardson
Sent: January-13-12 12:30 PM
To: Kathy Jones
Subject: FW: Farm Gate Store, Maye Island

From: Robyn Yeldon [mailto:robyn_yeldon@shaw.ca]
Sent: January-13-12 12:27 PM
To: Gary Richardson
Cc: bccrumblehulme@islandstrust.bc.ca; Peter Luckham; don@farmgate.com
Subject: Farm Gate Store, Maye Island

I just wanted to offer my support for Don and Shanti McDougall's wonderful store. I have been shopping there, almost daily, since it opened and I love the local produce, meat and the wide variety of other products, so often also produced/grown locally.

The issues put forward by the nay-sayers earlier on have proven to be completely invalid, and I personally find their store a fine addition to the Fernhill Centre Complex.

I plan on attending the February 1st meeting, and I look forward to a positive outcome for the store to continue on serving we folks of Mayne Island.

Robyn Yeldon

From: Gary Richardson
Sent: January-13-12 1:34 PM
To: Kathy Jones
Subject: FW: Permanent Permit/ Mayne Farmgate Store

From: Joel Harvey [<mailto:jpharvey@shaw.ca>]
Sent: January-13-12 1:11 PM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: Permanent Permit/ Mayne Farmgate Store

To: Mayne Island Island Trust Trustees & Staff
Re: Permanent Permit Application for Mayne Farmgate store

I fully support the application. It fits the needs, lifestyles, and supports the economy of the island. It's a good store. It presents nothing risky, toxic, or vaguely contrary to the Trust mandate, the OCP or other community vision statements.

It is the process and the "politics" around this issue that is of concern to me – and I hope the trustees will do what they can to provide clarity and quality democratic leadership in this area. And help encourage a more open and consensual style of local democracy.

In the prior rounds of townhalls and community conversations on this issue, I was pro the permit, but was open to genuinely concerned folks with anti-permit stances: yet, in spite of this, I have not heard anything that qualifies for me as serious argumentation or good reasoning against this application.

The 2 respected trustees at that time (of the first temp permit denial) who surprised the community with their un-debated nay-saying may no longer have a say in this decision, but I'm sure many of their supporters are still of unchanged mind. And I have yet to hear their concerns stated in a way that makes any sense. One of the trustees penned a note about how the decision arose out of (unstated, un explained) concerns for the "bigger picture". That only struck me as condescending. Islanders can absorb and consider all the facts and reasoning on such miniscule issues. Those two trustees raised concerns, and partly based their approach on their own amateur study of traffic flow and safety – that seemed specious at the time, and looks to have been a complete diversionary argument in the months since.

The arguments raised by several islanders – against this store - at the townhalls at the time seemed nothing but complaints about how the granting of a store permit would further destroy the pristine quality of life that they felt to be their due. My impression was that such arguments might never be satisfied even should all roads be returned to mud paths, and all transport be limited to horse.

These kinds of arguments and statements seem so far from common understanding and shared reality as to be really absurd. So, one is left with wondering what is really going on here, what are the "real reasons"? Are there alternate commercial hopes lurking in the background? Is there something of a personal grudge or an undercurrent of old-boy snootiness going on? Or is there some sublime vision of Island life that with all our 21st century abilities cannot be communicated to others? Perhaps there are some rough diamonds awaiting discovery.

So my hope for current trustees, and support staff, is that they can find an effective way to weigh in on the 'controversial' community aspects of this issue, and help tease out and articulate the good sense of the fairly significant 'opposition'. Perhaps opponents, once they sense they are heard, have some concerns met and well answered, may be able to release their fears, and be comfortable with a changed stance.

The evidence of the store operation over recent months should be enough of a positive for most – but where not, some outreach for education and healing might serve the overall community as much as having a beneficial store.

My Thanks

Joel Harvey
539-5436

From: Gary Richardson
Sent: January-13-12 2:16 PM
To: Kathy Jones
Subject: FW: Rezoning of Farm Gate Store site for permanent use - Mayne Island, 568 Fernhill Road.

From: Kriss Boggild [<mailto:krissboggildartist@telus.net>]
Sent: January-13-12 2:08 PM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: Rezoning of Farm Gate Store site for permanent use - Mayne Island, 568 Fernhill Road.

Dear Sir, this letter is to inform you that I support rezoning of the site currently used by Farm Gate Store so that they may continue to operate there. The store is a needed community amenity, especially for those who live on the east and southeast end of the island.

Cutting the distance by half to travel for groceries is important to me, as I often need to walk or bike to a store. I value local produce and I support the store because of the staff's dedication to sourcing local and near-local food for me and my family.

Thank you for your anticipated attention to this matter.

Sincerely, Kriss Boggild
539 Piggott Road, Mayne Island, BC V0N 2J2

From: Gary Richardson
Sent: January-13-12 2:18 PM
To: Kathy Jones
Subject: FW: Farm Gate Store
Attachments: Farm Gate-Jan'12.doc

Also copy letter attached.

-----Original Message-----

From: Ann Johnston [\[mailto:ann@ajohnston.ca\]](mailto:ann@ajohnston.ca)
Sent: January-13-12 2:13 PM
To: Gary Richardson; Peter Luckham; ["Brian Crumblehulme "@islandstrust.bc.ca](mailto:Brian.Crumblehulme@islandstrust.bc.ca)
Cc: Don McDougall
Subject: Farm Gate Store

Hello all--

Unfortunately I will be unable to attend the next LTC meeting on February 1st as I will be away.

I strongly urge you to move ahead as expeditiously as possible in the re-zoning of the property at 568 Fernhill Road. It is well past time to put an end to the interminable delays that have been associated with this issue. My letter is attached.

Yours most sincerely,

Ann Johnston

A hard copy of the letter will follow, Gary. AJ

498 Bluff Way
Mayne Island, V0N 2J2

January 13, 2012

Mayne Island Local Trust Committee
c/o Gary Richardson, Planner

Dear Peter and Brian:

I am writing to urge you to give permanent commercial zoning to the property at 568 Fernhill Road where the Farm Gate Store is now situated.

Over the past year this attractive grocery store has proven that it meets an important need on Mayne Island. It allows those of us who value organic produce and fair trade food products to find a wide variety of these here on our Island. It also provides a commercial outlet for over twenty local growers of organic produce and meat products. In addition, Farm Gate is providing year-round employment for a number of people.

I have never encountered any traffic problems associated with the location of the store.

Zoning for commercial use in what is already a developed commercial area of the Island is certainly preferable to having this property remain zoned for Light Industrial use.

Yours very truly,

Ann W. Johnston

cc.: Peter Luckham, Chair
Brian Crumblehulme
Don McDougall

January 13, 2012

455 Anne Road,
Mayne Island, BC,
250-539-3518,

Mr. G Richardson,
Island Trust
British Columbia

Dear Mr. Richardson,

We are writing this letter in support of the continued operation of the 'The Farm Gate Store' 568 Fernhill Road, Mayne Island. We feel that the store provides a wonderful service to our community and is operated with professionalism and friendliness. In our opinion, the temporary permit should become permanent. In our experience there have been no problems re parking or traffic at that location whenever we have driven by or stopped to shop there.

We look forward to continuing to shop at 'The Farm Gate Store' and encourage the Island Trust to make this operating permit a permanent one.

Sincerely,

Brent and Bev Scott

From: Gary Richardson
Sent: January-16-12 9:30 AM
To: Kathy Jones
Subject: FW: Permanent zoning permit Farm Gate Store - IN SUPPORT

From: WILLIAM STRONG [\[mailto:wstrong9578@shaw.ca\]](mailto:wstrong9578@shaw.ca)
Sent: January-15-12 5:20 PM
To: Gary Richardson
Cc: bcrumblehume@islandstrust.bc.ca; Peter Luckham; don@farmgatestore.com
Subject: Permanent zoning permit Farm Gate Store - IN SUPPORT

We are pleased to support the application for a Permanent Zoning Permit for the Farm Gate Store at 568 Fernhill Road.

We appreciate the variety of products available to permanent residents and to those, like ourselves, who have a second residence on Mayne Island.

Mayne Island has been a special place for our extended family since 1965, Because of this attachment to Mayne Island, we have built a substantial second home on Steward Drive.

We trust you will grant the Farm Gate Store, the Permanent Zoning it requires to continue serving Mayne Island with local products and specialty items.

Regards.
Bill and Ruth Strong

From: Gary Richardson
Sent: January-16-12 9:31 AM
To: Kathy Jones
Subject: FW: Farm Gate Store, Mayne Island

From: Neil Piller [\[mailto:npiller@stgeorges.bc.ca\]](mailto:npiller@stgeorges.bc.ca)
Sent: January-15-12 1:51 PM
To: Gary Richardson
Cc: Peter Luckham; Brian Crumblehulme; don@farmgatestore.com
Subject: Farm Gate Store, Mayne Island

Dear Mr. Richardson,

I would hereby like to offer my support for the application by Farm Gate Store to the Islands Trust for permanent zoning that will allow them to indefinitely continue operating their business..

We have been property owners on Mayne Island for the past twenty-two years and have seen many businesses come and go. The Farm Gate Store is definitely a positive addition to the retail offerings on the island and the community in general. We have really enjoyed shopping at the store this past year and have seen none of the negatives that those against the store raise. The road access is completely reasonable and I see little negative impact on the surrounding businesses or homes.

We hope you vote to accept the rezoning and look forward to the the applicants continued positive contribution to the community.

Sincerely,

Neil Piller
588 Bakerview Drive, Mayne Island

From: Gary Richardson
Sent: January-16-12 9:32 AM
To: Kathy Jones
Subject: FW: Zoning of Farm Gate

From: sally teich [<mailto:teichtetrault@shaw.ca>]
Sent: January-15-12 11:40 AM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: Zoning of Farm Gate

To whom it may concern:

This letter is in support of allowing a permanent zoning change so that Farm Gate can continue to operate on Mayne Island. Our family owns property on Mayne and has been spending summers and week-ends on Mayne Island for the past 32 years. We feel that the opening of Farm Gate has been a tremendous addition to the Mayne Island community. In past years, we would do the bulk of our grocery shopping in Vancouver and then supplement with things we were missing. Now we rarely bring anything from Vancouver, shopping locally on Mayne (Thrifty's, Bakery and Farm Gate) . In fact, since Farm Gate opened we now buy things on Mayne that we bring back to Vancouver. Farm Gate allows for a permanent location for locally grown and produced goods to be available year-round, supporting a sustainable and responsible future.

Sincerely,
Sally Teich and Paul Tetrault
798 Wilkes Road
tel: 604 322-7946

From: Gary Richardson
Sent: January-16-12 9:34 AM
To: Kathy Jones
Subject: FW: Farm gate sales

-----Original Message-----

From: Matthew [\[mailto:matmar1@telus.net\]](mailto:matmar1@telus.net)
Sent: January-15-12 9:45 AM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham
Subject: Farm gate sales

Dear Sirs,

I am in full support of the new store on the island and shop there often, when I first visited Mayne in 1987 there was a grocery store in the old center store location. This store sold produce, canned goods, some meat, chicken and ice cream bars it was very rustic, it was eventually developed into the complex that exists today which has no retail food store.

The farm gate store is of great benefit to this area in general, I live at 774 Kippen and it saves me the drive into the village for my grocery needs, this shop fills a niche market requirement for organic and high quality grocery items and is ideally located.

I trust that a full zoning license will be granted as I believe this is a continuing benefit to the entire local community.

Matthew & Margaret Morrison.

Sent from my iPad



MayneStay Consulting Group Ltd.

P.O. Box 43

Mayne Island, BC

CANADA V0N 2J0

Telephone: 1-250-732-4364 (JCG Direct)

Facsimile: 1-250-539-2346

(47)

REF: Farm Gate – TUP Update

January 14, 2012

Islands Trust
200 – 1627 Fort Street
Victoria, BC
V8R 1H8

Attn: Gary Richardson Islands Trust Planner for Mayne Island - grichardson@islandstrust.bc.ca

Dear Sir:

RE: Farm Gate Store Temporary Use Permit Review

I am writing on behalf of myself and my wife, Tamsen (Thomi) Glover, to express our support for the continuation of the Farm Gate Store and a successful outcome for any application for this location to be granted rezoning as required for a local grocery store.

Since the Farm Gate Store has been in service we have shopped at this facility on almost a daily basis and have found it to be a splendid addition to the Fernhill Centre retail complex.

Don and Shanti McDougall, with their staff, have transformed an island eyesore into a welcoming and wholesome location to purchase groceries and provide an outlet for local farm produce. They have also introduced many other organic and specialty local products which we appreciate.

The previous facility did nothing to enhance the Fernhill Centre location whereas the Farm Gate Store has, in our opinion, made the Fernhill Centre a much more desirable shopping location for island residents and visitors and, we suspect, Farm Gate Store has enhanced the exposure for the other retail outlets at this location. We are aware that, on at least one occasion, Farm Gate Store has offered referrals for one of the Fernhill Centre retail outlets for products that are not carried by the Farm Gate operation. This represents the true spirit of co-operation on our island.

We sincerely hope that the Islands Trust will take the necessary action to sustain this facility as we feel it has become a bonus for the concept of buying locally and has also become a delightful place to shop.

Respectfully Submitted, John and Tamsen (Thomi) Glover, 263 Leighton Lane, Mayne BC

CC: Brian Crumblehume bcrumblehume@islandstrust.bc.ca - Mayne Island Local Trustee

Peter Luckham pluckham@islandstrust.bc.ca - Chairman Mayne Island LTC

Don McDougall don@farmgatestore.com

From: Gary Richardson
Sent: January-16-12 9:38 AM
To: Kathy Jones
Subject: FW: Farm Gate Application

From: Don McDougall [<mailto:don@farmgatestore.com>]
Sent: January-14-12 3:35 PM
To: Gary Richardson
Subject: Fwd: Farm Gate Application

Begin forwarded message:

From: "Ron" <ronalderdman@gmail.com>
Date: January 14, 2012 2:35:17 PM PST
To: <don@farmgatestore.com>
Cc: "'Kathy Erdman'" <kerdman@shaw.ca>
Subject: Farm Gate Application

Don,

I understand you are looking for support for permanent rezoning of the site where you now have Farm Gate Store on Mayne Island and there is a meeting scheduled for Wednesday Feb. 1 at 1 p.m. at the Agricultural Hall. In this regard, please feel free to table this letter on my behalf.

I have been an owner of a property on Isabella Lane since 1989. I use the property frequently but don't live there. I support Mayne Island businesses as much as possible and I'm pleased to support you in your rezoning application. I think your store is appropriate for the Island and the more people support these kind of new risky ventures the better. Why not allow someone like you to invest in the island and offer alternatives for those that wish to purchase them?

Good luck, I hope all your hard work is worthwhile.

Ron Erdman
(604) 926-6633

Ron Erdman
ronalderdman@gmail.com

From: Gary Richardson
Sent: January-16-12 9:38 AM
To: Kathy Jones
Subject: FW: Farm gate store support

-----Original Message-----

From: Sandy Sandvik [<mailto:ssandvik@theedge.ca>]
Sent: January-14-12 1:56 PM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: Farm gate store support

To Mr. Gary Richardson

I whole-heartedly support the Farm Gate Store @ 568 Fernhill Road in their changed zoning application. I look forward to hearing about a positive outcome!

Sincerely

Sandra Sandvik

574 Dinner Bay Road Mayne Island

From: Gary Richardson
Sent: January-16-12 9:40 AM
To: Kathy Jones
Subject: FW: In support of Farm Gate Store - rezoning

From: Michelle Vine [\[mailto:michemouche@gmail.com\]](mailto:michemouche@gmail.com)
Sent: January-14-12 10:12 AM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: In support of Farm Gate Store - rezoning

To the attention of Gary Richardson and members of the Island
Trust, January 14, 2012

My husband's family has had a residence on Mayne Island for some 30 years. We are all very thrilled to see the Farm Gate Store compliment the existing shopping options on the island. We in no way see the store as a replacement for the True Value or Trading Post, but as an additional site to find local organic produce and specialty health food items. We support Farm Gate Store in its endeavour to gain permission for permanent rezoning at its current location at 568 Fernhill Road.

Regards,

Michelle Vine

From: Gary Richardson
Sent: January-16-12 9:41 AM
To: Kathy Jones
Subject: FW: Farm Gate

From: Bill Hayward [\[mailto:billhayward598@gmail.com\]](mailto:billhayward598@gmail.com)
Sent: January-14-12 10:00 AM
To: Gary Richardson
Subject: Farm Gate

Dear Gary Richardson, I would like to write in favor of the McDougalls Farm Gate store. I live approximately 150 yards from their store and I really enjoy being able to walk down the road to get my groceries. I also believe the store is helping to reinvigorate the neighbourhood. You don't have to go down town to socialize with your friends. On a number of occasions I've done my shopping then gone next door to the Fennel for lunch, thus spending more money locally. As far as the traffic concerns go, I don't believe there are any! I think we need more enterprises like the McDougalls. Sincerely Bill Hayward, 598 Fernhill Rd 250-539-9890.

From: Lynda Campbell <lycampbe@hotmail.com>
Sent: January-17-12 7:11 AM
To: Kathy Jones
Subject: RE: Farm Gate Rezoning

Hi Kathy,

I hope this works for you.

Lynda Campbell

657 Purcell Road,

Mayne Island, BC
V0N2J0
January 15 2012

Mr Gary Richardson,

I am writing to support Don and Shanti McDougall's application for permanent zoning of Farm Gate Store. I have been a permanent resident on Mayne Island for 5 years. Prior to that I was a weekender for 4 years. During my 9 years on Mayne Island I have supported local food producers and retailers as much as possible however until the opening of Farm Gate Store I supplemented my food purchases off island. This was especially true for the non farmer's market October to May time frame. With the opening of Farm Gate Store my purchases are now largely Mayne Island based. While I continue to shop at all of the other retailers I am spending a much larger proportion of my food budget allotment on Mayne. The shift in expenditures has come from my off island purchases rather than from existing Mayne island retailers.

Supporting local businesses make sense economically, environmentally and in my experience has helped me feel like I am contributing to a stronger Mayne Island community. I hope you and the Mayne Island Trust committee members look favourably on this permanent zoning request and allow Farm Gate Store to become a permanent part of our community.

Sincerely,

Lynda Campbell

From: kjones@islandstrust.bc.ca
To: lycampbe@hotmail.com
Date: Tue, 17 Jan 2012 07:03:14 -0800
Subject: Farm Gate Rezoning

Hi Lynda, I cannot seem to open your letter with wps extension, can you send it as a pdf or just copy it into an email. Thanks

Kathy Jones
Planning Clerk/Deputy Secretary

Islands Trust
200 - 1627 Fort Street
Victoria BC V8R 1H8
Telephone: 250-405-5163
Toll Free: 1-800-663-7867
Preserving [Island](#) communities, culture and environment

(53)

521 Abbott Road
Mayne Island
V0N 2J1

Gary Richardson,
Island Trust

January 13, 2012

Dear Mr Richardson,

I am writing in support of Don and Shanti Mc Dougall's application for permanent zoning of their property at 568 Fernhill Road, to allow continued operation of Farm Gate Store.

I believe that the addition of this store has been of benefit to the community at large and I personally enjoy the access to a greater diversity of food products - particularly fresh, local produce in season and specialty items that are not available elsewhere on the island. It appears that concerns that were previously expressed by some people relative to traffic safety have proved unfounded and the building has gone from being an eyesore to an attractive addition to the community.

Now that the store has established a place in the community without any apparent environmental impact, I see no reason to prolong any controversy and urge the Trust to put an end to the matter by granting the required zoning.

Sincerely

Carol Munro

From: Gary Richardson
Sent: January-16-12 10:02 AM
To: Kathy Jones
Subject: FW: Permanent Zoning for Farm Gate Store

From: Kathy Erdman [<mailto:kerdman@shaw.ca>]
Sent: January-13-12 5:16 PM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: Permanent Zoning for Farm Gate Store

755 Isabella Lane

Mayne Island, BC

January 13, 2012

Gary Richardson grichardson@islandstrust.bc.ca

Planner, Islands Trust

cc. Brian Crumblehume bcrumblehulme@islandstrust.bc.ca ;
Peter Luckham pluckham@islandstrust.bc.ca;
Don McDougall don@farmgatestore.com

Dear Mr. Richardson

This letter is regarding the application for permanent zoning for the Farm Gate Store at 568 Fernhill Road on Mayne Island. I am fully supportive that the zoning should be changed to allow the store to continue operations.

My family and I have fully enjoyed having the opportunity to shop at the Farm Gate Store. It offers unique products unavailable otherwise on the island and it offers an opportunity to purchase some groceries closer to our home, rather than needing to go all the way into Miners' Bay for everything. The store offers employment opportunities.

We have had no negative experiences regarding traffic or congestion.

I wish to give my wholehearted support to the permanent zoning application.

Yours truly,

Kathryn Erdman

From: Gary Richardson
Sent: January-16-12 11:07 AM
To: Kathy Jones
Subject: FW: Farm Gate Store

From: Brian Donaldson [<mailto:briand@quadrus.com>]
Sent: January-16-12 10:57 AM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: Farm Gate Store

Dear Mr. Richardson,

I'm a part-time resident on Mayne Island (208 Mariners Way) and often shop at the Farm Gate Store. As a person with many allergies and food sensitivities, having a store open on Mayne that specializes in organic foods has been particularly useful for me. I have recently learned that the store is operating under some sort of temporary permit and that Islands Trust is currently evaluating its appropriateness for ongoing operations. I would like to throw my enthusiastic support behind the store continuing operations in its current location. I am hopeful that Islands Trust views an organic grocery store as beneficial to the community.

Regards,
Brian Donaldson

Brian Donaldson
Chief Technical Director
Quadrus Development Inc.
Direct: 403.862.2721
Main: 403.257.0850
Email: briand@quadrus.com
Web: www.quadrus.com



Experienced IT Services

From: Gary Richardson
Sent: January-16-12 2:23 PM
To: Kathy Jones
Subject: FW: Farmgate store

From: imorris [\[mailto:imm3@yahoo.com\]](mailto:imm3@yahoo.com)
Sent: January-16-12 1:52 PM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: Farmgate store

Mr. Richardson,

I am writing to you in order to register my support for the continued operation of Farmgate Store. I am a homeowner on Mayne and frequent this store and others as needed. It is my hope that this store will be permitted to continue operations.

Ian Morris
275 Wood Dale Dr
Mayne, BC
V0N 2J2

From: Gary Richardson
Sent: January-13-12 3:58 PM
To: Kathy Jones
Subject: FW:

From: severts [\[mailto:severts@shaw.ca\]](mailto:severts@shaw.ca)
Sent: January-13-12 3:52 PM
To: Gary Richardson
Cc: don@farmgatestore.com; Peter Luckham; Brian Crumblehulme
Subject:

Dear Gary;

RE: Farm Gate Store, 568 Fernhill Rd., Mayne Island

I am writing to lend my strongest support to Shanti and Don McDougall's application for permanent zoning for their *Farm Gate Store*.

Not only is the physical plant a tasteful addition to the *Fernhill Centre* area, but, since its opening, the store has been nothing but a pleasure to shop in. The ambience is warm and friendly, and it's wonderful to have consistently superior locally-grown fresh produce, fresh meats, and an excellent selection of grocery items otherwise not found on Mayne.

It is my fervent hope that the McDougalls be granted the necessary zoning to enable them to keep their *Farm Gate Store* in operation and keep this valuable asset available to shoppers.

Best regards,
Su Everts
364 Barque Rd.
Mayne Island
250-539-3669
severts@shaw.ca

From: Gary Richardson
Sent: January-17-12 9:34 AM
To: Kathy Jones
Subject: FW: Farmgate Store, Mayne

-----Original Message-----

From: jhazel@dccnet.com [<mailto:jhazel@dccnet.com>]
Sent: January-17-12 5:36 AM
To: Gary Richardson
Cc: bccrumblehulme@islandstrust.bc.ca
Subject: Farmgate Store, Mayne

To whom it may concern,

I am writing in support of maintaining Farmgate Store on Mayne Island. The store sells high quality produce and goods, much of which are produced locally and/or are organic. I believe the "grown locally/organic" focus of the store is congruent with the overall philosophy of the gulf islands community in general and is a great addition to our community. Off-island friends enjoy shopping and eating produce from the store.

The store improves the Mayne Island community and provides class and character... please keep it! Judy

From: Gary Richardson
Sent: January-17-12 9:35 AM
To: Kathy Jones
Subject: FW: Mayne Island Farm Gate Stores

From: larry dorward [<mailto:larrywarddoor@yahoo.com>]
Sent: January-17-12 7:24 AM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: Mayne Island Farm Gate Stores

Gary Richardson

I am writing to you in regard to the application to change the zoning at 586 Fernhill Road, Mayne Island, allowing The Farm Gate Stores to continue operation on Mayne Island.

As a resident at 520 Bay Turnabout, Mayne Island I fully support a change in the zoning for this property so that this business may continue. I feel the location and the business now presently located on this site to be of benefit to our community.

Again, I would hope that you will take into consideration my position on this matter at the public meeting on February 1, 2012.

Larry Dorward

From: Gary Richardson
Sent: January-17-12 9:36 AM
To: Kathy Jones
Subject: FW: Farm Gate Store

-----Original Message-----

From: kim harris [<mailto:kimharris55@gmail.com>]
Sent: January-17-12 7:40 AM
To: Gary Richardson; Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: Farm Gate Store

To the Island Trust

I am writing to let you know that I completely support the permanent operation of the Farm Gate Store at the property at 568 Fernhill Road.

I believe that it should have its zoning changed to allow Farm Gate Stores continued and permanent operation. The store is a valued addition to the community. I hope that you will allow its' continued operation.

Thank you

Kim Harris

520 Bay Turnabout

Mayne Island, BC

250 539 9878

From: Gary Richardson
Sent: January-17-12 11:10 AM
To: Kathy Jones
Subject: FW:

From: philip foster [<mailto:philipfoster@telus.net>]
Sent: January-17-12 11:06 AM
To: Gary Richardson
Cc: Peter Luckham; Brian Crumblehulme
Subject:

Hello ,

I'm writing in support of the rezoning of the property at 568 Fernhill Road, Mayne Island. I believe that the site should be rezoned to allow the Farm Gate Store to continue operation as the store enhances the business community on Mayne and provides a valuable service to consumers.

Thank You,

Philip Foster (569 Hewitt Rd, Mayne Island)

From: Gary Richardson
Sent: January-17-12 12:55 PM
To: Kathy Jones
Subject: FW: rezoning for Farmgate Store on Fernhill Road.

From: darrell profumo [\[mailto:dperfumo@yahoo.com\]](mailto:dperfumo@yahoo.com)
Sent: January-17-12 12:49 PM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: rezoning for Farmgate Store on Fernhill Road.

Greetings, I am in favour of the permanent re-zoning for the FarmGate Store on Fernhill Road. As the owner of a business in the Fernhill Centre (EnVision Gallery), I have seen how business for ALL the residents in the Centre have benifited by the presence of another destination retail outlet in the area. I respectfully ask that you consider the application favourably. Yours, Darrell Perfumo 617
Waugh Road 250 539-3288

From: Gary Richardson
Sent: January-18-12 2:56 PM
To: Kathy Jones
Subject: FW: Zoning 568 Fernhill Road Mayne Island

Follow Up Flag: Follow Up
Flag Status: Flagged

-----Original Message-----

From: Sally Ireland [<mailto:sally@sallyireland.com>]
Sent: January-18-12 1:01 PM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: Zoning 568 Fernhill Road Mayne Island

Dear Gary Richardson,

I am writing this letter in support of Farm Gate Store which has been operating on a Temporary Use Permit, and very successfully. It is a source of locally and nearby produced food all year long, and has become a regular part of my shopping routine. Among other products the store supplies high quality organic meats that I cannot find anywhere else. I recall that there was some concern about traffic congestion on the part of some Mayne Island residents, but I have never experienced any problems. There is ample parking and a safe entrance and exit. The store also provides employment, excellent service, an events board, and in general acts as a community builder.

I think the zoning should be changed so that Farm Gate Store can become a permanent part of Mayne Island.

Sincerely
Sally Ireland

From: Gary Richardson
Sent: January-18-12 11:21 AM
To: Kathy Jones
Subject: FW: 568 Fernhill Road, Mayne Island : Farm Gate Store and Rezoning

Follow Up Flag: Follow Up
Flag Status: Flagged

From: ELIZABETH MacKENZIE [<mailto:emack@shaw.ca>]
Sent: January-17-12 9:34 PM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: 568 Fernhill Road, Mayne Island : Farm Gate Store and Rezoning

Dear Mr. Richardson,

I have owned property on Mayne Island since 1988 and am very happy with the new store. It is conveniently located in the centre of the island, at a walking distance from many homes and cottages.

After being in operation this past year, I have noticed no inconveniences, no traffic, no problems.

The store provides excellent service with long opening hours, locally produced and sourced products and a happy warm environment.

Please give the owners permanent zoning for their endeavour.

Sincerely,

Elizabeth MacKenzie

ELIZABETH MacKENZIE MAIBC
emack@shaw.ca 604 731 9157

From: Gary Richardson
Sent: January-18-12 12:15 PM
To: Kathy Jones
Subject: FW: farm gate store and rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

From: Elisa Lloyd-Smith [<mailto:elloydsmith@gmail.com>]
Sent: January-18-12 12:03 PM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: farm gate store and rezoning

Dear Mr. Richardson,

Mayne Island has been my "happy place" for over 20 years. Farm Gate has been a fabulous addition to the island. The store offers exceptional quality, delicious and unique products not found elsewhere on the island. Hours are convenient and service is top notch and friendly. In the past, we've always drove to the store but this location makes it accessible for us as well as others to walk.

Farm Gate strikes the perfect balance between thinking globally and acting locally. Please provide appropriate zoning to keep Farm Gate's doors open!

Respectfully,
Elisa Lloyd-Smith

From: Gary Richardson
Sent: January-18-12 2:57 PM
To: Kathy Jones
Subject: FW: Farm Gate Store

Follow Up Flag: Follow Up
Flag Status: Flagged

From: ELIZABETH HARVEY [<mailto:e.a.harvey@shaw.ca>]
Sent: January-18-12 1:54 PM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: Farm Gate Store

Dear Mr. Richardson other members of the Island Trust,

This is to let you know that I support the continuation of the Farm Gate Store in its present location. It is handy to have access to their healthful, fresh food. I would very much like to continue shopping there, so request that you allow it to become a permanent part of our community.

Sincerely,

Amber Harvey

cc Brian Crumblehume

Peter Luckham

Don McDougall

<http://amber.maynehouse.com/>
<http://treewithroots.wordpress.com>



certified organic cotton zeers

ZEE SPOT

WE'VE GOT COLOR. BABY!

(67)

January 18, 2012

Re: Farm Gate Store's application for permanent zoning

451 Fernhill Rd
Mayne Island, British Columbia
V0N 2J2

PHONE
250-539-5889

MOBILE
250-508-3574

EMAIL
shabeer@zee-spot.com
christina@zee-spot.com

WEB
www.zee-spot.com

We are writing to you today to express our unequivocal support of Don and Shanti McDougall's application for permanent zoning for their Farm Gate Store.

Since it opened its doors last year, Farm Gate has contributed in many ways to making Mayne Island a better place to live. Apart from adding a beautiful new meeting place to our community, Farm Gate has provided real food choices to Mayne Islanders.

We used to have to shop off-island once a week for local, sustainable food; now, thanks to Farm Gate, we are able to eat delicious, locally-grown, locally-produced food year-round, thereby reducing our environmental footprint and alleviating the energy it takes to shop off-island. Our kids have the wonderful reality of clearly knowing where their food comes from and we don't have to worry about them having to eat GMO-laden food coming from south of the border or overseas! Farmers and food producers - here on the island and locally - now have another much-needed stream of revenue for their products. And the extra competition Farm Gate has brought to Mayne has served to raise the bar of its competitors on the island, a win-win for all food consumers on the island!

Lastly, Farm Gate has contributed toward Mayne Island being a more sustainable community and has expanded our sense of gratitude for living in such a beautiful community.

Please approve Don and Shanti's application for permanent rezoning for Farm Gate.

Thanks,

Shabeer Ebrahim & Christina Smith-Ebrahim

From: Gary Richardson
Sent: January-19-12 11:03 AM
To: Kathy Jones
Subject: FW: Letter regarding zoning application at 568 Fernhill Road Mayne Island

From: TERRILL WELCH [<mailto:tawelch@shaw.ca>]
Sent: January-19-12 11:02 AM
To: Gary Richardson
Cc: David Colussi; Peter Luckham; Peter Luckham; don@farmgatestore.com
Subject: Letter regarding zoning application at 568 Fernhill Road Mayne Island

Dear Gary Richardson,

We strongly believe that the zoning at 568 Fernhill Road should be permanently changed to allow Farm Gate Store to continue its operations. The intent and purpose of this store fits well with Mayne Island's Official Community Plan for food security and lowering environmental impacts. Under the temporary use permit, the Farm Gate Store has provided organic and high-quality food supplies that we use to purchase in Vancouver or Victoria previous to its availability. The easy access of one-stop-shopping for locally grown meat, eggs, fruit and vegetables is a welcomed addition to our life in our community.

As full-time residents on Mayne Island we want consistent access to the high-quality organic and locally grown food supplies. Farm Gate Store greatly increases our quality of life in all seasons. We would like to see the Farm Gate Store become a permanent part of our local community food security resources.

Besides these practical community considerations - everything is just simply mouth-watering and excellent! We would deeply miss the Farm Gate Store if it wasn't zoned to continue its operations.

warm regards,

Terrill Welch and David Colussi

428 Luff Road
Mayne Island B.C.
V0N 2J2

ccd. Don McDougall, Brian Crumblehulme and Peter Luckham

Terrill Welch
artist, photographer, writer

Online Gallery: <http://terrillwelchartist.com>
Creative Potager blog: <http://creativepotager.wordpress.com>
twitter:<http://twitter.com/terrillwelch>
photography at redbubble: <http://www.redbubble.com/people/terrillwelch>
facebook: Terrill Welch
email: tawelch@shaw.ca phone: 1-250-539-5877

Dear Trustees,

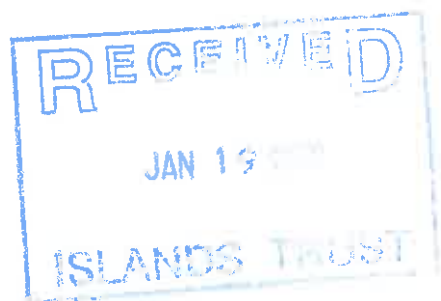
(69)

We are writing to express our concern for the future of Farm Gate store on Mayne Island. It is our understanding that the TUP is due for review. We have found the store to be a valuable asset to our island. Farm Gate store is providing a wonderful service offering local organic produce and foods, supporting a local community of farmers, sourcing specialty items when requested, providing several much needed employment opportunities, supporting and commissioning local artists to enhance the environment around the property, providing opportunity for artists to display their work, fostering a creative open community by providing a community notice board.

Farm Gate has enriched the lives of many Mayne Islanders. It would be a great disappointment if the store was to not be allowed to continue.

We urge you to vote in favor for the continuance of this invaluable store.

Yours sincerely,
Donna Williams and Eric Abildgard



Wave Hill Farm,
340 Bridgman Rd
Salt Spring Island, B.C.
V8K 1W7.

January 20, 2012.

Dear Mr. Richardson:

Re: Re-zoning Application, Farm Gate Store, 568 Fernhill Road, Mayne Island

We are writing to support Don and Shanti McDougall of Deacon Vale Farm in their application for rezoning the property at 568 Fernhill Road from its present designation as C3(a) Service Commercial to C1 (Settlement Commercial, to allow Farm Gate Store continued operation.

We own a large organic farm on Salt Spring Island, where we raise sheep, chickens and produce for the local market. FYI, we do not sell any of what we produce at the Farm Gate store. We visited Farm Gate Store a few times this Fall. This letter reflects our experience of visiting and shopping at Farm Gate.

First, we would like to say how much we appreciate the aesthetic appeal of this store - from the art on the outer walls to the organization and displays within, the store is attractive and fits in well with surrounding buildings and natural features. We made several purchases and wish to express our appreciation for the high quality of the food we bought. Having a store like Farm Gate on Mayne adds to the enjoyment of visiting the island.

As organic farmers, we have an intimate understanding of the value to organic farmers, and to the community they serve, of having a venue from which to sell farm products throughout the year. This is what Farm Gate makes possible, for the McDougalls and for a number of other Mayne and other Gulf Island organic farmers. As the Trustees are no doubt aware, the demand for local, organic food is increasing. The Farm Gate store is helping to meet this demand.

We understand that local governments in B.C. are charged with the responsibility of lowering greenhouse gas emissions in their respective areas. Transportation and food production are the two largest contributors to greenhouse gas emissions on Salt Spring, and we imagine this is also the case on Mayne. Growing more food locally and creating opportunities for local people to purchase locally grown and processed food year round contributes significantly to reducing greenhouse gas emissions on Mayne Island.

Employing local people contributes to the viability of the local economy. Money spent at the Farm Gate store stays on-island, contributing to the resilience of the local economy. Island communities are more vulnerable than land based communities to rising food and fuel prices and to shocks and disruptions from outside. On Salt Spring, for example, we have a maximum three days supply of food on the island. A store like Farm Gate that is linked so strongly with local food production enhances food security for the entire island.

In closing, we believe there are many good reasons for approving this application, and we are pleased to add our voices to those of other Gulf Island residents who would like to see the Farm Gate store continue to serve farmers, local people and visitors.

Sincerely,

Mark Whitear and Rosalie Beach
Wave Hill Farm

From: Gary Richardson
Sent: January-21-12 12:03 PM
To: Kathy Jones
Subject: FW: permanent zoning for Farmgate store, Mayne Island

From: Marilyn Winterbottom [\[mailto:maynland@shaw.ca\]](mailto:maynland@shaw.ca)
Sent: January-20-12 11:14 AM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham
Subject: permanent zoning for Farmgate store, Mayne Island

Mr. Richardson and Trustees,

I support the application for a zoning change from temporary use to permanent use of Farm Gate Store at 568 Fernhill Road, Mayne Island. The owners have done their due diligence in complying with restrictions placed upon them by the trust....mainly to address traffic issues. In my opinion, traffic issues and sight lines have been properly addressed with appropriate signage. Entry and exits are clearly marked and are easily negotiated with a vehicle or bicycle. A fence has also been constructed as a barrier for children. The store provides another food option to visitors and community and is an outlet for local growers who are committed to food sustainability. Considerable care and expense has been undertaken to make it an attractive and positive contribution to the central Fernhill commercial zone. For these reasons and more, the application for permanent use should be approved.

Respectfully,
Marilynn Winterbottom
546 Caddy Drive,
Mayne, B.C.

From: Gary Richardson
Sent: January-21-12 12:03 PM
To: Kathy Jones
Subject: FW: Farm Gate Store, Mayne Island

-----Original Message-----

From: PETER WHITE [<mailto:white@istar.ca>]
Sent: January-20-12 9:25 AM
To: Gary Richardson
Cc: Brian Crumblehulme; Peter Luckham; don@farmgatestore.com
Subject: Farm Gate Store, Mayne Island

Dear Mr. Richardson

We are writing to express our abiding belief that the Farm Gate Store's application for commercial zoning should be approved. Under its current temporary permit, the store has amply demonstrated that it has an enormous contribution to make to life for many who live on the island or are there as visitors. In this short time, the store has become a primary commercial and social crossroads that also operates in a manner that is in harmony with the nature of Mayne as a small, rural island community as opposed to an urban centre. From our observations, the concerns about traffic, noise and disruption that were raised at the time of the original permit application have proved groundless.

We believe that the argument that there has already been too much commercial activity on the island is fallacious as it does not take into account the type of activity, its viability and its relationship to the island within the larger context of the island's evolution and contemporary conditions. More than a simple commercial venue, Farm Gate is grounded in a commitment to the sustainability and ongoing health of the community.

Thank you for your consideration.

Sincerely

Gisele Amantea and Peter White

From: Gary Richardson
Sent: January-21-12 12:04 PM
To: Kathy Jones
Subject: FW: zoning letter.doc

From: Goodman/Willick [\[mailto:ggandron@shaw.ca\]](mailto:ggandron@shaw.ca)
Sent: January-19-12 6:50 PM
To: Brian Crumblehulme; Gary Richardson; Peter Luckham; 'Don McDougall'
Subject: zoning letter.doc

March 16, 2010

To the Mayne Island, Island Trusts' representatives,

We would like to add our support to the request for a zoning change at 568 Fernhill Road , Mayne Island.

The public brought up their concerns regarding traffic, noise and a change to the Montrose area as concerns regarding this change of zoning.

We have observed none of these effects . Instead we see the building restored, improved and the property returned to usefulness.

The additional benefits of an outlet for local produce and employment opportunities means this is a positive addition to our community.

This is precisely the type of development our island needs.

Thank you,
Glenda Goodman and Ron Willick
Mayne Island residents for over 30 years
500 Aya Reach Rd.
Mayne Island B.C.
V0n 2J1



Islands Trust

Print Date: Jan-20-2012

Top Priorities

Mayne Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Housing Options	1. Forward staff report to APC for comment on OCP amendments and secondary suite legalization process. (COMPLETE)	Jul-04-2011	Gary Richardson	Mar-31-2012	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	May-02-2011	Gary Richardson	Mar-31-2012	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	Jun-09-2010	Robert Kojima	Mar-31-2012	On Going



Islands Trust

Print Date: Jan-20-2012

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



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 2008-2011

Adopted: September, 2009 -- Updated: November 22, 2011

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 unique natural environment of the islands in the Strait of Georgia and Howe Sound 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 is made up of the 26 locally-elected officials of the Trust Area who are responsible for land use decisions in their island communities. Our Council has a unique mandate from the province to protect the unique environment and amenities of the islands. It meets quarterly to make decisions about overall policy, staff resources and budget. Our current Council was elected for a 3-year term during BC Local General Elections in November 2008. The current term will end in December 2011.

A Strategic Plan for our 2008-2011 term

Since December 2008, we have worked hard to identify the most important goals for the current term. By identifying these goals and developing a strategic plan to achieve them, we can focus finite resources and measure progress. Through adoption of a Strategic Plan, we have confirmed the following focus areas for our 2008-2011 term:

Goal 1 Ecosystem Preservation and Protection

We can create a legacy for the future by preserving and protecting the most significant parts of our natural environment:

- We will identify and protect our most significant riparian areas.
- We will improve the identification and protection of island biodiversity, as well as our most sensitive environments, and significant natural areas.
- We will work to reduce greenhouse gas emissions, both by managing our internal operations and by fostering energy-efficient communities in our land use decisions.

Goal 2 Stewardship of Island Resources

We will work to steward island resources, and to ensure that the scale, rate and type of development is compatible with the maintenance of island ecosystems.

- o We will use land use planning tools to address the sustainability and quality of freshwater resources.
- o We will support initiatives to achieve reliable, adequate and sustainable funding for the Trust Fund Board, our conservation land trust.
- o We will take steps to advance good management of coastal areas, by encouraging landowner stewardship and by considering new planning tools.

Goal 3: Sustain Island Character and Healthy Communities

We recognize that the health of our communities is improved if our islands are safe and secure, if there is strong public involvement in decision-making, and if we accommodate people of differing age groups and income levels.

- o We will work to support and restore socio-economic diversity with strategies for affordable, accessible and appropriate community housing.
- o We will work to understand and minimize the negative effects that climate change could have on island communities.
- o We will cultivate community engagement and participation in land use planning.

Goal 4 Organizational Effectiveness

Our island communities need effective and efficient government services:

- We will continue our work to provide services on an increasingly cost-effective basis.
- We will encourage recognition and support of the Islands Trust object by our communities and by other agencies and levels of government.

(Italics indicate significant changes since last Trust Council meeting; shaded text represents actions in past and future years)

*** See last page for key to abbreviations used in this document**

Goal 1: Ecosystem Preservation and Protection...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status changes since last TC meeting</i>
1.1 To identify and protect riparian areas	1.1.1 Implement Riparian Area Regulations throughout the Trust Area	<u>FY 2009/10</u> 1.1.1.1 Review watershed mapping by UBC	LPC	Funded by 09/10 program budget	By whether watershed mapping contract is complete.	Complete.
		<u>FY 2010/11 & 2011/12</u> 1.1.1.2 Obtain MOE designation of RAR watersheds	LPC	Funded by base budget	By whether MOE designation of RAR watersheds is complete	Complete for 11 LTAs. Gambier LTA in progress.
		<u>FY 2010/11</u> 1.1.1.3 Establish application processing procedures compliant with RAR	LPC	Funded by base budget	By whether all applications are processed compliant with RAR	Complete.
		<u>FY 2010/11 & 2011/12</u> 1.1.1.4 Develop bylaws re RAR requirements, subject to MOE's RAR designation	LTCs***/BIM*	Funded by program budget	By whether all islands are RAR compliant through bylaw development	<i>19 of 43 bylaws are compliant. 8 bylaw amendments in process.</i>
		<u>FY 2010/11 & 2011/12</u> 1.1.1.5 Develop communications materials about RAR for use in LTC meetings	LPC	Funded by program budget	By whether staff have developed RAR communications materials	QEP presentation made to Trust Council in Sept 2010. SSI, NP presentation materials developed. General communications materials in development.
		<u>FY 2010/11 & 2011/12</u> 1.1.1.6 Utilize RAR communication materials in LTC meetings	LTCs***	Funded by program budget	By whether LTCs have utilized RAR communications materials	Materials used on SSI and NP.
	1.1.2 Integrate riparian area protection into Regional Conservation Plan	<u>FY 2009/10 & 2010/11</u> 1.1.2.1 Within the Regional Conservation Plan, set targets and develop implementation plan for riparian area protection where mapping is completed.	TFB**	Funded by base budget	By whether the 2011-2015 Regional Conservation Plan and implementation plan is complete	Complete.
		<u>FY 2011/12</u> 1.1.2.2 Implement riparian area protection strategy	TFB**	Subject to funding	To be determined (by objectives set in RCP)	Not started.
		1.1.2.3 Mapping of non-RAR watercourses and riparian areas	TFB**	Subject to funding	By whether mapping of non-RAR watercourses and riparian areas is complete	Not started.
	1.2.1 Continue improvements to mapping data (i.e. ecosystem maps)	<u>FY 2009/10</u> 1.2.1.1 Complete DEM acquisition & implementation programs for Trust Area	LPC	Funded by 09/10 program budget	By whether DEM program is complete	Complete.
		<u>FY 2010/11 & 2011/12</u> 1.2.1.2 Complete SEM acquisition and implementation programs for Trust Area	LPC	Funded by program budget	By whether SEM program is complete	Complete.

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OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status changes since last TC meeting</i>
1.2 To improve the identification and protection of biodiversity, environmentally sensitive areas and significant natural sites, features and landforms		<u>FY 2009/10</u> 1.2.1.3 Finalize TEM mapping for Howe Sound	TFB**		Funded by 09/10 program budget	By whether mapping is finalized	Complete.
	1.2.2 Develop 2011-2015 Regional Conservation Plan (RCP)	<u>FY 2009/10 & 2010/11</u> 1.2.2.1 Complete first draft of RCP	TFB**		Funded by 09/10 program budget	By whether first draft is complete	Complete.
		<u>FY 2010/11</u> 1.2.2.2 Community consultation re RCP	TFB**		Funded by base budget	By whether consultation has been completed	Complete.
		1.2.2.3 Finalize RCP	TFB**		Funded by base budget	By whether plan is finalized	Complete.
		<u>FY 2011/12</u> 1.2.2.4 Implement RCP	TFB**	LTCs***	May be subject to funding	By whether plan has been implemented	Council planning session complete. <i>Implementation on-going</i>
	1.2.3 Protect sensitive and significant land through land use planning decisions	<u>2008-2011 term</u> 1.2.3.1 Optimize opportunities to protect land	LTCs***/BIM*		Funded by base budget	By the hectares of land that have been protected	Awaiting opportunities and LTC decisions. (e.g. Denman protected area – 790 ha, SSI community farmland – 24 ha). <i>LTCs have developed relevant OCP policies on several islands.</i>
	1.2.4 Monitor and enforce LTC conservation covenants	<u>FY 2009/10 & 2010/11</u> 1.2.4.1 Establish management plan for LTC conservation covenants	LPC		Funded by base budget	By whether a management plan has been finalized	Covenant inventory complete. Covenant monitoring report to Trust Council in Mar/11.
		<u>FY 2011/12</u> 1.2.4.2 Implement management/monitoring program for LTC conservation covenants	LTCs		Funded by base budget	By whether the management plan has been funded and implemented	Report to TC circulated to LTCs re management/monitoring of future covenants.
	1.2.5 Improve protection & planning for 'executive' islands	<u>FY 2009/10</u> 1.2.5.1 Develop work program for 'Executive' Islands	EC	LPS	Funded by base budget	By whether a work program for Executive Islands protection has been approved.	Complete.
		<u>FY 2010/11 & 2011/12</u> 1.2.5.2 Develop new bylaws for 'Executive' islands	EC	LPS	Funded by 11/12 program budget	By whether new bylaws have been developed.	OCP and LUB drafts under review.
	1.2.6 Finalize Crown land profiles (including ID of environmentally sensitive areas, etc.)	<u>FY 2009/10 & 2010/11</u> 1.2.6.1 Finalize Bowen and Gambier profiles	TPC		Funded by program budget	By whether Bowen and Gambier Crown land profiles are complete	Bowen – pending Parks Canada proposal. Gambier – scope under review.

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OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status changes since last TC meeting</i>
	1.2.7 Expand NAPTEP program to entire Islands Trust Area	<u>FY 2009/10</u> 1.2.7.1 Approach Comox Valley RD	TPC		Funded by base budget	By whether Comox Valley RD has been formally contacted to discuss NAPTEP	Complete.
		<u>FY 2010/11</u> 1.2.7.2 Roll out to Comox Valley RD	TFB**		Funded by 10/11 program budget	By whether NAPTEP program is in place in Comox Valley RD.	Complete.
		<u>FY 2010/11</u> 1.2.7.3 Approach Powell River RD	TPC		Funded by base budget	By whether Powell River RD has been formally contacted to discuss NAPTEP	Complete.
	1.2.8 Seek legislative change to NAPTEP to expand to island municipalities	<u>FY 2009/10 & 2010/11</u> 1.2.8.1 Monitor/advocate with MCRD re legislative changes for 2010	EC		Funded by base budget	By whether legislative changes have been made.	Complete.
		<u>FY 2011/2012</u> 1.2.8.2 Roll out on Bowen (develop tax impact models, agreements & revised promotional materials)	TAS	TFB**	Funded by 11/12 program budget	By whether NAPTEP is in place in Bowen Island Municipality	Bowen tax implications identified. Meeting with BIM Council to be scheduled.
	1.2.9 Acquire land for conservation	<u>FY 2009/10 & 2010/11</u> 1.2.9.1 Complete Fairy Fen Crown land Acquisition (Bowen)	TAS	TFB**	Funded by base budget	By whether Fairy Fen Crown land has been acquired.	Complete.
		<u>FY 2010/11 & 2011/12</u> 1.2.9.2 Initiate action on Lasqueti Crown land acquisition	TFB**		Funded by donors	By whether funding is in place for acquisition.	Complete.
		1.2.9.3 Initiate FN consultation re Lasqueti Crown land acquisition (if acquisition funding in place).	TAS	TFB**	Funded by base budget	By whether consultation is complete	Referrals to First Nations underway.
	1.2.10 Develop and implement plans to ensure safety and ecological integrity of protected areas	<u>FY 2009/10</u> 1.2.10.1 Hire property manager	TFB**		Funded by base budget	By whether property manager has been hired	Complete.
		<u>FY 2010/11 & 2011/12</u> 1.2.10.2 Implement high priority management recommendations from Risk Management Assessment	TFB**		Funded by base budget	By the number of high priority risk management tasks completed	Complete.
		<u>FY 2010/11 & 2011/12</u> 1.2.10.3 Implement medium and low priority management recommendations from Risk Management Assessment	TFB**		Funded by base budget and donors	By the number of medium and low priority risk management tasks completed	All medium priority tasks complete.
	1.3.1 Make Islands Trust organizational operations carbon neutral by 2012	<u>FY 2009/10</u> 1.3.1.1 Collect data regarding organizational GHG emissions	TAS		Funded by 09/10 program budget	By whether data have been collected	Complete.
		<u>FY 2009/10</u> 1.3.1.2 Develop strategy to reduce GHG or purchase offsets.	TAS		Funded by 09/10 program budget	By whether a strategy has been developed	Complete.

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OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status changes since last TC meeting</i>
1.3 To reduce greenhouse gas emissions		<u>FY 2009/10 to 2011/12</u> 1.3.1.3 Implement the staff education program and GHG reduction strategies and actions related to transportation, building energy use, and paper consumption set out in our 2008 Corporate Climate Action Plan	ADMIN		Funded by base budget	By whether the 2008 Corporate Climate Action Plan has been implemented.	In progress.
		<u>FY 2011/12</u> 1.3.1.4 Develop policy regarding carbon neutrality and purchase of carbon offsets	TAS	FPC	Funded by 11/12 budget	By whether a policy regarding carbon neutrality and carbon offset purchase is complete	Initial research and training begun. Council workshops held June 2011. <i>RFD re draft policy to Dec TC</i>
		<u>FY 2012/13</u> 1.3.1.5 Purchase carbon offsets for remaining corporate emissions	ADMIN		Subject to funding (12/13 budget)	By whether IT operations are carbon neutral.	Not started. Pending policy development.
		<u>FY 2012/13</u> 1.3.1.6 Initiate on-going corporate emissions reporting	ADMIN		Subject to funding (future budgets)	By whether we have a program for on-going reporting of corporate emissions.	Initial planning started.
	1.3.2 Provide information on community GHG emissions for each island	<u>FY 2010/11 & 2011/12</u> 1.3.2.1 Finalize community GHG emissions inventories	TPC	LPC	GB LTA funded by 11/12 budget	By whether GHG emissions inventories have been prepared for each LTA/IM.	Complete except for Gabriola Assoc. islands.
		1.3.2.2 Review inventories at Trust Council workshop	TPC	LPC	Funded by 09/10 program budget	By whether Council has reviewed GHG emission inventories.	Complete.
		<u>FY 2010/11</u> 1.3.2.3 Establish and fund a strategy for ongoing reporting of community GHG emissions	TPC		May be subject to funding	By whether we have developed and funded an on-going strategy to report community GHG emissions.	Complete. (Province will provide 2007 baseline + 2010 and every 2 years thereafter).
		<u>FY 2012/13</u> 1.3.2.4 Evaluate and respond to 2012 provincial reports regarding GHG emissions	LPC		Subject to funding (12/13 budget)	By whether community GHG emissions reductions are reducing	Not started.
	1.3.3 Recommend emission reduction targets and provide model policies and actions for consideration in island OCP amendments	<u>FY 2009/10</u> 1.3.3.1 Hold Council workshop on GHG emission reduction, with advice about targets and a 'menu' of model policies and actions for inclusion in OCPs	TPC		Funded by 09/10 program budget	By whether we have held a Trust Council workshop and provided recommended targets, model policies and actions by Sept 09.	Complete.
		<u>FY 2009/10</u> 1.3.3.2 Develop communications tools to assist LTCs in including GHG emission reduction targets, policies and actions in OCPs.	TPC		Funded by 09/10 program budget	By whether communications tools have been distributed to LTCs.	Complete.

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OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status changes since last TC meeting</i>
	1.3.4 Amend OCPs to include emission reduction targets, policies and actions (TPAs)	<u>FY 2009/10</u> 1.3.4.1 LPS staff to attend ministry workshops for planners re TPAs	LPS		Funded by base budget	By whether relevant staff have attended workshops	Complete.
		1.3.4.2 Develop a Trust-wide work program to include targets, policies and actions for GHG emission reduction in all island OCPs by legislated deadline (May 31/10)	LPC		Funded by base budget	By whether LTCs and BIM have focused work programs to include targets, policies and actions for GHG emission reduction in their OCPs.	Complete.
		<u>FY 2010/11 & 2011/12</u> 1.3.4.3 Establish targets, policies, and actions in OCPs by legislated deadline (May 31/10)	LTCs***/BIM*		Completion funded by base budget	By whether all OCPs have been amended to include GHG emission reduction targets, policies and actions by May 31/10	Targets, policies and action included in eighteen OCPs submitted for ministerial approval. One not started (Piers).
	1.3.5 Foster energy-efficient communities through land use planning decisions	<u>FY 2009/10</u> 1.3.5.1 Develop relevant information on a Trust-wide basis that will serve all LTCs	LPC		Funded by program budget (09/10 budget)	By whether we have developed tools to assist LTCs/IMs in reducing GHG emissions through land use decisions	Complete.
		<u>FY 2010/11</u> 1.3.5.2 Consider the inclusion of the information provided by the LPC into appropriate bylaws and processes	LTCs***/BIM*		Funded by 10/11 program budget	By whether GHG emission reduction is achieved in LTC land use decisions	All future OCP reviews must address GHG emissions reduction.
	1.3.6 Foster energy efficient communities through public education	<u>FY 2009/10</u> 1.3.6.1 Place relevant links on IT website	TAS		Funded by base budget	By whether relevant links are on IT website	Webpage complete Addition of new links on-going.
		<u>FY 2010/11</u> 1.3.6.2 Develop new public education tools in addition to website.	LTCs***		Funded by program budget	By whether new public education tools have been funded and developed	GHG Communications Plan being implemented regionally. Staff training re GHG emission reduction scenarios complete.
		<u>FY 2011/12</u> 1.3.6.3 Continue development of new public education tools	TPC	LTCs***	Subject to grant funding	By whether new public education tools have been funded and developed	Complete. Salt Spring Climate Action Plan to June TC. Southern Islands – development guides. Northern Islands – public education events and materials.

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Goal 2: Stewardship of Island Resources...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
2.1 To increase the sustainability and quality of freshwater resources	2.1.1 Include new policies and regulations as OCPs and LUBs are amended	<u>FY 2009/10</u> 2.1.1.1 Provide trustees and planning staff with Groundwater Bylaws Toolkit	TAS	Funded by base budget	By whether Groundwater Bylaws Toolkit has been circulated.	Complete.
		<u>FY 2009/10</u> 2.1.1.2 OCP/LUB reviews underway on selected islands	LTCs***	Funded by 09/10 program budget	By the number of LTCs/IM with new policies and regulations for protection of freshwater resources	Reviews continuing in 10/11.
		<u>FY 2010/11 & 2011/12</u> 2.1.1.3 OCP/LUB reviews underway on selected islands	LTCs***	Funded by program budget		<i>Seven OCPs complete or near completion this term with modified policies for freshwater protection.</i>
		<u>FY 2010/11 & 2011/12</u> 2.1.1.4 Advocate for provincial regulation of island groundwater	TAS	Funded by base budget	By whether submissions to the provincial review have been made	First and second submissions complete.
2.2 To establish reliable, adequate and sustainable funding for TFB to meet Regional Conservation Plan goals and stewardship requirements for protected lands	2.2.1 Identify and implement strategies for long-term funding	<u>FY 2009/10 & 2010/11</u> 2.2.1.1 Analyze options and develop a long term funding strategy	TFB**	Funded by 09/10 program budget	By whether a strategy has been adopted	Complete.
		2.2.1.2 Prepare implementation plan including the development of a business case in support of the long-term funding strategy	TFB**	Funded by 10/11 program budget	By whether the implementation plan and business case have been developed	Received advice from Province to focus on specific properties and on building public profile.
		<u>FY 2010/11 and beyond</u> 2.2.1.3 Execute the implementation plan. Evaluate and adjust plan as required – Develop strategy for name change	TFB**	Funded by base budget	In early stages: by whether initial reaction to the long-term funding strategy is positive. Later on: by whether we have secured source(s) of long-term funding.	Trust Council endorsed long term funding strategy, including name change. Long term funding strategy's current focus is rebranding to Islands Trust Conservancy.
		<u>FY 2011/12</u> 2.2.1.4 Seek legislative change re new name	TFB**	Funded by base budget	By whether legislation has been changed	Legislative change request made, but likely to be delayed. TFB exploring ways to use Islands Trust Conservancy name until legislative change occurs.
2.3 To advance the stewardship of coastal areas and marine shore lands	2.3.1 Provide stewardship information about waterfront lands to community members	<u>FY 2009/10</u> 2.3.1.1 Host a landowner workshop on one island	TFB**	Funded by base budget	By whether one workshop has been hosted	Complete (workshop on Pender held).
		<u>FY 2009/10 & 2010/11</u> 2.3.1.2 Update website links regarding existing shoreline stewardship information	TPC	Funded by base budget	By whether website links have been updated	Content being developed in cooperation with TFB and LPS.

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OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
	2.3.2 Develop and implement new land use planning tools for shoreline and marine protection	<u>FY 2011/12</u> 2.3.1.3 Circulate stewardship information to shoreline property owners	LPC		Subject to budget or grants	By whether stewardship information has been circulated	See item 2.3.2.4.
		<u>FY 2009/10</u> 2.3.2.1 Develop integrated shoreline and watershed protection mapping for one island to assist OCP process (joint UBC/IT project)	LPC		Funded by 09/10 program budget	By whether mapping is complete	Complete.
		<u>FY 2009/10 to 2011/12</u> 2.3.2.2 Thetis Island LTC – consider the use of integrated shoreline & watershed protection into OCP review process	LTC***		Funded by program budget	By whether OCP has been amended to include new forms of protection	Background shoreline research complete. Map incorporated as information schedule in OCP.
		<u>FY 2010/11</u> 2.3.2.3 Provide recommendations to the Trust Council regarding a Trust –wide adoption of an integrated shoreline & watershed protection approach for OCP processes	LPC		Funded by base budget	By whether recommendations have been provided to TC.	Complete.
		<u>FY 2011/12</u> 2.3.2.4 Initiate Green Shores for Homes project: Extend integrated shoreline & watershed protection approach to Islands Trust Area	EC	LTC***/BIM*	External and internal funding in place	By whether integrated shoreline and watershed protection mapping is complete	Integrated shoreline maps completed. <i>Community consultation anticipated in spring 2012.</i> Greenshores for Homes steering committee established. Technical committee and technical advisory committee established. <i>Draft rating system expected by summer 2012.</i>

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Goal 3: Sustain Island Character and Healthy Communities...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
3.1 To support socio-economic diversity of island communities	3.1.1 Support/restore socio-economic diversity through land use planning strategies about affordable/accessibile/appropriate housing	<u>FY 2009/10</u> 3.1.1.1 Provide recommendations and guidance for LTCs with respect to relevant options for land use planning decisions to advance affordable housing	LPC		Funded by 09/10 program budget	By whether recommendations/guidance has been provided.	Complete.
		<u>FY 2010/11 & 2011/12</u> 3.1.1.2 Consider implementing land use planning decisions to advance affordable housing	LTCs***		Funded by program budget	By the number of LTCs have implemented land use planning decisions regarding affordable housing.	Being taken into consideration in current OCP reviews. SSI affordable housing strategy adopted. SSI Housing Council established. SSI review of secondary suites in progress. Gabriola OCP amendments to encourage affordable housing. Educational materials prepared by LPC.
		<u>FY 2011/12</u> 3.1.1.3 Measure and report on island housing affordability	TAS	LPS	TBD	TBD	Completed for SSI&GB. May be included in indicators program.
	3.1.2 Support local food security	<u>FY 2009/10</u> 3.1.2.1 Support public education by creating IT resource webpage (e.g. with SSI area farm plan) and encouraging community gardens	TAS	LPS	Funded by base budget	By whether IT resource webpage with food security links have been created	Complete.
		<u>FY 2009/10</u> 3.1.2.2 Provide trustees with current BC documents about local government's role in food security	TAS		Funded by base budget	By whether relevant documents have been provided to trustees	Complete.
		<u>FY 2010/11 to 2012/13</u> 3.1.2.3 Complete a second area farm plan (Denman)	LTC***		Phase 1 funded by 10/11 programs budget. Phase 2 funded by 11/12 program budget	By whether a second area farm plan is complete	Phase 1 (Denman Agricultural Strategy) complete. Phase 2 (Denman Agricultural Plan): external funding received, on track for completion by end of 2012.
		<u>FY 2010/2011</u> 3.1.2.5 Trust Council workshop about local government role in food security	TPC	LPC	Funded by base budget	By whether a workshop has been held	Complete. Council endorsed recommendations Dec/10.

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OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
		<u>FY 2011/12</u> 3.1.2.6 Amend internal protocols to address food security	EC		Funded by base budget	By how many protocols have been amended to address food security	Not started.
	3.1.3 Include new policies and regulations about food security in OCPs and LUBs as they are reviewed	<u>FY 2009/10 to 2011/12</u> 3.1.3.1 Address in OCP reviews underway on selected islands	LTC***		Funded by program budget	By the number of LTCs/IMs with new policies and regulations related to food security	Food security toolkit complete. LTC's considering policy and regulatory amendments in OCP/LUB reviews. Several LTCs have amended bylaws to address food security matters.
3.2 To minimize the impact of climate change upon islands and communities	3.2.1 Research and communicate about expected climate change impacts	<u>FY 2009/10</u> 3.2.1.1 Apply for funding	TPC		N/A	By whether funding has been obtained.	No funding sources identified.
		<u>FY 2011/12</u> 3.2.1.2 Conduct Trust Area vulnerability assessment and risk assessment (part of adaptation planning framework) and communicate results	TPC		Funded by base budget	By whether assessments have been completed	Not started. Provincial studies may be sufficient. Some staff training underway.
	3.2.2 Develop climate change adaptation plan	<u>FY 2011/12</u> 3.2.2.1 Initiate implementation of existing adaptation planning framework, including establishment of Adaptation Planning Working Group	TPC	LPC	Subject to funding (grant or partnership with others)	TBD	Not started. May be delayed.
		<u>FY 2012/13</u> 3.2.2.2 Continue implementation of adaptation planning framework.	TPC	LPC	Subject to funding	TBD	Not started. May be delayed.
	3.2.3 Integrate climate change adaptation into land use planning and regulatory decisions	<u>FY 2012/13</u> 3.2.3.1 Continue implementation of adaptation planning framework	LTCs***/BIM*		Subject to funding	TBD	Not started. May be delayed.
3.3 To cultivate community engagement and participation in land use planning	3.3.1 Develop new tools and strategies to encourage community engagement in land use planning processes	<u>FY 2009/10</u> 3.3.1.1 Develop new tools and strategies to encourage community engagement in land use planning processes	LPC		Funded by base budget	By whether information about new tools and strategies has been circulated to trustees and staff.	'World Café demo held during June TC. Staff training planned. Info circulated as part of Climate Wise Islands materials and regarding sensitive ecosystems. Sensitive ecosystems webpage developed.

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OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
		<u>FY 2010/11 & 2011/12</u> 3.3.1.2 Consider new tools and strategies to encourage community engagement in land use planning processes	LTCs***	Funded by base budget	TBD	Developing public portal for IT mapping data. Affordable housing webpage planned. Food security toolkit complete. SSI – new community engagement strategies in use. LPS staff training <i>held</i> Sept 2011.
	3.3.2 Enable greater diversity of trustee candidates	<u>FY 2009/10</u> 3.3.2.1 Develop process and budget for review of trustee remuneration	FPC	Funded by base budget	By whether a process has been designed and a budget approved	Complete.
		<u>FY 2010/11</u> 3.3.2.2 Complete review of trustee remuneration	FPC	Funded by 10/11 programs budget	By whether a review is complete	Complete.
		<u>FY 2010/11</u> 3.3.2.3 Develop policy regarding trustee remuneration	FPC	Funded by base budget	By whether trustee remuneration policy has been developed	Complete.
		<u>FY 2011/12</u> 3.3.2.4 Amend Trustee Remuneration bylaw in accordance with policy	FPC	Funded by 11/12 base budget	By whether a trustee remuneration bylaw has been adopted in accordance with policy	Complete.
3.4 To foster good relations with First Nations	3.4.1 Develop a strategic approach to First Nations relations	<u>FY 2011/12</u> 3.4.1.1 Develop a First Nations Relationship Strategy and Policy– identify overlapping interests, treaty process schedules, priorities and resource requirements for protocol agreements, referral practices, etc.	EC	Funded by 11/12 program budget	By whether a strategy has been completed	Initial discussions begun. <i>Delayed by other priorities.</i>
		<u>FY 2012/13</u> 3.4.1.2 Acquire or identify sufficient staff capacity to implement First Nations Relationship Strategy and Policy	EC	Subject to budget (12-13 budget)	By whether sufficient staff capacity(or work program adjustment/training) has been identified and/or acquired to implement strategy	Not started.

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Goal 4: Organizational Effectiveness...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?*		IS FUNDING IN PLACE OR REQUIRED?	HOW WOULD WE MEASURE SUCCESS?	STATUS
4.1 To provide services on an increasingly effective basis	4.1.1. Develop cost effective bylaw enforcement tools	<u>FY 2009/10 & 2010/11</u> 4.1.1.1 Establish a Bylaw Dispute Adjudication System for the Islands Trust	LPC		Funded by base budget	By whether a Bylaw Dispute Adjudication System is established.	Complete.
		<u>FY 2009/10 to 2011/12</u> 4.1.1.2 Consider bylaw amendments to allow Bylaw Dispute Adjudication System	LTCs***		Funded by base budget	By the number of islands where a Bylaw Dispute Adjudication System is in place	<i>Two bylaws adopted, two have EC approval ready for adoption, six planned for spring 2012.</i> Public information pamphlet complete.
	4.1.2 Organizational review and improvements to corporate secretary/legislative services functions	<u>FY 2009/2010</u> 4.1.2.1 Review responsibilities and capacity in existing positions re: corporate services and consider establishment of corporate secretary/ legislative services (records management, FOIPP, administrative procedural certainty and consistency, policies, legislation, inter-agency agreements and elections)	EC	MGMT	Funded by base budget	By whether the review is complete and presented to EC	Complete
		<u>FY 2010/11</u> 4.1.2.2 Hiring, orientation and transfer of functions from senior managers to legislative services manager position	MGMT		Funded by base budget	By whether a new position has been created/filled and functions transferred	Complete
		<u>FY 2010/11 & 2011/12</u> 4.1.2.3 Develop strategies for further improvement of corporate secretary/legislative services functions	MGMT		Funded by base budget	By whether there is a greater capacity and consistent delivery of corporate secretary/legislative services functions and a greater capacity for delivery of core services by senior managers.	Significant improvements achieved in records management, elections planning, and other legislative services. Increased capacity for senior managers realized (i.e. overdue annual reports completed).
	4.1.3 Seek alternate forms of funding (i.e. grants)	<u>FY 2009/10</u> 4.1.3.1 Develop and implement policy and procedures for seeking funding and awards.	TAS		Funded by base budget	By whether a policy is in place and implemented (e.g. on-line data base)	Complete. Grant revenue is now 10 times that in 2008/09.

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OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?*	IS FUNDING IN PLACE OR REQUIRED?	HOW WOULD WE MEASURE SUCCESS?	STATUS
	4.1.4 Improve records management systems	<u>FY 2009/10 to 2011/12</u> 4.1.4.1 Develop records management procedures 4.1.4.2 Staff/trustee training 4.1.4.3 Destroy unneeded records	ADMIN	Partially funded by 11/12 program budget. Further funding proposed in 12/13 budget to complete assessment of archived records.	By whether records management bylaw and manual is in place By whether staff/trustee training is complete By whether unneeded records have been culled	Bylaw approved by Trust Council. New file procedures on track to be implemented by Jan 2012. Assessment of archived records <i>partially completed</i> . Full completion subject to 2012/13 budget
		<u>FY 2011/12</u> 4.1.4.4 Develop and implement auditing of records handling 4.1.4.5 Evaluate and revise 4.1.4.6 Evaluate RM software	ADMIN	Funded by base and program budgets	By whether RM procedures are in place	Not started.
		<u>FY 2012/13</u> 4.1.4.7 Purchase RM software 4.1.4.8 Incorp. RM software procedures 4.1.4.9 Staff training on new procedures	ADMIN	Subject to budget and staffing (12/13 budget)	By whether software has been purchased and procedures incorporated. By whether staff have been trained.	Not started.
	4.1.5 Develop new TC/LPC/FPC/TPC meeting procedure bylaw regarding electronic meetings	<u>FY 2009/10</u> 4.1.5.1 Amend TC meeting procedure bylaw or committee Terms of Reference as necessary	EC	Funded by base budget	By whether bylaw and/or committee terms of reference have been amended.	Complete.
	4.1.6 Develop new TFB meeting procedure bylaw regarding electronic meetings	<u>FY 2009/10 and 2010/11</u> 4.1.6.1 Prepare and adopt amendments to meeting procedure bylaw	TFB**	Funded by base budget	By whether the meeting procedure bylaw has been adopted	Complete.
	4.1.7 Ensure Trust Council policies are current and consistent	<u>FY 2009/10</u> 4.1.7.1 Amend administrative fairness policies	EC	Funded by base budget	By whether administrative fairness policies have been reviewed and amended.	Three policies amended in 2009.
		<u>FY 2010/11 & 2011/12</u> 4.1.7.2 Select policies for review and amendment	EC	Funded by base budget	By whether selected policies have been reviewed and amended.	Eleven policies updated during the term.
		<u>FY 2010/11 & 2011/12</u> 4.1.7.3 Develop and implement a regular maintenance schedule for Islands Trust Council Policy Manual and Procedures Manual	EC	Funded by base budget	By whether the Islands Trust Policy Manual is being regularly maintained to keep policies current and consistent	Initial inventory in development.

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OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?*		IS FUNDING IN PLACE OR REQUIRED?	HOW WOULD WE MEASURE SUCCESS?	STATUS
	4.1.8 Review of devt application fee levels and cost recovery mechanisms	<u>FY 2011/12</u> 4.1.8.1 Develop terms of reference and identify budget and data needs for review of application fees	FPC	LPC	Funded by base budget	By whether terms of reference has been developed and any necessary budget and data needs have been identified.	Complete.
		<u>FY 2011/12</u> 4.1.8.2 Review of application fees, development of amendments to model fees bylaw and related policies	FPC	LPC	Funded by base budget	By whether application fees and cost recovery mechanisms have been reviewed, policies have been amended and a model fees bylaw has been developed.	Joint task force recommendations endorsed by Trust Council Sept 2011. Model bylaw in development for Council consideration in 2012.
		4.1.8.3 Adoption of amended fees bylaws	LTCs***		Funded by base budget	By whether all LTCs have adopted amended fees bylaws	Not started. For further consideration in 2012.
4.2 To encourage recognition and support of the Island Trust object in policies and programs of other levels of government and agencies	4.2.1 Advocacy to influence other levels of government (federal/provincial/RD)	<u>FY 2009/10</u> 4.2.1.1 Maintain existing levels of advocacy (e.g. UBCM resolutions, letters to relevant jurisdictions as issues arise and staff capacity permits)	EC		Funded by base budget	By whether current levels of advocacy are maintained.	EC meeting with provincial government re PMFL Act. UBCM resolution re ferries. EC attendance at UBCM. Chair correspondence.
		<u>FY 2010/11 to 2012/13</u> 4.2.1.2 Maintain enhanced levels of advocacy (e.g. UBCM resolutions, letters to relevant jurisdictions as issues arise and staff capacity permits) with a high priority on marine advocacy.	EC		Funded by base budget	By whether enhanced levels of advocacy are maintained, and progress is made in protection of the marine environment	UBCM workshop and resolutions complete re derelict vessels and NMCA. More frequent Chair correspondence. Meeting with provincial agencies and Minister of Community, Sport and Cultural Development. Enhanced advocacy re marine issues approved by Trust Council. Minister meeting held at UBCM re derelict vessels.
		<u>FY 2010/11</u> 4.2.1.3 Repeat 2004 Ipsos Reid poll regarding public support for preservation and protection of Islands Trust Area	EC		Funded by base budget	By whether the 2004 Ipsos Reid poll has been repeated	Complete
	4.3.1 Develop new tools to communicate about organizational successes	<u>FY 2009/10 to 2011/12</u> 4.3.1.1 Finalize Indicators Program reports	TPC		Funded by base budget	By whether Indicators Program reports are complete	Staff meeting and trustee survey complete. Agricultural indicators complete. Economic dependency complete. Housing is next.

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OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?*	IS FUNDING IN PLACE OR REQUIRED?	HOW WOULD WE MEASURE SUCCESS?	STATUS
4.3 To promote understanding and support of the Islands Trust and its object in island communities		4.3.1.2 Develop plans/strategies/related budgets for new communications tools	EC	Funded by base budget.	TBD	Considering use of social media – staff training on-going. Some pilot projects underway.
		<u>FY 2011/12</u> 4.3.1.3 Implement new communication tools. Add Advocacy sections to web-site	EC	Funded by 11/12 program budget	TBD	Marine advocacy page complete. Further work pending website upgrades.
	4.3.2 Develop new tools to communicate about the history and role of the Islands Trust	<u>FY 2009/10 & 2010/11</u> 4.3.2.1 Develop presentations for delivery at TC meetings/LTC meetings/professional conferences in 2009 (35 anniversary)	EC	Funded by base budget	By whether presentations have been created/delivered	Complete.
		<u>FY 2010/11 & 2011/12</u> 4.3.2.2 Develop video re interviews with former trustees	EC	Subject to external funding	By whether funding is received and a video is created	Funding approved. Video history project advisory group meetings underway. Three short videos <i>in development</i>
	4.3.3 Develop new tools and use plain language to communicate to communities about relevance of land use planning and conservation	<u>FY 2009/10 – 2011/12</u> 4.3.3.1 Continue delivering approved communications strategy	EC	Funded by base budget	By whether approved priorities are delivered	On track (e.g. e-news, annual reports). Nineteen staff attended a 'plain language' webinar.
		<u>FY 2009/10</u> 4.3.3.2 Develop presentation/display for use at public meetings to explain the linkage between GHG emissions and land use/conservation	EC	Funded by base budget	By whether a presentation has been developed and delivered	Complete.
	4.3.4 Review and redesign website	<u>FY 2009/10</u> 4.3.4.1 Develop plans and strategies and related budgets	EC	Funded by base budget	By whether a plan and related budget is in place to review and redesign website	Complete.
		<u>FY 2010/11</u> 4.3.4.2 Develop business case and proposed budget	EC	Funded by base budget	By whether a business case and proposed budget is complete	Complete.
		<u>FY 2011/12</u> 4.3.4.3 Review and redesign website	EC	Funded by 11/12 program budget	By whether website has been reviewed and redesigned	Contract issued for website redevelopment. Redesign in process. Launch estimated for <i>early 2012</i> .
		<u>FY 2009/10</u> 4.3.5.1 Hold legal session and develop checklist for trustees	EC	Funded by base budget	By whether a legal session and checklist have been prepared	Complete.

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OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?*		IS FUNDING IN PLACE OR REQUIRED?	HOW WOULD WE MEASURE SUCCESS?	STATUS
	4.3.5 Develop new tools to enhance administrative fairness practices	4.3.5.2 Develop staff checklist and hold staff workshop regarding administrative fairness	EC		Funded by base budget	By whether a staff checklist and workshop are complete	Complete.
		FY 2011/12 4.3.5.3 Develop focused training for orientation of new trustees in December 2011	EC		Funded by base budget	By whether new trustee orientation session includes a focus on administrative fairness	Scheduled for December 2011.
	4.3.6 Review and update Islands Trust Policy Statement	FY 2010/11 & 2011/12 4.3.6.1 Initial scoping of Policy Statement review topics and process	TPC (PSSC)		Funded by base budget	By whether an initial scoping exercise is complete	Complete.
		FY 2011/12 4.3.6.2 Preliminary research and design of review process	EC	TPC	Subject to external grants	By whether preliminary research is complete and review process has been designed	Complete.
		FY 2012/13 4.3.6.3 Public, agency and First Nations consultation regarding Policy Statement update and development of draft amendments	EC	TPC	Subject to budget (12/13 budget) or external grants	By whether consultation is complete and draft amendments prepared	Not started.
		FY 2013/14 4.3.6.4 Adoption of revised Policy Statement bylaw	EC	TPC	Subject to budget (13/14 budget)	By whether an amended Policy Statement bylaw is adopted	Not started.

Abbreviations:

ADMIN – Administrative Services
 BIM – Bowen Island Municipality
 DEM – Digital Ecosystem Mapping
 EC – Executive Committee
 FN – First Nations
 FPC – Financial Planning Committee
 FY – Fiscal Year
 GHG – Green House Gases
 ID -- identification
 IM – Island Municipality
 IT – Islands Trust
 LPC – Local Planning Committee
 LPS – Local Planning Services

LTA – Local Trust Area
 LTC – Local Trust Committee
 LUB – Land Use Bylaw
 MCSC – Ministry of Community and Rural Development
 MGMT – Management Team
 NA – Not Applicable
 NAPTEP – Natural Area Protection Tax Exemption Program
 OCP – Official Community Plan
 PSSC – Policy Statement Sub Committee
 PMFL – Private Managed Forest Land
 RAR – Riparian Area Regulations
 RCP – Regional Conservation Plan
 RD – Regional District

RFD – Request for Decision document
 RM – Records Management
 SEM – Sensitive Ecosystem Mapping
 SSI – Salt Spring Island
 TAS – Trust Area Services
 TEM – Terrestrial Elevation Mapping
 TBD – To Be Determined
 TC – Trust Council
 TFB – Trust Fund Board
 TPA – Targets, Policies and Actions (re GHG emission reduction)
 TPC – Trust Programs Committee
 UBC – University of British Columbia
 UBCM – Union of BC Municipalities

For more information, contact

Sheila Malcolmson, Chair,
 Islands Trust Council
 email: smalcolmson@islandstrust.bc.ca
 telephone 250.247.8078

Linda Adams, Chief Administrative Officer,
 Islands Trust
 email: ladams@islandstrust.bc.ca
 telephone 250.405.5151

Visit our website at
www.islandstrust.bc.ca

Colour Key for fourth column:

Colour	Potential committee/unit/body taking lead for strategy/activity
	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
	Financial Planning Committee/Administrative Services staff
	Executive Committee/CAO's office
	Management team
	Trust Fund Board or Islands Trust Fund staff

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Islands Trust

Print Date: Jan-20-2012

Applications w/ Status - Mayne Island Status: Open

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
MA-DVP-2012.1	James Ashworth	Jan-03-2012	To vary the setbacks to allow for garage, carport and shed from encroaching lot line.

Planner: Gary Richardson

Planning Status

Status Date: Jan-18-2012

Staff report and draft permit to be prepared for March 21, 2012 LTC meeting for the LTCs consideration.

Status Date: Jan-04-2012

Sent letter of acknowledgment of receipt of fees and application to applicant. Copied to trustees and forwarded file to planner.

Rezoning

File Number	Applicant Name	Date Received	Purpose
MA-RZ-2010.2	Don & Shanti McDougall	Mar-23-2010	568 FERNHILL RD To amend the LUB, section 5.10(1) C3A by changing to C1 5.8 Settlement Residential.

Planner: Gary Richardson

Planning Status

Status Date: Jan-18-2012

Staff report to be prepared for February 1, 2012 LTC meeting for LTCs direction.

Status Date: Dec-06-2011

Applicants have requested that application be re-activated. Would like to pursue C1 zoning as per original application.

Status Date: Apr-20-2011

On hold pending testing of use under MA-TUP-2010.1.

11.2.1

Subdivision

File Number	Applicant Name	Date Received	Purpose
MA-SUB-2011.1	Richard Wey & Associates Land Surveying Inc Planner: Gary Richardson	Mar-10-2011	HORTON BAY RD Boundary Adjustment
Planning Status			
Status Date: Jan-19-2012			
Proof of potable water still required, planner discussing options with property owner.			
Status Date: Dec-05-2011			
Applicant now has potable water approval. Will send to planner for review.			
Status Date: Apr-19-2011			
Comments sent to MoTI			

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
MA-TUP-2010.2	Geoffrey & Lina Sivers & Beaudet Planner: Gary Richardson	Oct-15-2010	Transfer, storage and shipping of discarded goods and materials.
Planning Status			
Status Date: Jan-19-2012			
Applicant requested that the application be deferred until March 21, 2012 LTC meeting.			
Status Date: Sep-23-2011			
Application deferred until the new LTC Term			
Status Date: Sep-09-2011			
Notice drafted. Application deferred to October agenda.			

File Number	Applicant Name	Date Received	Purpose
MA-TUP-2011.1	Sharon Burke Planner: Gary Richardson	Oct-27-2011	Short Term Vacation Rental
Planning Status			
Status Date: Jan-19-2012			
Staff report prepared for LTCs consideration at Feb 1/12 LTC meeting. CIM also being held Feb 1/12.			
Status Date: Dec-06-2011			

Staff have informed applicant that should this application proceed, it will require a re-assessment of Mayne's STVR policy.

Status Date: Oct-27-2011

Sent acknowledgement letter for receipt of application and fees to applicant. Copied to trustees and forwarded file to planner.

File Number	Applicant Name	Date Received	Purpose
MA-TUP-2012.1	Don and Shanti McDougall	Jan-06-2012	568 Fernhill Road. Renewel of TUP re: Retail sale of food items
Planner: Gary Richardson			
Planning Status			

Status Date: Jan-19-2012

Staff report prepared for LTCs consideration at Feb 1/12 LTC meeting.

Kathy Jones

From: Nancy Roggers
Sent: January-24-12 11:53 AM
To: Brian Crumblehulme; Gary Richardson; Jeanine Dodds; Peter Luckham; Robert Kojima; Kathy Jones; Sharon Lloyd-deRosario
Subject: Mayne Expense Report - Jan/12

		Budget	Spent	Balance
Invoices posted to JAN 23, 2012				
645 Mayne	65000 Trustee Expense	1,000.00		1,000.00
645 Mayne	65200 LTC Meetings	5,800.00	1,735.63	4,064.37
	65210 APC Meetings		411.98	(411.98)
	65220 Communications		135.00	(135.00)
	65230 Special Projects		718.93	(718.93)
	65240 Miscellaneous			-
	TOTAL LTC Local Expense	5,800.00	3,001.54	2,798.46
645 Mayne	72300 OCP/LUB Expense	-		-

Thanks!

Nancy Roggers
 Finance Officer

Islands Trust
 #200 1627 Fort Street
 Victoria, B.C. V8R 1H8
 Phone: (250) 405-5154
 Fax: (250) 405-5155
www.islandstrust.bc.ca

Preserving *island* communities, culture and environment

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Mayne Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Updated: May 10, 2011

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.

*Attach to Agenda with the Standing Policies Report
only when there is a request for financial support*

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.



Memorandum

200 - 1627 Fort Street Victoria BC V8R 1H8

Telephone (250) 405-5151 FAX: (250) 405-5155

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC 1.800.663.7867

information@islandstrust.bc.ca www.islandstrust.bc.ca

Date January 18, 2012 File Number

To Mayne Island Local Trust Committee

From Robert Kojima
Regional Planning Manager

Re Special Occasion Liquor Licence referrals

A special occasion licence (SOL) allows an individual, organization or business to, from time to time, host a special event at which liquor is served or sold. Anyone planning to hold public events where liquor is sold at otherwise unlicensed locations must apply to a BC government liquor store for a special occasion license. There are two categories of events for which special occasion licence are required:

- **private special occasions** – these include social, cultural, recreational, religious, sporting or community events as well as family events such as weddings, anniversaries, or birthdays;
- **public special occasions** – these include events that are community or public celebrations, such as community festivals or outdoor concerts.

An applicant for a **public** special occasion license must obtain support for the event from the applicable local government **and** the police authority having jurisdiction in the area. Written approval for a **public special occasion licence** from the local government may take the form of a copy of a resolution or written confirmation.

For the past several years, planning staff have been receiving occasional referrals of public special occasion licence applications from the Pender Island Liquor Store. In response to these, the NPILTC adopted a policy authorizing staff to support applications where the land is appropriately zoned and there is no history of complaints or issues. This avoids each routine licence having to be considered at an LTC meeting or by RWM, potentially causing significant delays in approval of the licence. Recently, in response to receiving several applications for SOLs for events on Galiano, the GILTC adopted a similar standing policy by resolution.

To date staff are not aware of having received referrals of any applications for events on Mayne Island. I recently spoke to the Special Occasion Licence Manager at the Liquor Control and Licencing Branch and she confirmed that our understanding of the process is correct and that a Local Trust Committee would be the local government for this purpose. She will be following up the area Liquor Store managers to confirm the process and forwarding Islands Trust contact information.

As we can now anticipate to receive SOL application referrals from time to time for events on Mayne, the MILTC may also wish to consider a resolution authorizing staff to respond to routine applications. Resolution wording is provided below.

More information on the special occasion licence process can be found at the following links:

<http://www.pssq.gov.bc.ca/lclb/apply/special/>

http://www.pssq.gov.bc.ca/lclb/docs-forms/LCLB208_PM-Special.pdf

Recommendation

THAT where a Liquor Control and Licensing Branch Special Occasion Licence referral relates to a property where Mayne Island Land Use Bylaw No. 146, 2008 permits public assembly uses, such as halls, recreation facilities or restaurants, and where there have been 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.

pc Gary Richardson, Island Planner



Islands Trust

Preserving **island** communities, culture and environment.

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Population:

Approximately 1,112

Size:

2,334 hectares (5,767 acres)

Location:

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

[Land Use Planning](#)
[Related Planning Services](#)
[Related Resources](#)
[Trust Area Mapping](#)
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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.

January 2012

- [Mayne Island Community Information Meeting held February 1, 2012 re: Proposed Temporary Use Permit](#)

July 2011

- ["Guide to Environmentally Friendly Building and Renovating in the Southern Gulf Islands"](#)
- Fact sheet: "[Choosing a Building Site on your Lot](#)"
- Fact sheet: "[Making Changes to your Lot Line](#)"
- Fact sheet: "[Applying for a Variance](#)"

October 2010

- [2007 Community Energy and Emission Inventory Reports \(CEEIs\) now available](#)
- [New Islands Trust GHG Emission Inventories webpage posted](#)

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Mayne Island Local Trust Committee Projects

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](#)

Commercial Land Use Review

- [Task Force Terms of Reference](#)
- [Expression of Interest for Task Force Members](#)
- [Mayne Island Commercial Inventory Staff Report - September 19, 2011](#)

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Sensitive Ecosystem Mapping

Maps and Fact Sheets

Committee Links

- [Committee Home](#)
- [Trustee Membership](#)
- [Contact Trustees](#)
- [Contact Planning Staff](#)
- [Planning Bylaws](#)
- [Administrative Bylaws](#)
- [Meetings Schedule](#)
- [Meeting Agendas](#)
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- [Associated Islands](#)
- [Land Use Application Forms](#)

- 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 Area Regulations

- [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 - July 2010](#)
- [Staff Report - March 20, 2009](#)
- [Staff Report - May 15, 2009](#)
- [Staff Report - September 17, 2009](#)
- [Provincial Riparian Area Regulations](#)
- [Map of Ministry of Environment Designated Watersheds](#)
- [2007 - Stream Survey Report](#)

Mayne Island Temporary Use Permit Application: MA-TUP-2010.2 (Active Pass)

- [Staff Report - March 23, 2011](#)

Mayne Island Housing Options Task Force

Report

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

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Memorandum

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information@islandstrust.bc.ca www.islandstrust.bc.ca

Date January 11, 2012 File Number MA/02

To Mayne Island Local Trust Committee

From Kathy Jones
Planning Clerk
Local Planning

Re Advisory Planning Commission

This is to advise that, Rich Tamboline's and Ian Birtwell's APC appointments expire on January 30, 2012.

I have contacted both Rich Tamboline and Ian Birtwell asking if they would be interested in serving another three year term and both advised that they would.

The LTC may consider the following resolution:

"That Mayne Island Local Trust Committee appoints Rich Tamboline and Ian Birtwell to serve a three year term on the Mayne Island Advisory Planning Commission beginning February 1, 2012 and ending January 30, 2015."

If the LTC passes the above noted resolution the APC will consist of six members. The Advisory Planning Commission can consist of not more than nine members. If the LTC wishes to advertise for one, two or three new members they may do so by considering the following resolution:

"That Mayne Island Local Trust Committee directs staff to advertise for ___ member(s) to sit on the Mayne Island Advisory Planning Commission."

Advertising:

A notice of Expression of Interest is drafted and published in the Mayneliner, if they can meet our timelines. This notice can also be published in the Island Tides. The notice is posted on Mayne Island notice boards and posted on the Mayne Island Home Page and sent to the subscribers of this page.

pc Gary Richardson, Planner