



Mayne Island Local Trust Committee

Regular Meeting Agenda

Date: January 26, 2015
Time: 1:00 pm
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island, BC

			Pages
1.	CALL TO ORDER	1:00 PM - 1:10 PM	
2.	APPROVAL OF AGENDA		
3.	TOWN HALL AND QUESTIONS	1:10 PM - 1:20 PM	
4.	COMMUNITY INFORMATION MEETING none		
5.	PUBLIC HEARING none		
6.	MINUTES	1:20 PM - 1:30 PM	
6.1	Local Trust Committee Minutes Dated September 20, 2014 (for Information)		4 - 12
6.2	Section 26 Resolutions-without-meeting Report Dated January 2015		13 - 14
6.3	Advisory Planning Commission Minutes none		
7.	BUSINESS ARISING FROM THE MINUTES	1:30 PM - 1:40 PM	
7.1	Follow-up Action List Dated January 2015		15 - 15
8.	DELEGATIONS none		
9.	CORRESPONDENCE Correspondence received concerning current applications or projects is posted to the LTC webpage	1:40 PM - 1:50 PM	
9.1	Email Dated October 3, 2014, From V Lefler re: Mount Park Run-Off Water		16 - 16

10.	APPLICATIONS AND REFERRALS	1:50 PM - 2:40 PM	
10.1	MA-DVP-2014.2 (Reiber) - Staff Report		17 - 33
10.2	MA-SUB-2014.1 (Milne) Road Dedication - Memo		34 - 43
10.3	Mount Park Covenant - Staff Report		44 - 59
11.	LOCAL TRUST COMMITTEE PROJECTS	2:40 PM - 3:00 PM	
11.1	Secondary Suites - Bylaws No. 159 & 160 for Consideration to Adopt		60 - 65
12.	REPORTS	3:00 PM - 3:30 PM	
12.1	Work Program Reports (attached)		
12.1.1	<u>Top Priorities Report Dated January 2015</u>		66 - 66
12.1.2	<u>Projects List Report Dated January 2015</u>		67 - 67
12.1.3	<u>Work Program Review 2015 - Staff Report</u>		68 - 74
12.2	Applications Report Dated January 2015 (attached)		75 - 76
12.3	Trustee and Local Expense Report Dated December 2014 (attached)		77 - 77
12.4	Adopted Policies and Standing Resolutions (attached)		78 - 81
12.5	Local Trust Committee Webpage		
12.6	Chair's Report		
12.7	Trustee Report		
13.	NEW BUSINESS	3:30 PM - 3:45 PM	
13.1	Fallow Deer		
13.1.1	<u>Do We Have a Fallow Deer Problem? - Picture</u>		82 - 82
13.1.2	<u>Letter Dated January 2015, From Kim Harris, Mayne Island Fallow Deer Eradication Committee</u>		83 - 83
13.2	Advisory Planning Commission (APC) Membership - memo		84 - 85
14.	UPCOMING MEETINGS		
14.1	Next Regular Meeting Scheduled for February 23, 2015, at the Mayne Island Agricultural Hall		
15.	TOWN HALL	3:45 PM - 4:00 PM	

16. CLOSED MEETING

none

17. ADJOURNMENT

4:00 PM - 4:00 PM

ADOPTED



Mayne Island Local Trust Committee Minutes of a Special Business Meeting

Date of Meeting:	Saturday September 20, 2014 Mayne Community Centre 493 Felix Jack Road, Mayne Island
Members Present:	Peter Luckham, Chair Jeanine Dodds, Local Trustee Brian Crumblehulme, Local Trustee
Staff Present:	Gary Richardson, Island Planner Pat Todd, Recording Secretary
Media and Others Present:	Approximately nine members of the public

1. CALL TO ORDER

Chair Luckham called the meeting to order at 1:01 pm, recognizing the Local Trust Committee meeting was being held in the Coast Salish Territories and introduced himself, the Local Trustees, and Islands Trust Staff.

2. APPROVAL OF AGENDA

2.1 Additions/Deletions

None

By general consent, the agenda was approved.

2.2 Questions from the Public on Agenda Items

None

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 July 30, 2014

The following amendments to the minutes were presented as follows:

Pg. 3 8.2 first sentence to read – Trustees visited the site prior to the meeting.

Pg. 4 Motion MA-2014-047 ...to read “to mitigate the impact of development to on-site wells”.

Pg. 6 Motion MA-2014-053: remove “possibilities” after No.5.3.7

Pg. 8 Trustee Report - second line to read “Gary Holman MLA” third line ..of the Ministry of Forests, Lands and Natural Resources.

By general consent, the Mayne Island Local Trust Committee Business Meeting Minutes of July 30, 2014, were adopted as amended.

5.2 Public Hearing Records and Community Information Meeting Notes

None

5.3 Section 26 Resolutions-without-meeting

Resolution without meeting to change date of LTC Business Meeting to today's Special Meeting.

5.4 Advisory Planning Commission Minutes

None

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report August 2014

Planner Richardson reported that all activities have been completed.

7. DELEGATIONS

None

8. CORRESPONDENCE

None

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 MA-RZ-2012.1 (Oceanwood) – Staff Report

Planner Richardson spoke to the staff comments and noted the inclusion of changes requested by the Trustees

Trustees asked that a draft site plan be prepared mapping out the set-backs.

Chair Luckham spoke to best practices, as the LTC is approaching an election, and recommended that a public hearing for this application not be held before the election to preclude the topic being used as a campaign item. If after nominations close and trustees are acclaimed, then the LTC could proceed. If they are not acclaimed then for trustee positions then it is suggested to delay the public hearing until after the election.

Trustee Crumblehulme expressed concerns as to further delays in the process.

Trustee Dodds noted that the public hearing could be held during the November LTC meeting which occurs post-election and the current LTC is in place until December 2014.

MA-2014-061

It was Moved and Seconded that the Mayne Island Local Trust Committee give draft Bylaw No.163 cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 2, 2014,” First Reading.

CARRIED

MA-2014-062

It was Moved and Seconded that the Mayne Island Local Trust Committee give draft Bylaw No. 164 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 2, 2014,” First Reading.

CARRIED

MA-2014-063

It was Moved and Seconded that the Mayne Island Local Trust Committee reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaws No. 163 and No. 164 are not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

MA-2014-064

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to schedule the Public Hearing for draft Bylaws No. 163 and No. 164 at the regular business meeting to be held on November 26, 2014.

CARRIED

9.2 Salt Spring Island Local Trust Committee Bylaw No. 480

MA-2014-065

It was Moved and Seconded that Mayne Island Local Trust Committee interests are not affected by Salt Spring Island Local Trust Committee Bylaw No. 480.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

None

11. REPORTS

11.1 Work Program Reports

Work Program report dated August 2014 received for information.

Projects list was reviewed and Chair Luckham expressed appreciation for Planner Richardson's reports and work efforts on the project items.

MA-2014-066

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to combine Item 3 – First Nations Communication with Item 9 - Fallow Deer Eradication.

CARRIED

11.2 Applications Report

Planner Richardson reported on status of active applications.

11.3 Expense/Budget Reports

LTC expense report dated August 2014 received for information.

11.3.1 2015-16 Budget Submissions

MA-2014-067

It was Moved and Seconded that Mayne Island Local Trust Committee approve and forward the draft 2015-16 Project Budget Request to the Financial Planning Committee as presented.

CARRIED

11.4 Bylaw Enforcement

None

11.5 Adopted Policies and Standing Resolutions

There was a brief discussion regarding Item 1 and the Trustees feel this is clearly established in Policy.

MA-2014-068

It was Moved and Seconded that Mayne Island Local Trust Committee rescind and remove Item 1 "Guidelines for Use When Considering Funding for Reports" from the Policies and Standing Resolutions.

CARRIED

11.6 Mayne Island LTC Web Page

Staff will update the page according to decisions at today's meeting.
The Mayne Island website can be found at:
www.islandstrust.bc.ca/islands/local-trust-areas/mayne

11.7 Chair's Report

Chair Luckham stated that the Islands Trust Council met on beautiful Keats Island and spoke to the importance of Islands Trust in the preservation and protection of the islands from large scale development. Chair Luckham also expressed his pleasure in serving as the Chair for LTC Mayne Island.

11.8 Trustee Report

Trustee Crumblehulme spoke to the Trust Council Policy on Advocacy, that over the past few years there have been a number of projects asking for support of Islands Trust and that it is important to assess the "fit" of the advocacy role for Islands Trust. Reference was made to the recent ferry report presented at Union of British Columbia Municipalities (UBCM) and that derelict vessels are now termed "problem vessels". These are two areas where Islands Trust has played a very active advocacy role.

Chair Luckham reported that he will be speaking to UBCM regarding difficulties responding to government proposals and the amount of effort, time, and financial resources required.

12. OTHER BUSINESS

12.1 Upcoming Meetings

MA-2014-069

It was Moved and Seconded that Mayne Island Local Trust Committee cancel the Local Trust Committee Meeting scheduled for October 22, 2014.

CARRIED

12.2 Fallow Deer Committee Report

12.2.1 Email from R. Underhill re: Fallow Deer Hunting on Mayne

Trustee Dodds extended an apology to Mr. Underhill as he didn't expect the email to be on the agenda.

Trustee Dodds informed the LTC that there had been a meeting, which had taken a year to organize, with Sean Pendergast (Ministry of Forests, Lands, and Natural Resource Operations) and there is a community meeting on Saturday September 27, 2014.

Trustee Dodds emphasized the need for a plan to eradicate the fallow deer and the importance of such a plan being included in the OCP.

This is a long term issue that requires an implementation plan and needs to be a focus of the next LTC.

Ian Dow, a member of the committee, spoke to the importance of the meeting with the Ministry. CRD has pledged \$30,000 to assist with efforts to eradicate this invasive species. First Nations are eager to help as there is concern as to destruction of habitat. It is felt that the Ministry responsible is the Ministry of Agriculture who first allowed the species to be imported to the island and promised in 2000 to capture and remove the animals, but this hasn't happened.

Dave Maud urged that this issue be returned to the LTC Priority List as it is a community issue and the LTC could provide assistance with the plan.

Trustee Dodds stated that MLA Gary Holman had been very instrumental in getting the meeting established.

Trustee Crumblehulme voiced concerns as to provincial government downloading responsibility to the community without financial resources going to the community.

Ian Dow agreed with the issue of downloading with no budget and spoke to the amount of time spent on this issue to date. He informed the LTC that the costs to eradicate fallow deer on Sidney Island have exceeded \$800,000 to date.

Chair Luckham expressed thanks to all committee members for their efforts.

12.3 Experience the Southern Gulf Islands Cycling and Pedestrian Trail Plan

Planner Richardson referred to the staff report prepared by Regional Planning Manager (RPM) Kojima and that comments are being requested that can then be forwarded to the CRD.

There were a number of members of the Mayne Island Pathways and Trails Committee present to review RPM Kojima's report.

Concerns were raised regarding some of the proposals in the Experience the Gulf Islands Cycling and Pedestrian Trail Plan for the Southern Gulf Islands from the CRD. Many of the proposed paths/trails cross private lands and while this issue has been raised with the CRD the mappings to date are unchanged.

The proposed trails for Mayne Island follow roadways, which require a License of Occupation from the Ministry of Transportation. It is expected that construction will commence in the spring for the trail from the ferry terminal to Miners Bay.

There is a Gulf Islands Trails Society, a nonprofit, which can acquire the insurance policies for trails across private land where the land owners are in agreement.

The LTC requested feedback on RPM Kojima's report. Those present stated that the report appeared to support the concerns of the Mayne Island Pathways and Trails Committee.

MA-2014-070

It was Moved and Seconded that Mayne Island Local Trust Committee provide comments to the Capital Regional District concerning the draft Cycling and Pedestrian Trail Plan as per Memorandum from Regional Planning Manager Kojima dated August 19, 2014.

CARRIED

12.4 Request for Fact Sheet on Freighters in Plumper Sound

Chair Luckham reviewed this ongoing issue. There are 5 anchorages in Plumper Sound and there are a number of people from Mayne, Pender and Saturna islands who are concerned and have made complaints to Transport Canada as this is a Federal jurisdiction.

In response to an email from Clare Frater, Islands Trust Policy Analyst, Stephen Brown (Chamber of Shipping) has offered to attend a meeting regarding this issue.

After some conversation it was decided that such a meeting would be a public service to the affected communities and Chair Luckham will report back to Clare Frater as to discussion.

13. TOWN HALL MEETING

Ian Dow expressed appreciation to the LTC for services to the community and accomplishments over the past term.

14. ADJOURNMENT.

Chair Luckham declared the meeting adjourned at 3:05 p.m.

X

Peter Luckham, Chair

CERTIFIED CORRECT:

X

Pat Todd, Recording Secretary

RWM From: July 30, 2014 To: January 19, 2015

Mayne Island

Resolution #	Action	Resolution Description	Resolution Date
2014-08	In Favour	THAT the Mayne Island Local Trust Committee Proposed 2015 Annual Meeting Schedule be adopted, thereby holding their Regular Local Trust Committee meetings on the following dates: January 26, February 23, March 30, April 27, May 25, June 29, July 27, September 28, October 26, and November 30, 2015, all at 1:00 p.m.	Dec 16, 2014
2014-07	In Favour	THAT Mayne Island Local Trust Committee Business Meeting Minutes of September 20, 2014, be Adopted.	Dec 01, 2014
2014-06	In Favour	THAT the Mayne Island Local Trust Committee directs Staff to send the letter dated November 20, 2014 to Ryan Evanoff, Senior Approvals Technician, Ministry of Transportation and Infrastructure, regarding the Proposed Subdivision at Georgina Point Road. (MA-SUB-2014.1)	Nov 25, 2014
2014-05	In Favour	THAT Mayne Island Local Trust Committee's interests are unaffected by Salt Spring Island Local Trust Committee Bylaw No. 479.	Nov 24, 2014
2014-04	In Favour	THAT Mayne Island Local Trust Committee's interests are unaffected by Salt Spring Island Local Trust Committee Bylaw No. 482.	Oct 22, 2014
2014-03	In Favour	THAT The Mayne Island Local Trust Committee cancel its scheduled meeting of November 26, 2014, due to the pending election campaign.	Oct 21, 2014

2014-02	In Favour THAT the Mayne Island Local Trust Committee cancel the September 3, 2014 regular business meeting and schedule a Special Meeting for September 20, 2014.	Aug 13, 2014
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Follow Up Action Report w/ Target Date

Mayne Island Sep-20-2014

No.	Activity	Responsibility	Target Date	Status
1	Minutes of July 30, 2014 LTC Mtg. adopted as amended.	Lori Foster		Done
2	MA-RZ-2012.1 (Oceanwood) - 1st reading as drafted. (DONE) - schedule hearing for November 26, 2014 - CANCELLED	Sharon Lloyd-deRosario Gary Richardson		Done
3	Place recent letter forwarded to MOTI from chair on LTC website.	Lori Foster		Done
4	Proposed bylaws 161 and 162 to be scheduled to go to hearing on November 26, 2014 - CANCELLED	Sharon Lloyd-deRosario		Done
5	Mayne LTCs interests are unaffected by Salt Spring LTC bylaw 480	Sharon Lloyd-deRosario		Done
6	Projects list to be amended by combining project 3 and 9 and removing 8.	Gary Richardson		Done
7	2015-2016 budget approved as drafted.	Robert Kojima		Done
8	Staff to rescind and remove policy regarding funding for reports put in place by MA-LTC-70-07	Gary Richardson		Done
9	Experience the Southern Gulf Islands Cycling and Pedestrian draft plan - LTC supports all bulleted comments in memorandum prepared by Robert Kojima, dated Aug 19, 2014	Robert Kojima		Done
10	October 22, 2014 LTC meeting cancelled.	Lori Foster		Done

From: Velda Lefler [REDACTED]
Sent: Friday, October 03, 2014 2:01 PM
To: Jeanine Dodds
Cc: Gary.Holman.MLA@leg.bc.ca
Subject: Mt Parke run-off water
to: Jeanine Dodds

Subject: Mount Parke run-off water

As you know, my wife and I live at [REDACTED] Fernhill Road. My problem concerns run-off water from Mount Parke. Some of this water travels through [REDACTED] property at 540 Fernhill Road and empties into a ditch on the south side of Fernhill Road. Traditionally, at that point the water flow is divided, with some of the water flowing east down Fernhill and some crossing through a culvert and entering [REDACTED] property at 553 Fernhill Road.

The water flowing through the Haller property travels in a straight line down a ditch at the side of his property until it makes a curve towards the back of his property and enters my property. The water flowing east down Fernhill also crosses Fernhill through another culvert and enters a rental property at 561 Fernhill. This water then goes through a driveway culvert and enters the [REDACTED] property at 557 Fernhill Road. This water flows through her property and then through the [REDACTED] property via a ditch at the back of his property where it then enters the ditch at the side of his property. This combined flow then enters my property and into my pond and then exits through a ditch into the [REDACTED] property. This water eventually empties into Campbell Bay.

In March of this year we had heavy rainfalls and in April, record rainfalls, which apparently caused the water flowing through the [REDACTED] property to erode the edges of her ditch. As a result she apparently called Highways and complained. Their response was to block the water from flowing east on Fernhill Road. This then put 100% of the runoff water through the ditch at the side of the [REDACTED] property and into my property. The water going down this ditch was absolutely raging. When I realized what was happening I investigated and discovered the blockage on Fernhill.

At that point I called Highways but got no answer so I took a shovel and removed part of the blockage to allow some of the water to again flow down Fernhill.

Apparently [REDACTED] still felt that there was too much water entering her property and again called Highways. This time they completely and totally blocked the ditch. I called Highways and asked what was going on and was told that they only do as they are told. I said that the solution was not to give me 100% of the flow. After some conversation they said that they would put a little crease in the blockage. I checked later and found that the dent that was put in the blockage had no affect whatsoever and that the water level would have had to rise at least a foot and a half to two feet before any water would flow down Fernhill.

2

At this point, on March 28th, I called R. Ray at the Saanich Area Office of the Ministry of Transportation and Infrastructure and expressed my concerns. Her initial response was that the blockage had always been there. I told her that that wasn't true, but that there had been partial blockages in the past which had been removed by the normal water flow. I believe that I probably got her somewhat annoyed and her final statement was that I would have to give her time to investigate. I said that I would wait to hear from her.

When it became evident that she was not going to respond I called J. Baldwin from the Water Protection Branch on May 6th and left him a message. Again, I received no response.

As a result of this blockage and with the record rains in April the force of the water undercut and caved in the edge of the ditch at the entrance to my property. I repaired this cave-in as best as I could and removed some of the soil from the ditch. However, as a result of 100% of the water coming through the culvert and straight down the side ditch at [REDACTED], the amount and force of the water also brought gravel and debris from around the entrance to the culvert and deposited all of it at the entrance to my pond.

I estimate that there is now approximately two to three yards of gravel at the entrance to my pond. Unless the blockage on Fernhill Road is removed, the heavy rains that will soon be coming will only cause further damage to my property.

Any assistance that you can give me in this matter will be greatly appreciated.

Yours truly,
Brian Lefler
cc: Gary.Holman.MLA@leg.bc.ca

STAFF REPORT

January 19, 2015

File No.: MA-DVP-2014.2
(Reiber)

To: Mayne Island Local Trust Committee

From: Phil Testemale A/Planner 2

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

Re: Development Variance Permit for 236 Callaghan Crescent

Owner: Eileen Reiber
Applicant: Same
Location: Lot 105, Section 6, Mayne Island, Cowichan District, Plan 23289
PID 003-075-061

THE PROPOSAL:

The application is for variances to the rear, front and side yard setbacks to legalize the siting of an existing single family dwelling and attached deck on the above-noted property.

A survey of the property to the west revealed that a portion of the dwelling's deck was encroaching on that property. A complaint was registered to Bylaw Enforcement and investigation concluded that, in addition to the encroachment of the deck, that the dwelling had been sited illegally. An application for a building permit was made in 1972 and the dwelling was constructed in approximately 1975. However, there is no occupancy permit on file with the CRD. With the exception of rear yard siting, the setbacks of the zoning bylaw of the day (CRD, Bylaw 103) have not changed with subsequent or the current Land Use Bylaw.

The portion of the deck that encroached has been removed, however, the following variances are required to legalize the siting of the **dwelling** and **deck** as currently sited:

1. The **front lot line** from 8.0 metres (26 feet) to 7.4 metres (24.3 feet);
2. The **rear lot line** from 8.0 metres (26 feet) to 0 metres (0 feet); And,
3. The **interior side lot line** from 3.0 metres (10 feet) to 2.3 metres (7.5 feet).

The Site Survey Plan indicating the proposed variances is shown below as Figure 2: Survey Site Plan – below.

SITE CONTEXT:

The subject property is 0.126 hectares (.311 acres) in size and is located at 236 Callaghan Crescent overlooking Village Bay. The property has numerous mature trees and slopes gently downward toward the bay. The property has a single family, one storey dwelling (panabode) with a deck that “wraps” from the front around, east and a portion of the south of the dwelling. There are no other buildings or structures on the property. The deck structure was added, and/or rebuilt recently. The area that encroached on the neighbour’s property has been recently removed. (See: Photos, - below)

Property sizes and uses in the area are similar to that of the subject property.

Figure 1: Subject Property Map

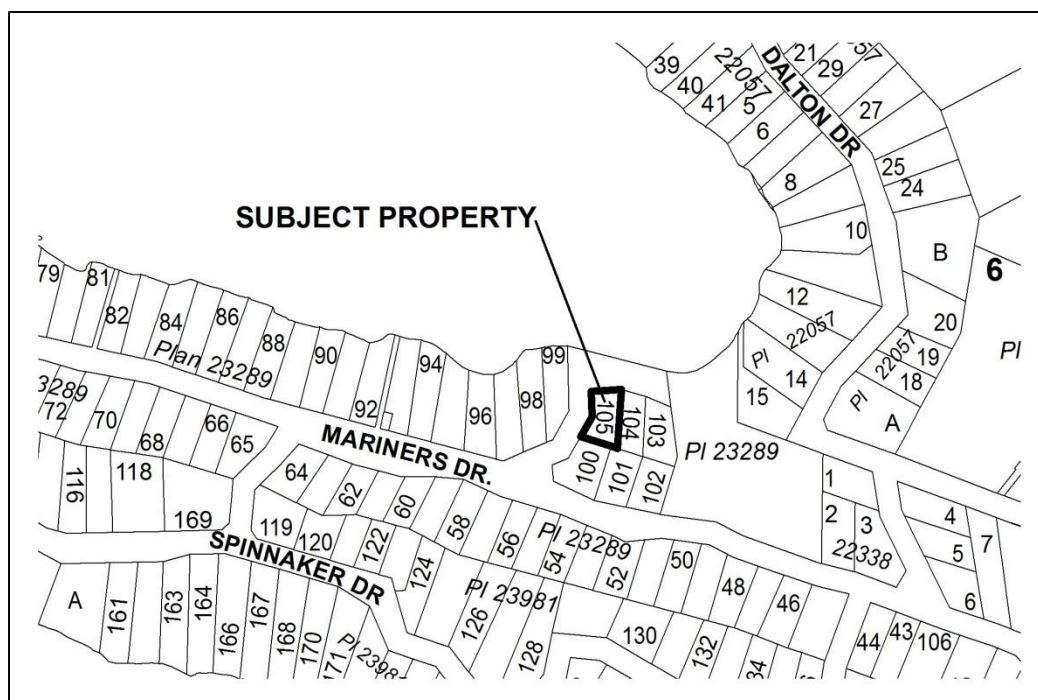


Figure 2: Survey Site Plan

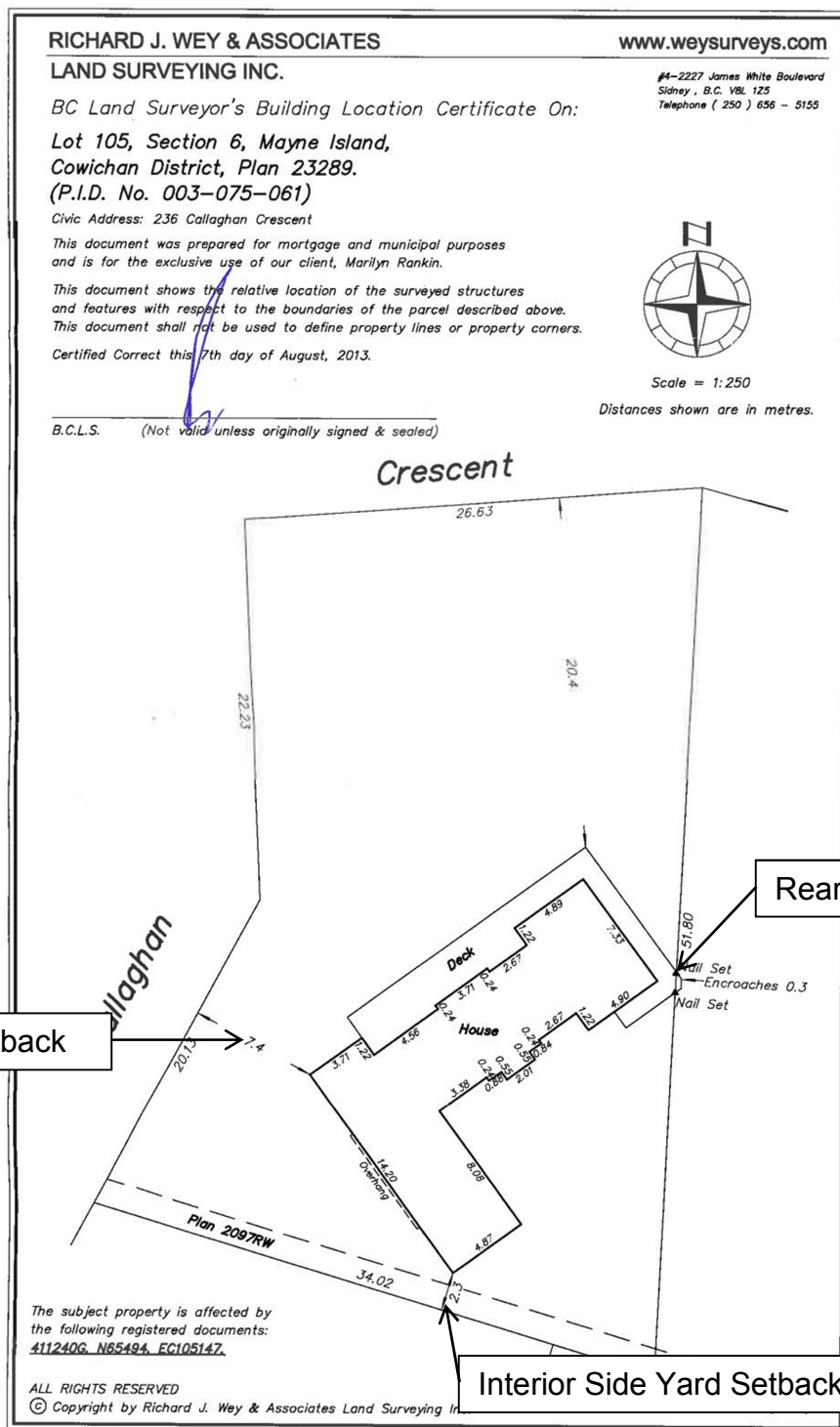


Figure Three: Orthophoto



Photo One: East Corner of House (Rear Yard) from Neighbouring Property

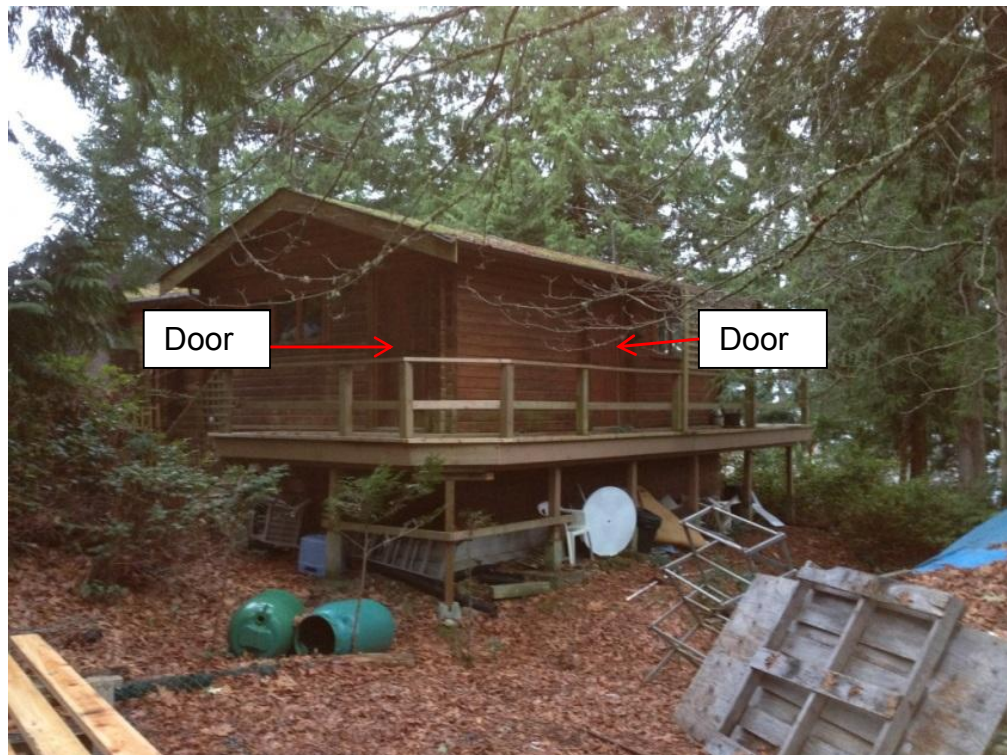


Photo Two: East Property Line (Showing portion of deck removed)



Property Line (Eastern)

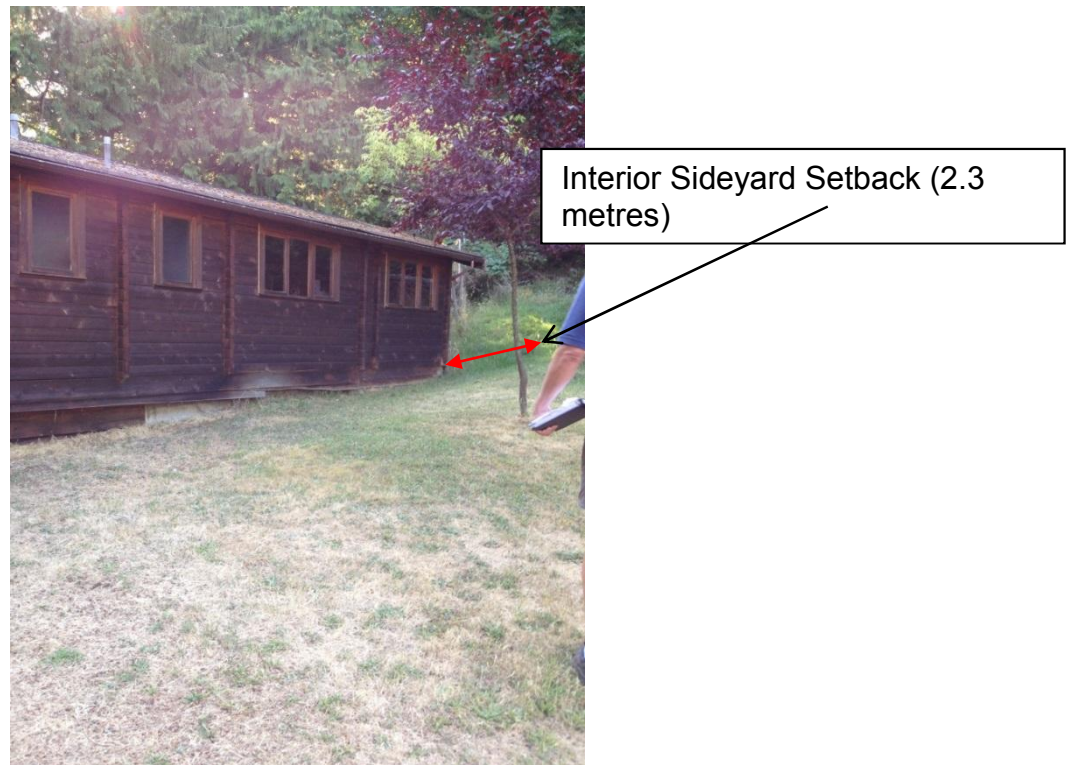
Photo Three: Stair Access to the Deck (near East Corner)



Photo Four: Front of House



Photo Five: Side of House



CURRENT PLANNING STATUS OF SUBJECT LANDS:

Trust Policy Statement:

Directive policies relevant to this application include:

5.2 Growth and Development

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

Official Community Plan:

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

There are no Development Permit Areas designated on the property.

Land Use Bylaw:

The property is in the **Settlement Residential (SR) Zone** in the **Mayne Island Land Use Bylaw No.146, 2008**. Subsection 5.1 (7) (minimum setback regulations) of the Bylaw are the subject of the variances. Specifically:

The minimum setback for any building or structure is:

- (a) 8.0 metres (26 feet) from any front or rear lot line;
- (b) 3.0 metres (10 feet) from any interior lot line;
- (c) 4.5 metres (15 feet) from any exterior side lot line.

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

Sensitive Ecosystems and Hazard Areas: There are no sensitive ecosystems identified on the property or in proximity to the property.

Archaeological Sites:

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

Covenants:

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

Climate Change Mitigation and Adaptation:

This application has no direct bearing on climate change mitigation and adaptation.

Bylaw Enforcement:

This application is the result of enforcement action due to the encroachment of the deck on the neighbour's property. Investigation by the bylaw officer determined that the dwelling was not cited in conformance with the zoning bylaw of the day (CRD Bylaw 103) when it was built in the mid-1970s. With the exception of rear yard, the setbacks have not changed with subsequent bylaws, or the current Land Use Bylaw. The dwelling was completed in approximately 1975, however, a Final Occupancy Permit is not on file with the CRD.

CRD Building Inspection:

See: "Bylaw Enforcement" – above. In addition, the Building Inspection Department has confirmed that no Building Permit was issued for the construction/reconstruction of the deck. Further the size of the current deck exceeds the original shown on plans and air photos.

RESULTS OF CIRCULATION:

Notice was circulated to neighbouring residents and owners for comment and is attached as Attachment Two. The neighbour to the east who is most impacted by the variance, has verbally requested that the deck be "cut-back" as far as possible in the setback area, and replaced with stairs. This action would allow reasonable access to the kitchen of the dwelling and minimize the impact on his property. At the time of writing this report no written responses have been received. Any subsequent comments received will be brought to the LTC meeting on January 26th.

ISSUES SUMMARY:

Applicant's stated rationale for the proposed variance.

The applicant's stated rationale for the variance is that they understood/assumed when they purchased the property that the dwelling was sited legally, and a concern that they may lose their deck on the neighbours side and thereby safe access to and from their kitchen door. The following are direct statements from the owner:

If we have the passageway deck removed, the kitchen door will open onto a 5 1/2 foot drop. This would be a safety issue.

If you grant us the variance, the passageway from the kitchen door to the steps down to ground level will remain intact. There will be a safe exit from the kitchen door to the ground. The corner in dispute is not close to our neighbour's house. I don't think the surrounding lands will be affected, as the panabode has stood as it is for decades. We feel it was the right thing to do to mitigate the situation by moving back within the "new" property line, and of course to comply with the request to do so.

The overall intent of the regulation being varied.

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

- Limiting the visual impact of development on adjacent properties and the public roadway.

- Minimizing impacts on adjacent properties related to shading, aesthetic, and privacy concerns.
- Maintaining safe sight lines for vehicles or pedestrians using the roadway.
- Protection of the privacy of neighbouring residents.
- Establishing a consistent development pattern within a local area.
- Fire separation.
- Maintaining a rural character.
- Ensuring the non-residential use of accessory buildings.
- Establishing certainty with respect to residential development by maintaining consistent siting regulations.

Potential impacts of granting a variance.

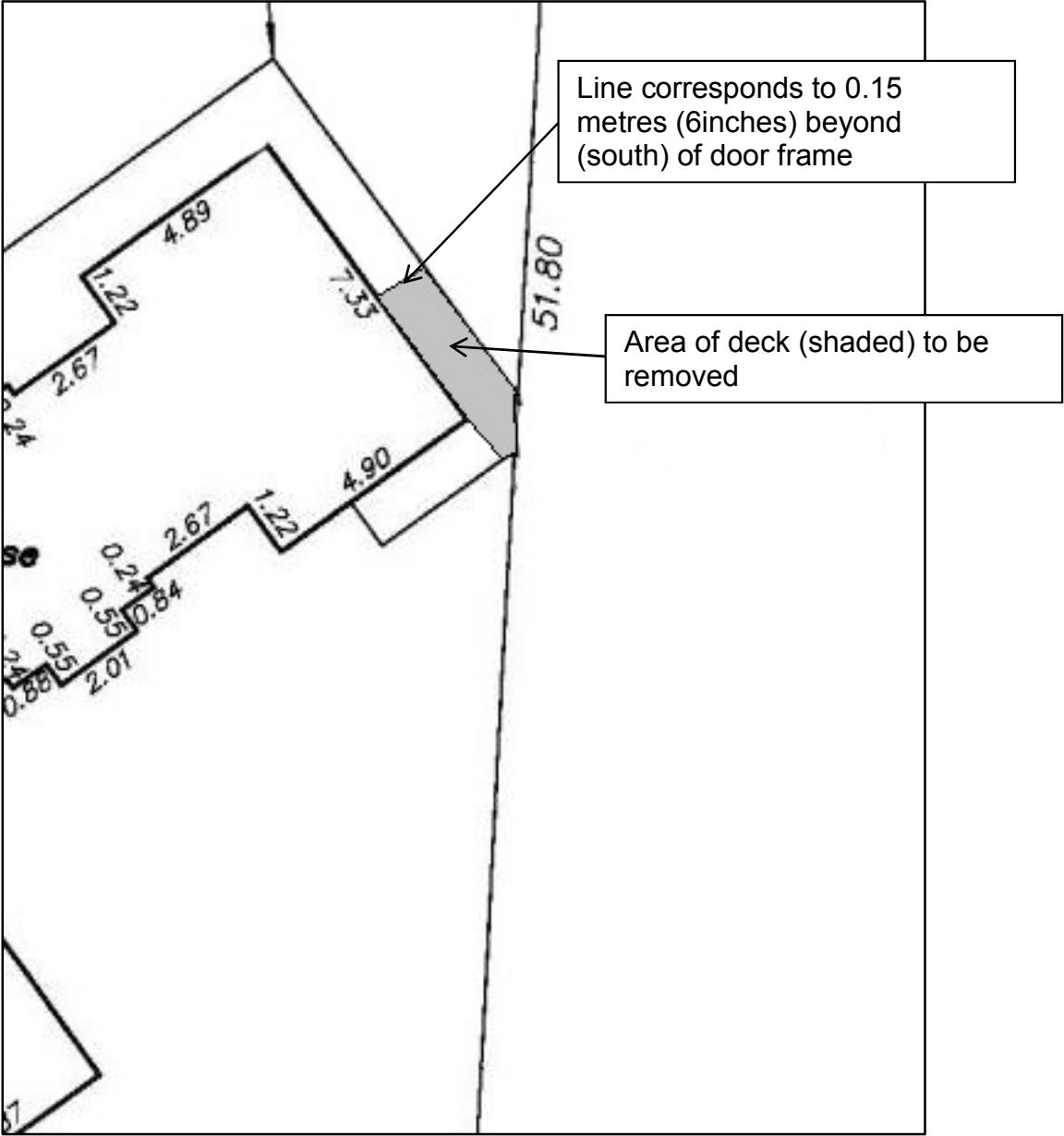
Granting a variance can potentially create an expectation in the community with regard to future applications. As variances consider the unique circumstances for a particular situation that may warrant relaxation of specific zoning regulations, each application is evaluated on its own merits.

STAFF COMMENTS:

The applicants purchased the property in 1979 or 1980 and have stated that they assumed that the dwelling was sited legally. Granting a variance to the original siting of the building made in error would not be unreasonable given the circumstances.

The deck however, is relatively new construction/enlargement done without a building permit and is an enlargement to the one shown on original plans and air photos. Although the area that encroached over the property line has been removed, the current siting of the deck still represents an issue for the neighbour in terms of privacy, future sale of his property, ability to construct a fence, and other setback objectives cited above. The neighbour has requested that the impact on his property be minimized by cutting back the deck as far as is possible within the setback area and replacing it with stairs. A compromise that would reduce impacts and maintain reasonable access to that portion of the dwelling is shown as Figure Four: Option Schedule "B" - Addendum. This maintains the stairs and landing to the door on the rear (southeast) of the dwelling and to the door on the east side of the dwelling (Both shown in Photo One – above).

Figure Four: Option Schedule “B” Addendum



RECOMMENDATIONS:

1. THAT the Mayne Island Local Trust Committee approve development variance permit MA-DVP-2014.2 as drafted. Or,
2. THAT the Mayne Island Local Trust Committee approve development variance permit MA-DVP-2014.2 as amended by the addition of a Schedule "B" indicating the portions of the deck in the rear yard setback area to be removed; and by amending Subsection 2. a) to allow for an existing dwelling be sited as close as 0.25 metres (10 inches) from a rear lot line.

Prepared and Submitted by:



Planner 2

January 19, 2015

Date

Concurred in by:



Regional Planning Manager

January 19, 2015

Date

Attachments: Proposed MA-DVP- 2014.2 as circulated
Proposed MA-DVP-2014.2 with Addendum
MA-DVP-2014.2 Notice

**MAYNE ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
MA-DVP-2014.2**

TO: Eileen Reiber

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

Lot 105, Section 6, Mayne Island, Cowichan District, Plan 23289

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

- a) Article 5.1(7)(a) which states that the minimum setback for any building or structure is 8 metres (26 feet) from any front or rear lot line, is varied to allow for an existing dwelling to be sited as close as 0 metres from a rear lot line and as close as 7.4 metres (24.3 feet) from a front lot line.
- b) Article 5.1(7)(b) which states that the minimum setback for any building or structure is 3 metres (10 feet) from any interior side lot line, is varied to allow for an existing dwelling to be sited as close as 2.3 metres from an interior side lot line.

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

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

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

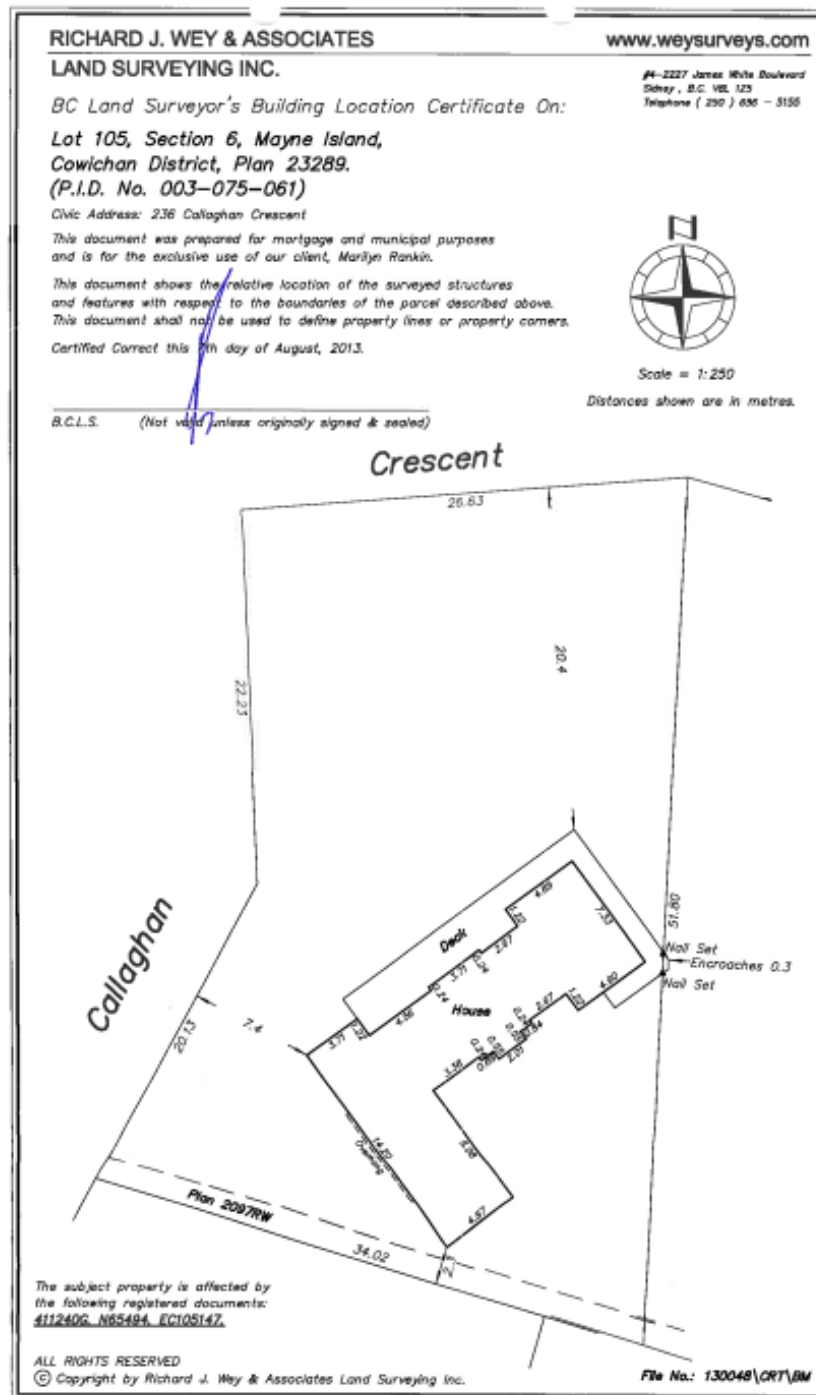
Deputy Secretary, Islands Trust

Date of Issuance

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

MAYNE ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
MA-DVP-2014.2

SCHEDULE "A"



**MAYNE ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
MA-DVP-2014.2**

TO: Eileen Reiber

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

Lot 105, Section 6, Mayne Island, Cowichan District, Plan 23289

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

- a) Article 5.1(7)(a) which states that the minimum setback for any building or structure is 8 metres (26 feet) from any front or rear lot line, is varied to allow for an existing dwelling to be sited as close as 0.25 metres (10 inches) from a rear lot line and as close as 7.4 metres (24.3 feet) from a front lot line.
- b) Article 5.1(7)(b) which states that the minimum setback for any building or structure is 3 metres (10 feet) from any interior side lot line, is varied to allow for an existing dwelling to be sited as close as 2.3 metres from an interior side lot line.

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

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

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

Deputy Secretary, Islands Trust

Date of Issuance

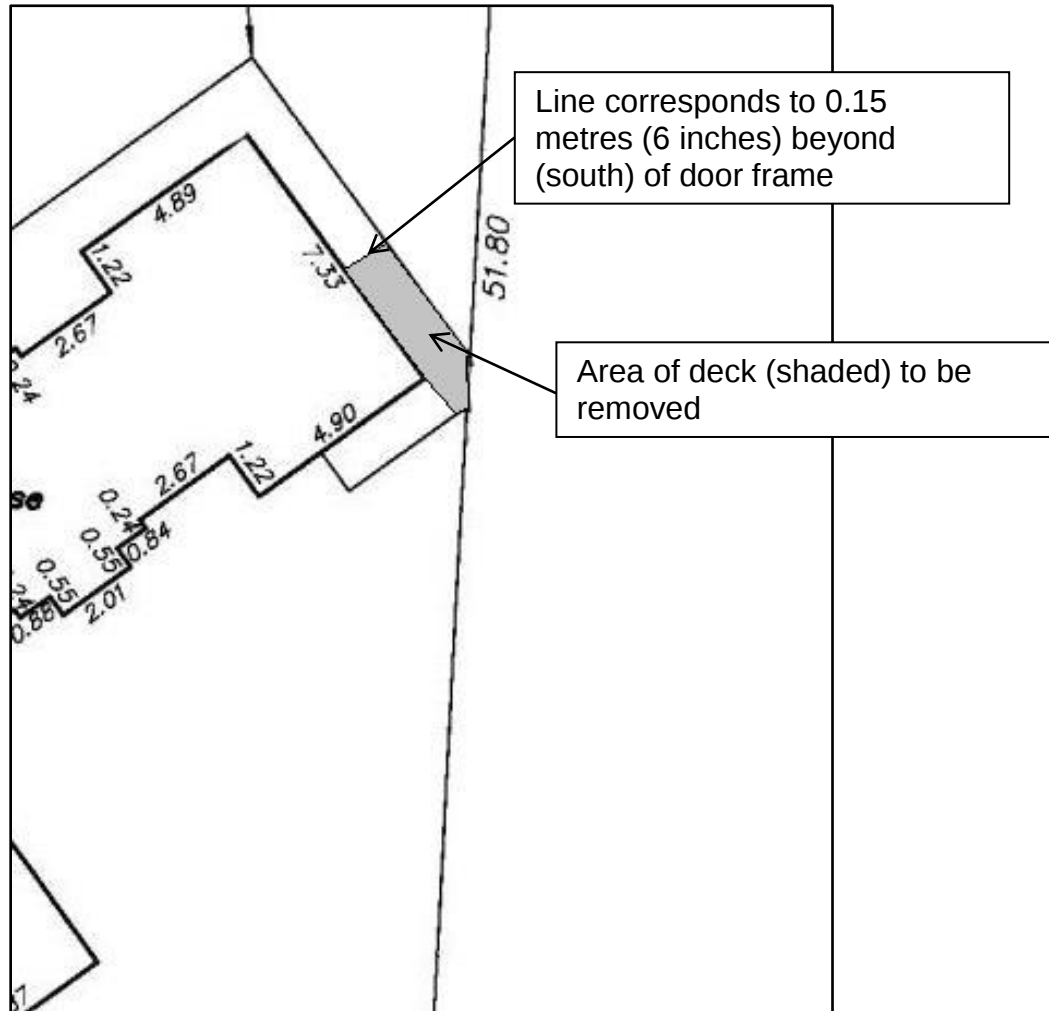
**IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE XX DAY OF
XX THIS PERMIT AUTOMATICALLY LAPSES.**

SCHEDULE "A"

u:\local trust committees\mayne\applications\dvp\2014\ma-dvp-2014.2 (reiber)\draft permits and notices\development variance permit\amended.docx

MAYNE ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
MA-DVP-2014.2

SCHEDULE "B"



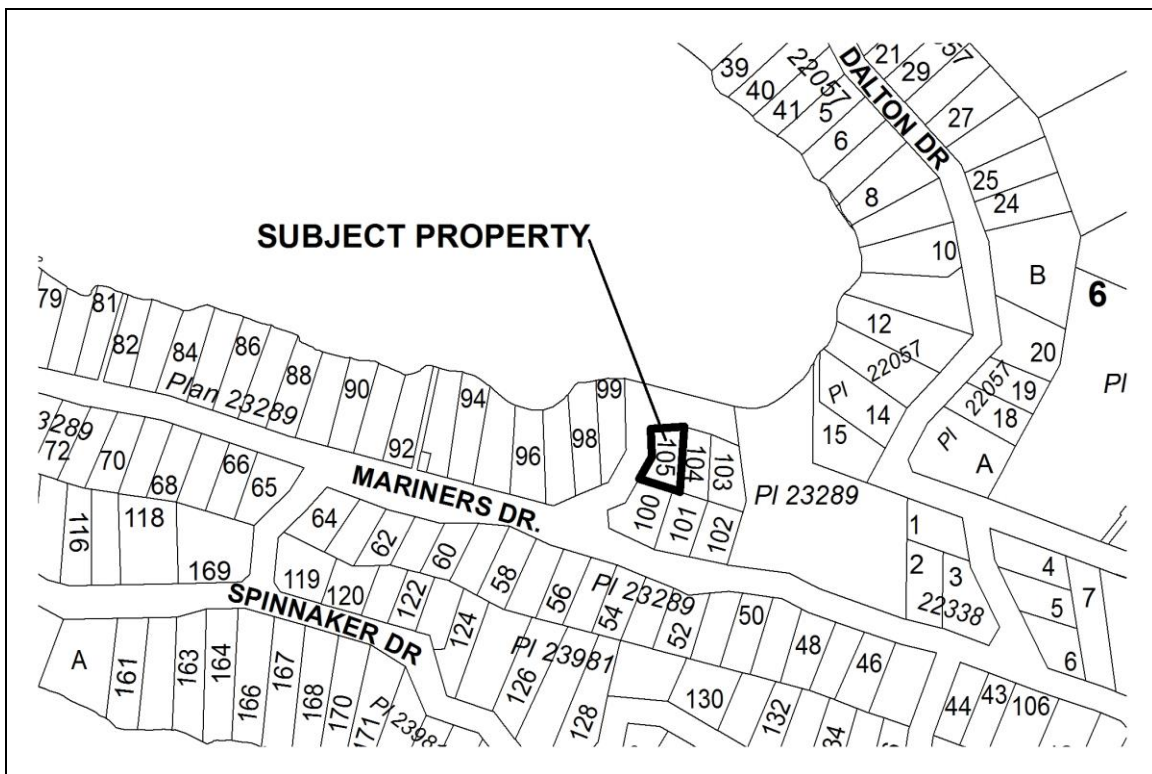
**NOTICE
MA-DVP-2014.2
MAYNE ISLAND LOCAL TRUST COMMITTEE**

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

The purpose of this permit is to: vary article 5.1(7)(a) of Mayne Island Land Use Bylaw No. 146, 2008, which states that the minimum setback for any building or structure is 8 metres (26 feet) from any front or rear lot line, to allow for an existing dwelling to be sited as close as 0 metres from a rear lot line and as close as 7.4 metres (24.3 feet) from a front lot line; and vary article 5.1(7)(b) of Mayne Island Land Use Bylaw No. 146, 2008, which states that the minimum setback for any building or structure is 3 metres (10 feet) from any interior side lot line, to allow for an existing dwelling to be sited as close as 2.3 metres from an interior side lot line.

The property is located at 236 Callaghan Crescent and is legally described as Lot 105, Section 6, Mayne Island, Cowichan District, Plan 23289.

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



A copy of the proposed permit may be inspected at the Islands Trust Office, 200 - 1627 Fort Street, Victoria, B.C. V8R 1H8 between the hours of 8:30 a.m. to 4:30 p.m. Monday to Friday inclusive, excluding statutory holidays, commencing January 12, 2015, and continuing up to and including January 23, 2015.

For the convenience of the public only, and not to satisfy Section 922(5) (c) of the *Local Government Act*, additional copies of the Proposed Permit may be inspected at various Notice Boards on Mayne Island, B.C., commencing January 12, 2015. Also, attached for your convenience is a copy of the proposed permit.

If you have any questions or comments please contact the Planner, Gary Richardson at (250) 405-5157; for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867 before 4:30 p.m., January 23, 2015. Written comments may be mailed to Islands Trust, 200 – 1627 Fort Street, Victoria, BC V8R 1H8; faxed to (250) 405-5155; or emailed to information@islandstrust.bc.ca before 4:30 p.m., January 23, 2015.

The Mayne Island Local Trust Committee may consider the issuance of the permit at the Mayne Local Trust Committee Meeting being held at 1:00 p.m., January 26, 2015, at Mayne Island Agricultural Hall, 430 Fernhill Road, Mayne Island. All applications are available for review by the public. Written comments made in response to this notice will also be available for public review.



Memorandum

Date January 7, 2015 File Number MA-SUB-2014.1

To Mayne Island Local Trust Committee

From Gary Richardson
Island Planner

Re Proposed Milne/Pierce Subdivision (Boundary Adjustment) MA-SUB-2014.1

We received a subdivision referral from MoTI (January 2014) for a boundary adjustment subdivision between three lots on Georgina Point Road: Lots A and B Section 12, Plan VIP66075 and Lot 5, Section 12, Plan 788.

The proposal is to divide Lot B in half. Half of lot B will go to Lot A and the remaining half will go to Lot 5 (see attachment 1).

When the subdivision that created Lots A and B was approved in 1997 road dedication on both sides of Georgina Point Road was required. This can be seen on attachment 2 as the area marked “dedicated for road”.

The 2nd PLA received from MoTI regarding the present proposal, dated June 27, 2014 the road dedication for Lot 5 (normally a 20 metre dedicated width is required at time of subdivision) is not being required. See PLA item 2 on attachment 3.

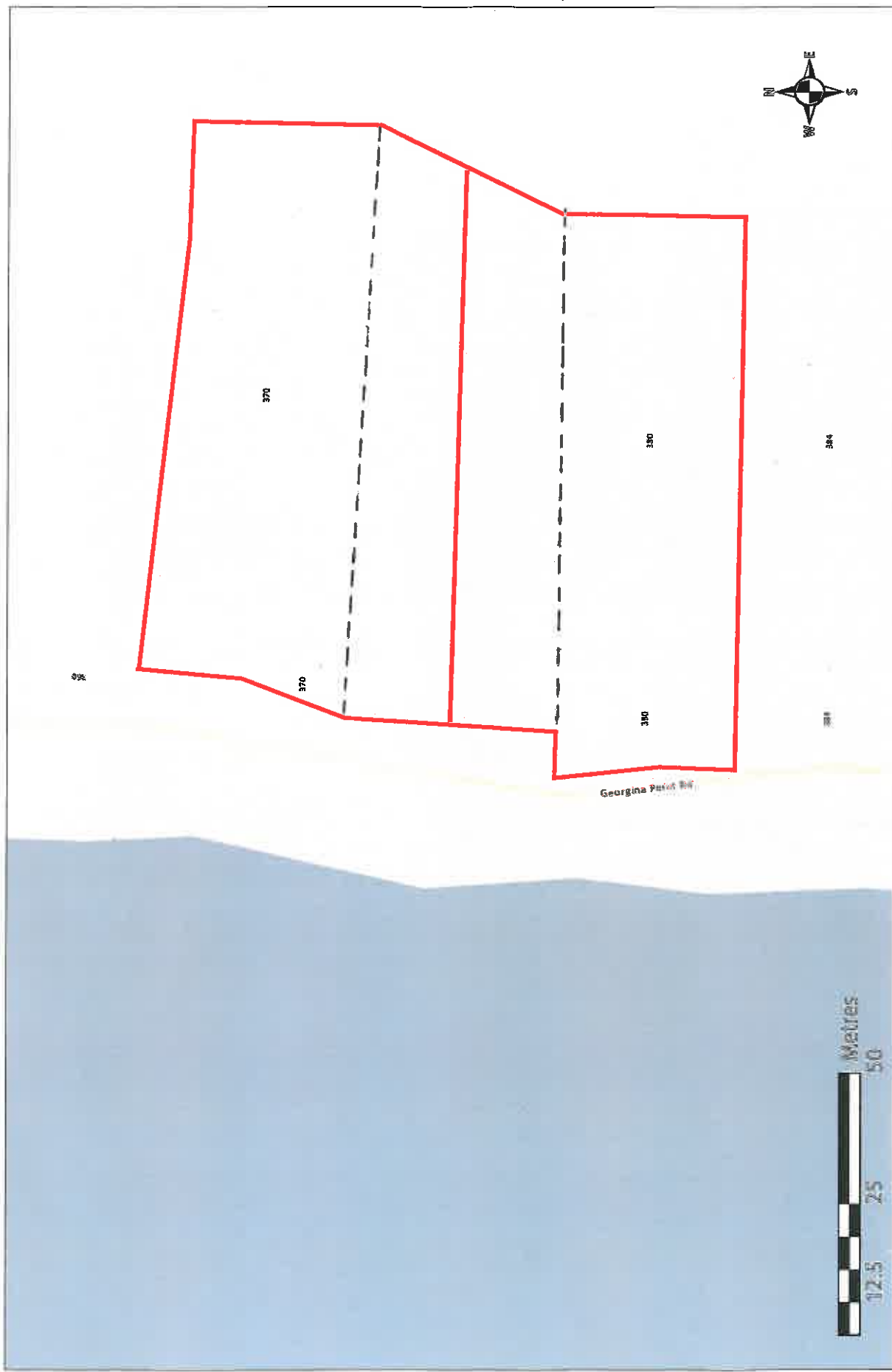
As the LTC has expressed concerns about the road in this area previously it seems prudent to request that a 20 metre road dedication be given in front of Lot 5. I have attached a letter that the chair sent to Ryan Spillett in September for your reference (attach 4).

Staff sent a letter to Ryan Evanoff, Senior approval technician on November 27, 2014 (attach 5).

Ryan Evanoff sent an email response back on December 1, 2014 stating that the road dedication is not going to be required (attach 6).

As the condition of Georgina Point Road has been a concern of the LTC for some time I placed the matter on this agenda to determine if the LTC wants to pursue this matter further.

Gary Richardson, Island Planner



Peace Milne Lot Line Change

376 Georgina Point Rd - Split

Important
 This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of the information shown on this map for any purpose. This map is not for navigation. The CRD will not be liable for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.
 Printed Tue, Aug 6, 2013

PLAN OF SUBDIVISION MAYNE ISLAND, CO

Registered Owner:
Active Pass Developments Ltd.
Inc. No. 215328

[Signature]
Authorized Signatory

Authorized Signatory

[Signature]
Witness of No signature

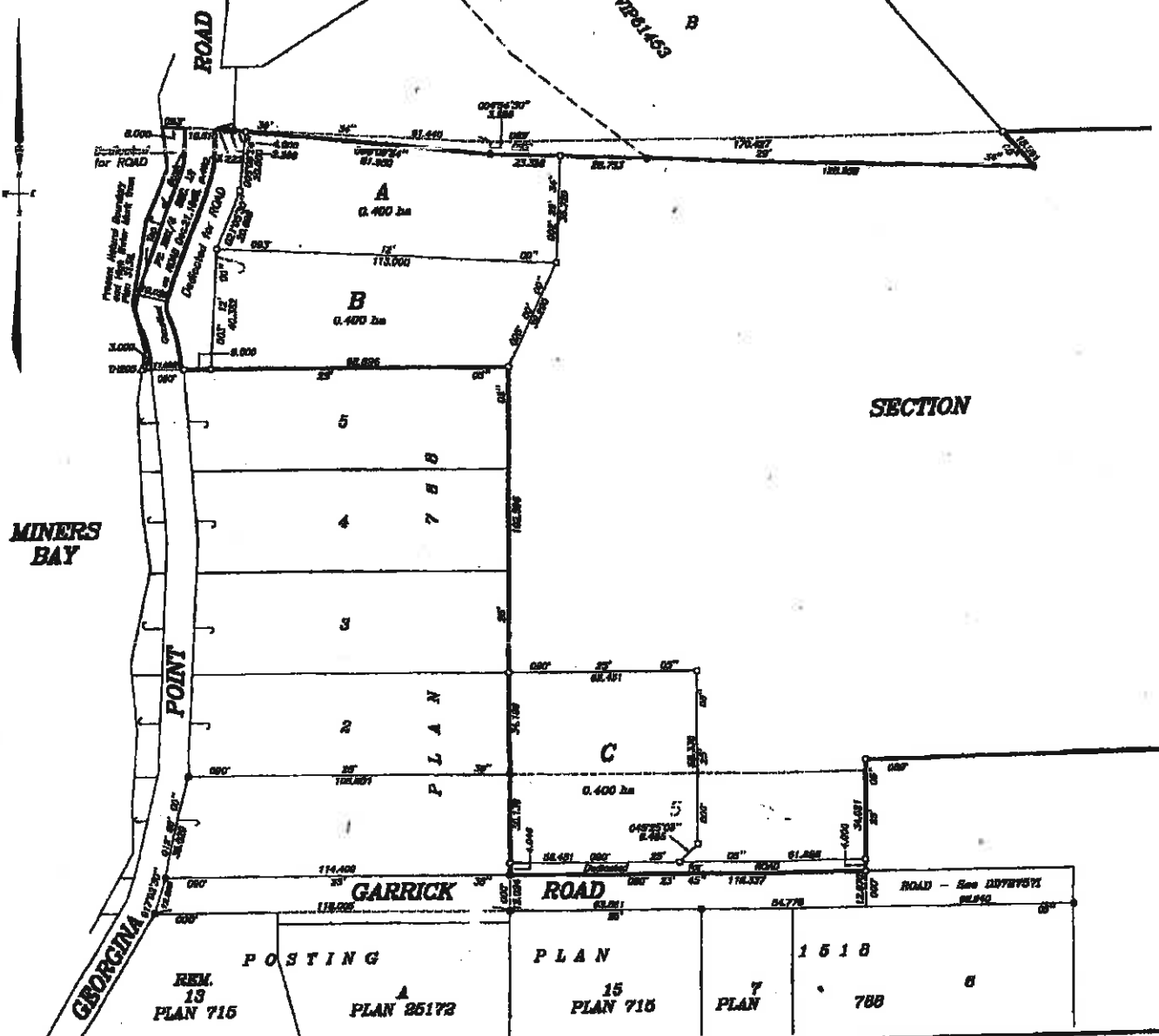
Notary Public
Occupation
Box 65
Mayne Island, B.C. V9N2J0
Address

Scale 20 10 0

LEGEND
Bearings on observation through the

● down
● down
○ down
△ down

Bearings to All distances





**PROPOSED SUBDIVISION
PRELIMINARY LAYOUT
APPROVAL**

Richard and Debra Milne
370 Georgina Point Road
Mayne Island, British Columbia V0N 2J1

Your File #:
eDAS File #: 2014-00248
Date: Jun/27/2014

Attention: Richard and Debra Milne, Wayne and Janice Peace

**Re: Proposed Subdivision of Lot A, Section 12, Mayne Island, Cowichan District,
Plan VIP66075, Lot 5, Section 12, Mayne Island, Cowichan District, Plan VIP788 &
Lot B, Section 12, Mayne Island, Cowichan District, Plan VIP66075
376 & 380 Georgina Point Road, Mayne Island**

Your proposal for a 2 lot Conventional subdivision has received preliminary layout approval, subject to the following condition(s):

1. Written confirmation from the Islands Trust that all bylaws and regulations have been met, including proof of potable water.

2. Provision of an acceptable restrictive covenant, registrable pursuant to Section 219 of the Land Title Act, which prohibits rezoning or subdivision of the parcel which will be addressed as 380 Georgina Point Road. Covenant to be in favour of Islands Trust and Her Majesty the Queen in Right of the Province of British Columbia, as represented by the Minister of Transportation and Infrastructure. Islands Trust to provide confirmation that covenant is acceptable prior to final approval. Covenant to include the following restrictions:

- [new legal address] may not be approved for rezoning until that portion of Georgina Point Road adjacent to the property has been dedicated at a minimum width of 20 metres.
- [new legal address] may not be subdivided, in any form, until that portion of Georgina Point Road adjacent to the property has been dedicated at a minimum width of 20 metres.
- No structures are to be placed within 5 metres of the existing Georgina Point Road dedication, as shown on [plan epp], within the property legally described as [new legal address] without expressed written permission of the Ministry of Transportation as represented by the Saanich Area Office. Structures that existed prior to the registration of this covenant are exempt from this restriction.

Local District Address
Saanich Area Office 240-4460 Chatterton Way Victoria, BC V8X 5J2 Canada Phone: (250) 952-4515 Fax: (250) 952-4508

As covenants are required to address concerns raised by the Ministry and/or other agencies, the necessary notation listing the covenant holders and the number of covenants for each shall be included on the Schedule of Owners and Witnesses of the Application to Deposit Plan at Land Title Office. A notation on the plan image listing the covenants is not required.

The necessary Approving Officer statement in the covenants required as a condition of approval of the proposed subdivision must be included on the Form D of the covenant document.

Within the covenant document, the Minister shall be identified as Her Majesty the Queen in right of the Province of British Columbia as represented by the Minister of Transportation and Infrastructure, Parliament Buildings, Victoria, BC, V8V 1X4.

3. The Ministry of Transportation and Infrastructure file number (2014-00248) is to be notated on the final plan.
4. Property owners to provide signed Contaminated Site Waiver Forms (attached) for all affected parcels.
5. Recent State of Title is to be submitted along with final paperwork.
6. Surveyor to ensure that all constructed roads are within a publicly dedicated road allowance (with the exception of any internal strata roads)
7. The most recent Electronic Filing System Guidelines (formally known as the Table of Concordance) are to be used for the preparation, submission and filing of all documents.

Note: If you have questions or concerns about the conditions laid out in the PLA/PLNA, please contact the District Development Technician. If you still have questions or concerns after speaking with the District Development Technician, you may contact the Provincial Approving Officer directly.

It is important to provide, in writing, any new information or changes that you wish to be considered during the reconsideration process.

The approval granted is only for the general layout of the subdivision and is valid for one year from the date of this letter. However, if at any time there is a change in legislation or regulations this preliminary layout approval is subject to review and may be cancelled.

Submission of Final Plans (Survey Plan Certification and Application to Deposit) to be accompanied by a current Tax Certificate (FIN 55), together with a plan examination fee of \$50.00 plus \$100.00 per lot created by the plan (for a Total of \$250.00). If paying by cheque, make payable to the Minister of Finance.

If you have any questions please feel free to call Ryan Evanoff at (250) 952-4495.

Please quote file number 2014-00248 when contacting this office.

Signed on behalf of Provincial Approving Officer by

A handwritten signature in black ink, appearing to read 'R. Evanoff', with a long horizontal stroke extending to the right.

Ryan Evanoff
Development Approvals Technician – Saanich Area Office

Cc: Islands Trust Planning



The Best Place on Earth

Date: _____

File: _____

Provincial Approving Officer
Ministry of Transportation
Victoria, British Columbia
Dear First and Last Name:

I, _____, hereby acknowledge that the *Environmental Management Act*, 2003, is effective as of March 31st, 2005.

Based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in Schedule 2 of the regulations. Accordingly, I elect not to complete and submit a 'site profile', as outlined in Section 40.(1) of the *Act*.

I further acknowledge that this election does not remove any liability, which may otherwise be applicable under the legislation.

Applicant/Agent

Witness

Date

envmgtact2005.doc



Suite 200 - 1627 Fort Street, Victoria, BC V8R 1H8
Telephone **250-405-5151** Fax 250-405-5155
Toll Free via Service BC **1 800-663-7867** or in Vancouver 604-660-2421
information@islandstrust.bc.ca www.islandstrust.bc.ca

September 11, 2014

Ryan Spillett
Operations Manager, Saanich Area Office
Ministry of Transportation & Infrastructure
Via email: ryan.spillett@gov.bc.ca

Dear Mr. Spillett:

RE: GEORGINA POINT ROAD, MAYNE ISLAND

The Mayne Island Local Trust Committee met on July 30th, and on our agenda was an email from MLA Gary Holman's office regarding community concerns over the safety of Georgina Point Road in the area of Miners Bay. The Trust Committee took time to walk the road edge to confirm a previous understanding of the poor condition of the water side shoulder.

As a follow up to our meeting with yourself and Rachelle Ray, Area Manager, in the spring of 2013, when these concerns were emphasized as being top priority for roads in our area, we would once again urge the Ministry of Transportation and Infrastructure to place warning signs at the edge of the roadway, reinforce the metal posts which are currently supported by rotted wooden posts and consider placement of additional barriers.

In recognition of the complexity of this issue, we would also request that the Ministry put in place a long term plan for the shoring up or possible realignment of the road and present this plan to the community.

We trust it will not take a serious injury or a potentially fatal accident to spur the Ministry to take action on this long standing problem.

Sincerely,

Peter Luckham, Chair
Mayne Island Local Trust Committee

cc: Gary Holman, MLA Saanich North and the Islands
Mayne Island Local Trust Committee



Suite 200 - 1627 Fort Street, Victoria, BC V8R 1H8
Telephone **250-405-5151** Fax 250-405-5155
Toll Free via Service BC **1 800-663-7867** or in Vancouver 604-660-2421
information@islandstrust.bc.ca www.islandstrust.bc.ca

November 27, 2014

File: MA-SUB-2014.1

Ryan Evanoff
Senior Approvals Technician, Saanich Area Office
Ministry of Transportation & Infrastructure
Via email: ryan.evanoff@gov.bc.ca

Dear Mr. Evanoff:

RE: Proposed Subdivision Georgina Point Road, Mayne Islands Trust - Your File: 2014-00248

I'm writing regarding the proposed boundary adjustment subdivision of Lots A and B, Plan VIP66075 and Lot 5, Plan VIP788, Section 12, Mayne Island.

The Preliminary Layout Approval dated June 27, 2014 contains two provisions that are of concern.

The first concern is the requirement that the Mayne Island Local Trust Committee (LTC) enter into a covenant that prohibits the future rezoning of Lot 5 unless the portion of Georgina Point Road fronting Lot 5 has been dedicated to a minimum of 20 metres. The LTC cannot fetter its discretion in this way; therefore the LTC cannot enter into a covenant to prohibit the owner of Lot 5 from applying for rezoning.

The second concern is that a 20 metre road dedication is not being required in front of Lot 5 as was required in 1997 when Lots A and B were created. The LTC has written letters to your office in the past outlining its concerns regarding the safety along this portion of Georgina Point Road. The most recent letter was sent to Ryan Spillett, Operations Manager, Sannich Area Office on September 11, 2014. I have attached the letter for your reference.

Not requiring the 20 metre road dedication for the portion of Georgina Point Road in front of Lot 5 limits the options for making this portion of Georgina Point Road safer in the future.

We ask that you amend the PLA to remove the condition requiring the land owners to enter into a covenant with the LTC to prohibit future rezoning and that you require the dedication of a 20 metre road allowance on the portion Georgina Point Road fronting of Lot 5.

Please contact me if you have any questions.

Sincerely,

Gary Richardson, Island Planner

cc: Ryan Spillett, Operations Manager, Sannich Area Office
Mayne Island Local Trust Committee
Richard and Debra Milne
Wayne and Janice Peace

Attachment: Letter to Ryan Spillett

Gary Richardson

To: Gary Richardson
Subject: FW: Proposed Boundary Adjustment Subdivision Georgina Point Road, Mayne Island

Subject: RE: Proposed Boundary Adjustment Subdivision Georgina Point Road, Mayne Island

Thank you for the submission in writing Gary.

As previously agreed the mentions of rezoning in the required covenant will be removed.
Below is the condition as written in the revised PLA letter. The strikethrough areas will be considered no longer applicable:

Provision of an acceptable restrictive covenant, registrable pursuant to Section 219 of the Land Title Act, which prohibits ~~rezoning or~~ subdivision of the parcel which will be addressed as 380 Georgina Point Road. Covenant to be in favour of Islands Trust and Her Majesty the Queen in Right of the Province of British Columbia, as represented by the Minister of Transportation and Infrastructure. Islands Trust to provide confirmation that covenant is acceptable prior to final approval. Covenant to include the following restrictions:

~~–[new legal address] may not be approved for rezoning until that portion of Georgina Point Road adjacent to the property has been dedicated at a minimum width of 20 metres.~~

- [new legal address] may not be subdivided, in any form, until that portion of Georgina Point Road adjacent to the property has been dedicated at a minimum width of 20 metres.

- No structures are to be placed within 5 metres of the existing Georgina Point Road dedication, as shown on [plan epp_], within the property legally described as [new legal address] without expressed written permission of the Ministry of Transportation as represented by the Saanich Area Office. Structures that existed prior to the registration of this covenant are exempt from this restriction.

Please confirm that the remaining wording for the requested covenant is acceptable to the Islands Trust.

The request for the road dedication to be reinstated has been noted. However for this proposal we will be continuing with the subdivision conditions as stated in the revised PLA letter (no road dedication).

RYAN EVANOFF | SENIOR DISTRICT DEVELOPMENT TECHNICIAN | BC MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE | VANCOUVER ISLAND DISTRICT |
240-4460 CHATTERTON WAY, VICTORIA, BC V8X 5J2
T: 250.952.4495 | **F:** 250.952.4508
WEBSITE FOR DEVELOPMENT APPROVALS:
www.th.gov.bc.ca/Development_Approvals/home.htm | MINISTRY WEBSITE: <http://tranbc.ca/>

Date: January 7, 2015

To: Mayne Island Local Trust Committee
For the meeting of January 26, 2015

From: Gary Richardson, Island Planner

CC: Robert Kojima, RPM

**Re: CRD request to amend Access Covenant to Mt Parke
Communications Site**

Background

The CRD has requested that the Mayne LTC enter into an amended covenant for access to the communications site on Mt. Parke. The existing covenant limits the use of the easement to vehicular access for the coastguard communications site and for the installation, maintenance, inspection and repair of wood pole lines for electrical transmission (EP4941) and restricts the area for local park use (EM27885). The CRD has informed us that several groups use the existing road to access a number of private communication structures.

The existing agreement requires amending to allow for a greater number of groups to access the communications site.

I have attached the existing covenants (attach 1 - EM27885 and attach 2 - EP4941) for your reference.

The CRD has provided an amended document for review (attach – 3)

Analysis

The CRD has provided a draft amended covenant allowing greater use of the access; however the amended covenant seems too general and a more definitive list of groups would be more acceptable.

Next Steps

Staff will work the CRD to prepare an acceptable covenant.

Once as amended covenant is complete staff will forward it to the LTC for comment.

The chair should be given signing authority so when the covenant is complete it can be executed with the chairs signature.

RECOMMENDATIONS:

1. That the Mayne Island Local Trust Committee direct staff to work with the CRD to prepare an amended covenant for the communications site on Mount Park.
2. That the Mayne Island Local Trust Committee grant the chair signing authority for the amended covenant.

Prepared and Submitted by:

Gary Richardson

Gary Richardson, Island Planner

January 7, 2015
Date

attach 1

98 MAR 23 12 46

EM027885

ND TITLE ACT
FORM C

LAND TITLE OFFICE
VICTORIA

(Section 219.81)

Province of British Columbia

Hofner Chg.

GENERAL INSTRUMENT-PART 1

(This area for Land Title Office use)

10

Page 1 of 6 Pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

Bill Buholzer of Lidstone, Young, Anderson
Barristers & Solicitors
1616 - 808 Nelson Street, Box 12147
Nelson Square, Vancouver, B.C. V6Z 2H2
Telephone: 689-7400

WBuholzer

Signature of Bill Buholzer

AGENTS INFORMATION SERVICES INC.

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:
(PID) (LEGAL DESCRIPTION)

NO PID

Lot 21, Section 7, Mayne Island, Cowichan District, Plan VIP 66907

3. NATURE OF INTEREST:

Description

Document Reference
(page and paragraph)

Person Entitled to Interest

Section 219 Covenant

Entire Instrument
Pages 3 to 6

Transferee

W

4. TERMS: Part 2 of this instrument consists of (select one only)

- (a) Filled Standard Charge Terms
(b) Express Charge Terms
(c) Release

X

D.F. No.
Annexed as Part 2
There is no Part 2 of this instrument.

A selection of (a) include any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

01-98/03/23 1246126 01-23 60190.3
CHARGE FEE 1.10

5. TRANSFEROR(S):

3978 INVESTMENTS LTD. (Inc. No. 500524)

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

MAYNE ISLAND LOCAL TRUST COMMITTEE, a corporation incorporated under the *Islands Trust Act*, R.S.B.C. 1996, c.239, with an office at 2nd Floor, 1627 Fort Street, Victoria, B.C., V8R 1H8

**LAND TITLE ACT
FORM C**

(Section 219.81)

Province of British Columbia

GENERAL INSTRUMENT-PART 1

Page 2

7. **ADDITIONAL OR MODIFIED TERMS:**

N/A

8. **EXECUTION(S):** **This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature



W. IAN CASSIE
Barrister & Solicitor
2100 - 1075 West Georgia Street
Vancouver, B.C. V6E 3G2
Ph (604) 631-4737

Execution Date

Y M D

98 2 6

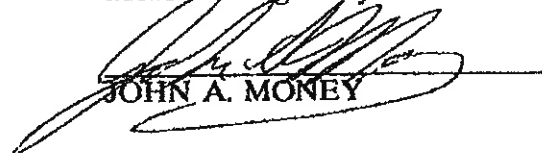
Transferor Signature

3978 INVESTMENTS LTD. by
its authorized signatory


CHARLIE KIM

Transferee Signature

MAYNE ISLAND LOCAL
TRUST COMMITTEE by its
authorized signatory


JOHN A. MONEY

(BN/1-113.98PS)

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c.118, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

" If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

" If space insufficient, continue executions on additional page(s) in Form D.

PART 2 - TERMS OF INSTRUMENT

SECTION 219 COVENANT

This Agreement dated for reference February 1, 1998 is

AMONG:

3978 INVESTMENTS LTD., Incorporation No. 500524, 2100
- 1075 W. Georgia Street, Vancouver, B.C. V6E 3G2

("Owner")

AND:

MAYNE ISLAND LOCAL TRUST COMMITTEE, a
corporation under the *Islands Trust Act*, R.S.B.C. 1996, c.239,
with an office at 2nd Floor, 1627 Fort Street, Victoria, British
Columbia, V8R 1H8

("Trust Committee")

GIVEN THAT:

A. The Owner is the registered owner of the land on Mayne Island legally described
as:

NO PID
Lot 21
Section 7
Mayne Island
Cowichan District
Plan VIP 66907

("Land"); and

B. The Owner wishes to grant the Trust Committee a covenant under s.219 of the
Land Title Act (British Columbia) to regulate the use of the Land.

This Agreement is evidence that in consideration of the payment of \$2.00 by the Trust
Committee to the Owner (the receipt and sufficiency of which is acknowledged by the
Owner), and in consideration of the promises exchanged below, the Owner covenants

and agrees as follows with the Trust Committee in accordance with s.219 of the *Land Title Act* (British Columbia);

Restriction on Use

1. The Land shall be used only as a local park and no buildings shall be constructed, erected or placed on the Land.

Prohibition on Subdivision

2. The Land shall not be subdivided by any means, including subdivision plan, lease, strata plan or bare land strata plan.

No Effect On Laws or Powers

3. This Agreement does not
- (a) affect or limit the discretion, rights, duties or powers of the Trust Committee under any enactment or at common law, including in relation to the use or subdivision of the Land except as expressly set out herein;
 - (b) impose on the Trust Committee any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement except as expressly set out herein;
 - (c) affect or limit any enactment relating to the use or subdivision of the Land;
or
 - (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Land.

Limitation on Obligations

4. The Owner is only liable for breaches of this Agreement caused or contributed to by the Owner or which the Owner permits or allows. The Owner is not liable for the consequences of the requirements of any enactments or law or any order, directive, ruling or government action thereunder. The Owner is liable only for breaches of this Agreement which occur while the Owner is the registered owner of any interest in the Land and then only to the extent of that interest.

No Liability in Tort

5. The parties agree that this agreement creates only contractual obligations. The parties agree that no tort obligations or liabilities of any kind exist between the parties in connection with the performance of or any default under or in respect of, this Agreement. The intent of this section is to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract.

Covenant Runs With the Land

6. Unless it is otherwise expressly provided in this Agreement, every obligation and covenant of the Owner in this Agreement constitutes a personal covenant and also a covenant granted under s.219 of the *Land Title Act* (British Columbia) in respect of the Land. This Agreement burdens the Land and runs with it and binds the successors in title to the Land. This Agreement burdens and charges all of the Land and any parcel into which it is subdivided by any means and any parcel into which the Land is consolidated.

Registration

7. The Owner agrees to do everything necessary at the Owner's expense to ensure that this Agreement is registered against title to the Land with priority over all financial charges, liens and encumbrances registered or pending registration in the Land Title Office at the time of application for registration of this Agreement.

Waiver

8. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.

Severance

9. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

No Other Agreements

10. This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.

Binding of Successors

11. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.

Execution Using Form C

12. As evidence of their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement by executing Part I of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

END OF DOCUMENT

attach 2

21 JAN 00 09 01

EP004941

LAND TITLE ACT
Form C (Section 233)
Province of
British Columbia

LAND TITLE OFFICE
VICTORIA

GENERAL INSTRUMENT - PART 1

(This area for Land Title Office Use)

Page 1 of 3 pages

1. Application: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)
STAPLES McDANNOLD STEWART CHRISTINE M. CONDRON
Barristers & Solicitors
2nd Floor, 837 Bordett Avenue
Victoria B.C. V8W 1B3
File #111008/AB/JR
CAPITAL REGIONAL DISTRICT
524 YATES ST, VICTORIA, B.C.
V8W 2S6 TEL: 360 3176

Authorized Signatory 10309
CHRISTINE CONDRON
2. Parcel Identifier(s) and Legal Description(s) of Land:
(PID) (Legal Description)
024-107-514 **Lot 21, Section 7, Mayne Island, Cowichan District, Plan VIP68907**
3. Nature of Interest
Description Document Reference (page & paragraph) Person Entitled to Interest
Modification of Section 219 Entire Document Grantee
Covenant #EM27885
4. Terms: Part 2 of this instrument consists of (select one only)
(a) Filed Standard Charge Terms ☐ D.F. No.
(b) Express Charge Terms ☒ Annexed as Part 2
(c) Release ☐ There is no Part 2 of this instrument
A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged on the Land described in Item 2.
5. Transferor(s)(Grantor(s)):
CAPITAL REGIONAL DISTRICT 02 00/01/21 09:01:26 01 11 2000
CHARGE 2000
6. Transferee(s)(Grantee(s)): (including postal address(es) and postal code(s)) *
MAYNE ISLAND LOCAL TRUST COMMITTEE, a corporation under the *Islands Trust Act*,
2nd Floor, 1627 Fort Street, Victoria, B.C. V8R 1H8
7. Additional or Modified Terms:
N/A
8. Execution(s): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)


Gary E. Hinds
Capital Regional District
524 Yates Street, Victoria, B.C. V8W 2S6
A Commissioner for Taking Affidavits
in the Province of British Columbia
As to Both Signatures

Execution Date

Y	M	D
2000	01	18

Party(ies) Signature(s)
CAPITAL REGIONAL DISTRICT
by its authorized signatories:


Chair: **CHRISTOPHER MELVILLE CAUSTON**

Secretary: **CARMEN IDA THIEL**

Officer Certification

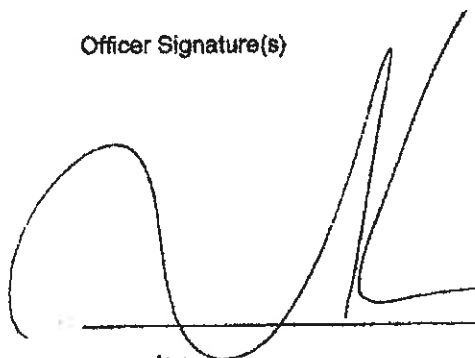
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996 c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

- * If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.
** If space insufficient, continue executions on additional page(s) in Form D.

LAND TITLE ACT
Form D

EXECUTIONS CONTINUED

Officer Signature(s)



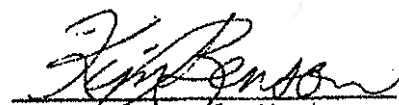
A COMMISSIONER FOR TAKING
AFFIDAVITS FOR BRITISH COLUMBIA
ISLANDS TRUST
2nd FLOOR, 1627 PORT STREET
VICTORIA, BC V8R 1H8

As to both signatures

Execution Date

Y	M	D
2000	01	13

Party(ies) Signature(s)
MAYNE ISLAND LOCAL TRUST
COMMITTEE by its authorized
signatories:



Print Name: KIM BENSON
CHAIRPERSON

Print Name: _____

Officer Certification:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996 c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 6 of the *Land Title Act* as they pertain to the execution of this instrument.

opisthony CRD & IT

2000

Page 3

TERMS OF INSTRUMENT - PART 2

WHEREAS:

- A. The Grantor is the registered owner in fee simple of:
PID: 024-107-514
Lot 21, Section 7, Mayne Island, Cowichan District, Plan VIP66907
(the "Land");
- B. The Grantee is the Mayne Island Local Trust Committee;
- C. The Grantor's predecessor in title granted a covenant to the Grantee pursuant to section 219 of the *Land Title Act* which document was registered in the Victoria Land Title Office on March 23, 1998 under #EM27885 (the "Covenant");
- D. The Grantor and the Grantee have agreed to modify the Covenant upon the terms and conditions hereinafter set forth.

NOW THEREFORE, in consideration of the premises and the payment of ONE DOLLAR (\$1.00) from the Grantee to the Grantor and the covenants herein contained and for other valuable consideration, receipt and sufficiency of which is hereby acknowledged by the parties, the parties hereto covenant and agree with the other as follows:

1. The parties hereto agree to modify the Covenant by deleting paragraph 5 and replacing it with the following:

Restriction on Use

The Land shall be used only as a local park and no building shall be constructed thereon, except that the portion of the Lands leased to Her Majesty the Queen on January 1, 1975 by a lease registered in the Victoria Land Title Office under #F42861 on May 12, 1977, may be used for vehicular access to the Coast Guard communications site on adjoining lands and for the installation, maintenance, inspection and repair of wood pole lines for electrical transmission.

2. Except as expressly hereby modified, all terms, covenants, conditions and provisos of the Covenant shall continue in full force and effect.
3. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns as the case may be, and all covenants of the Covenant, and if the Grantor is more than one person, shall be construed to be joint as well as several.

IN WITNESS WHEREOF the parties hereto hereby acknowledge that this Agreement has been duly executed and delivered by the parties executing Forms C and D (pages 1 and 2) attached hereto.

END OF DOCUMENT

TERMS OF INSTRUMENT – PART 2

WHEREAS:

- A. The Grantor is the registered owner in fee simple of:

Parcel Identifier: 024-107-514

Lot 21, Sections 7, Mayne Island, Cowichan District, Plan VIP66907

(the “**Land**”);

- B. The Grantee is the Mayne Island Local Trust Committee;\
- C. The Grantor’s predecessor in title granted a covenant to the Grantee pursuant to section 219 of the Land Title Act which document was registered in the Victoria Land Title Office on March 23, 1998 under #EM27885 (the “**Covenant**”);
- D. The Grantee subsequently consented to modification of the Covenant which modification agreement was registered in the Victoria Land Title Office on January 21, 2000 under #EP4941 (the “**First Modification of Covenant**”);
- E. The Grantor and the Grantee have agreed to further modify the Covenant upon the terms and conditions hereinafter set forth.

NOW THEREFORE, in consideration of the premises and the payment of ONE (\$1.00) DOLLAR from the Grantee to the Grantor and the covenants herein contained and for other valuable consideration, receipt and sufficiency of which is hereby acknowledged by the parties, the parties hereto covenant and agree with the other as follows:

1. The parties hereto agree to modify the Covenant and First Modification of Covenant by deletion of paragraph 1 in both documents in their entirety and replacement with the following:

Restriction on Use

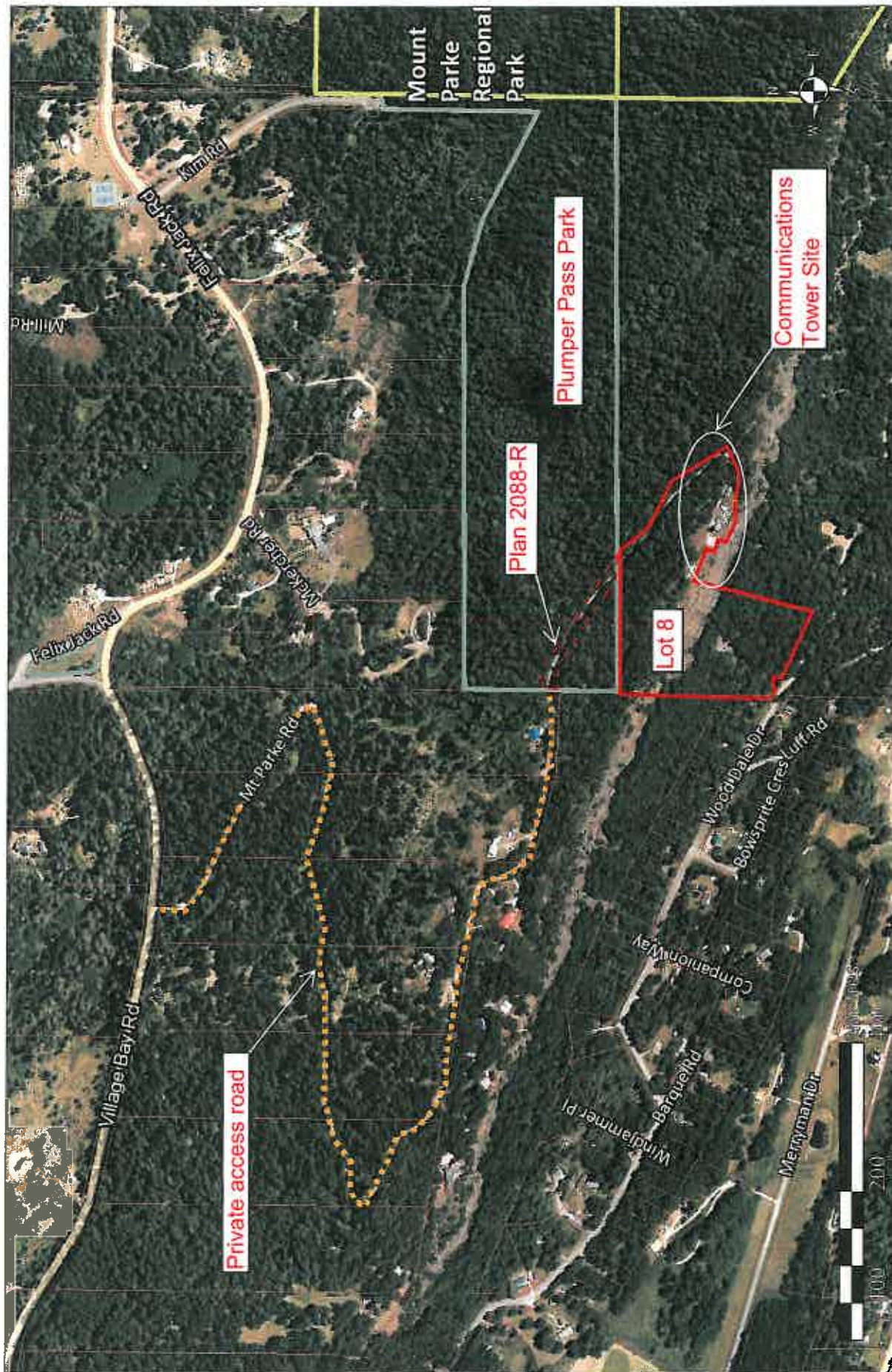
The Land shall be used only as a local park and no building shall be constructed thereon, provided however that an access road may be constructed, inspected, maintained, repaired and replace for purposes of providing vehicular access to and from a communications site and facilities located on adjoin lands and electrical transmission lines and poles may be installed, inspected, maintained, repaired and replaced for purposes of serving said communications site and facilities, and further that both the access road and electrical transmission lines and poles shall be located solely and entirely within that portion of the Land included in Lease F42861 as shown on Plan 2088-R.”

2. Except as expressly hereby modified, all terms, covenants, conditions and provisos of the Covenant and First Modification of Covenant shall continue in full force and effect.

3. This Agreement will enure to the benefit of and be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns as the case may be and, if the Grantor is more than one person, shall be construed to being joint as well as several.

IN WITNESS WHEREOF the parties hereto acknowledge that this Agreement has been duly executed and delivered by the parties executing Forms C and D (Pages 1 and 2) attached hereto.

END OF DOCUMENT



Important

This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. The CRD is not responsible for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

Printed 01, April 28, 2014

MIPRC - Plumper Pass Community Park

Access to adjacent Communications Tower Site

intermap 2.0
Capital Regional District
gis@crd.bc.ca
<http://www.crd.bc.ca>





PROPOSED

MAYNE ISLAND LOCAL TRUST COMMITTEE BYLAW No. 159

A BYLAW TO AMEND MAYNE ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 144, 2007

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

AND WHEREAS Section 29 of the *Islands Trust Act* gives the Mayne 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 Mayne Island Local Trust Committee wishes to amend the Mayne Island Official Community Plan Bylaw No. 144, 2007;

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

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

1. CITATION

This Bylaw may be cited for all purposes as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2013.”

2. SCHEDULES

- a. Schedule A (Policy Document) of Mayne Island Official Community Plan No. 144, 2007 is amended as shown on Schedule 1, attached to and forming part of this amending 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	13 th	day of	November	2013
PUBLIC HEARING HELD this	26 th	day of	February	2014
READ A SECOND TIME this	26 th	day of	February	2014
READ A THIRD TIME this	26 th	day of	February	2014
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this	18 th	day of	March	2014
APPROVED BY THE MINISTER OF COMMUNITY, SPORT AND CULTURAL DEVELOPMENT this	23 rd	day of	October	2014
ADOPTED this		day of		20

DEPUTY SECRETARY

CHAIR

MAYNE ISLAND LOCAL TRUST COMMITTEE

BYLAW NO.159

SCHEDULE 1

1. Schedule A (Policy Document) of Mayne Island Official Community Plan No. 144, 2007 is amended by:

- a) Inserting the following as a new policy 2.1.1.10:

“2.1.1.10 One secondary suite, limited in size, contained wholly within a dwelling unit may be permitted per parcel. On parcels less than 4 hectares: a secondary suite shall not be permitted on the parcel if a cottage has been constructed; and a cottage shall not be permitted on the parcel if a secondary suite has been constructed. A rainwater catchment and storage system shall be required prior to the construction of a secondary suite.”

- b) Inserting the following as new policy 2.1.4.12:

“2.1.4.12 One secondary suite, limited in size, contained wholly within a dwelling unit may be permitted per parcel. On parcels less than 4 hectares: a secondary suite shall not be permitted on the parcel if a cottage has been constructed; and a cottage shall not be permitted on the parcel if a secondary suite has been constructed. A rainwater catchment and storage system shall be required prior to the construction of a secondary suite.”

- c) Inserting the following as new policy 2.1.5.10:

“2.1.5.10 One secondary suite, limited in size, contained wholly within a dwelling unit may be permitted per parcel. On parcels less than 4 hectares: a secondary suite shall not be permitted on the parcel if a cottage has been constructed; and a cottage shall not be permitted on the parcel if a secondary suite has been constructed. A rainwater catchment and storage system shall be required prior to the construction of a secondary suite.”

- d) Inserting the following as new policy 2.2.1.10:

“2.2.1.10 One secondary suite, limited in size, contained wholly within a dwelling unit may be permitted per parcel. On parcels less than 4 hectares: a secondary suite shall not be permitted on the parcel if a cottage has been constructed; and a cottage shall not be permitted on the parcel if a secondary suite has been constructed. A rainwater catchment and storage system shall be required prior to the construction of a secondary suite.”

BYLAW NO. 160

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

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

- A. Schedule A of Bylaw No.146, cited as “Mayne Island Land Use Bylaw No 146, 2008” is amended as follows:
 1. By adding a new definition in alphabetical order to Section: “1.1 Definitions” as follows:

“secondary suite” means an accessory, self-contained dwelling unit, located within a building that otherwise contains a dwelling unit, and having a lesser floor area than the principal dwelling unit.”
 2. By adding to the definition of “Dwelling Unit” in Section “1.1 Definitions” as follows: adding the following “a secondary suite,” immediately after the words “or portion of a building in the case of”.
 3. By adding a new section immediately following section 3.12 as follows:

“3.13 Secondary Suites

- (1) Secondary suites are permitted on lots that are within the shaded area on Schedule “D” to this Bylaw.
 - (2) There is a maximum of one secondary suite per lot.
 - (3) On parcels less than 4 hectares: a secondary suite shall not be permitted on the parcel if a cottage has been constructed; and a cottage shall not be permitted on the parcel if a secondary suite has been constructed.
 - (4) The secondary suite must be contained within the walls of the building that contains the principal dwelling unit.
 - (5) Home occupations cannot be carried out in a secondary suite.
 - (6) The entrance to a secondary suite from the exterior of the building must be separate from the entrance to the principal dwelling unit.
 - (7) A building permit shall not be issued for a secondary suite until the building that is to contain the secondary suite is equipped with a water catchment and storage system for the storage of rainwater. Minimum cistern capacity required for a building containing a secondary suite is 13640 litres (3000 gallons).
 - (8) The floor area of the secondary suite shall not exceed 60m² (646 ft²) nor shall it exceed 40 per cent of the floor area of the principal dwelling unit.
 - (9) A secondary suite must not be subdivided from the principal dwelling unit under the *Land Title Act* or the *Strata Property Act*.”
 4. By adding a new subsection immediately following subsection 5.1(5) as follows:

“5.1(6) One secondary suite is permitted per lot subject to section 3.13.”

and renumbering the following subsections accordingly.
 5. By adding a new subsection immediately following subsection 5.5(5) as follows:

“5.5(6) One secondary suite is permitted per lot subject to section 3.13.”

and renumbering the following subsections accordingly.
 6. By adding a new subsection immediately following subsection 5.6(5) as follows:

“5.6(6) One secondary suite is permitted per lot subject to section 3.13.”

and renumbering the following subsections accordingly.

7. By adding a new subsection immediately following subsection 5.7(5) as follows:

“5.7(6) One secondary suite is permitted per lot subject to section 3.13.”

and renumbering the following subsections accordingly.

8. By adding a parking requirement for secondary suites to: “7.4 Off Street Parking Spaces” as follows:

<i>Use of Building or Lot</i>	<i>Minimum Number of Parking Spaces Required</i>
<i>Secondary suite</i>	<i>1 per suite</i>

9. A new schedule “Schedule D” is to be inserted immediately following schedule C. The new schedule D is attached to this bylaw as Plan No. 1.

- B. This bylaw may be cited for all purposes as the “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No.2, 2013”.

READ A FIRST TIME THIS	13 th	DAY OF	November	2013
PUBLIC HEARING HELD THIS	26 th	DAY OF	February	2014
READ A SECOND TIME THIS	26 th	DAY OF	February	2014
READ A THIRD TIME THIS	26 th	DAY OF	February	2014
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	18 th	DAY OF	March	2014
ADOPTED THIS		DAY OF		20

DEPUTY SECRETARY

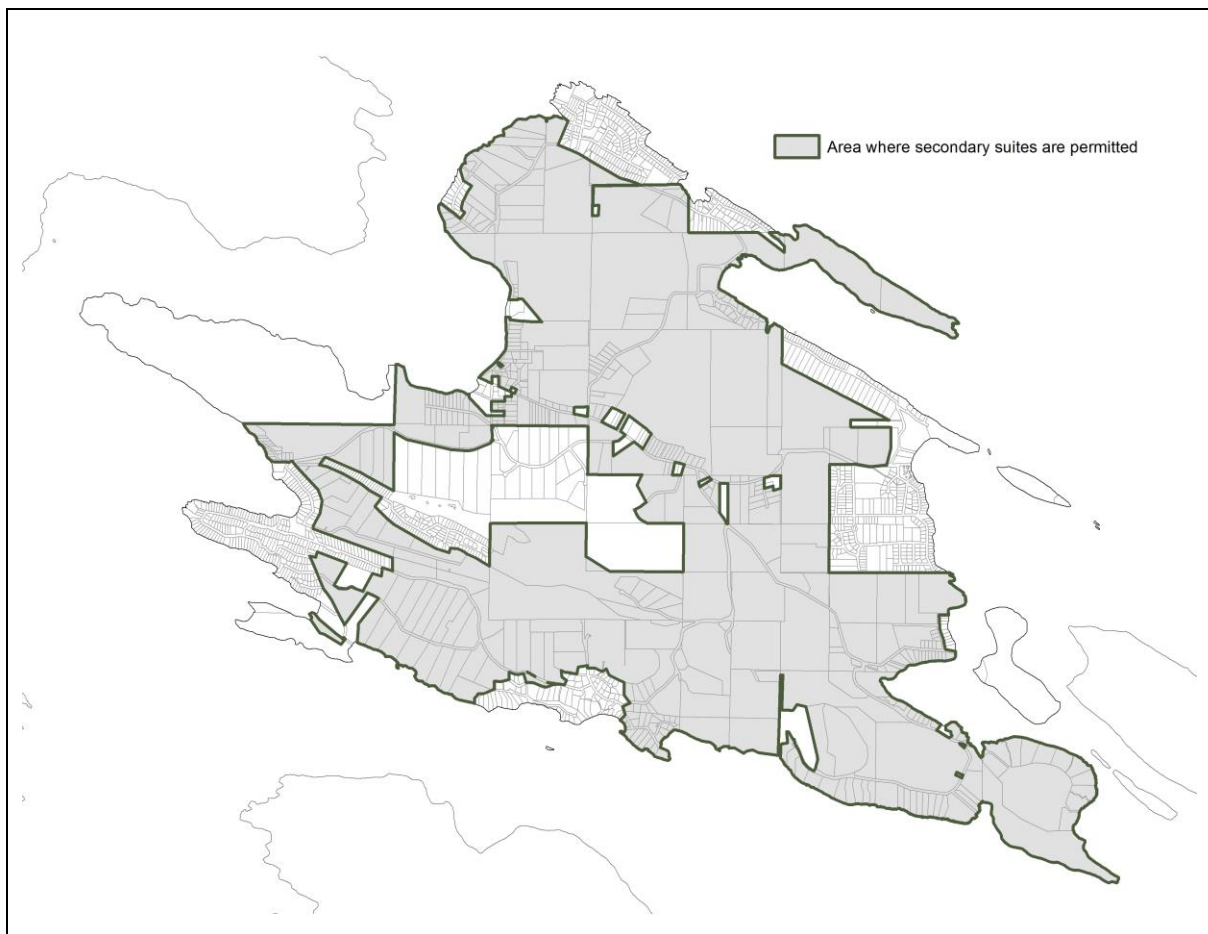
CHAIRPERSON

Mayne Island Local Trust Committee

Bylaw NO. 160

Plan No. 1

SCHEDULE D (Secondary Suite Map)





Top Priorities

Mayne Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Housing Options - Secondary suites	Proposed bylaws 159 and 160 placed on January 26, 2015 LTC agenda for consideration of adoption.	Jul-31-2013	Gary Richardson	Jan-26-2015	On Going
2	OCP and LUB amendments	Direction on how to proceed requested from LTC at January 26, 2015 LTC meeting.	Jul-31-2013	Kim Farris	Jan-26-2015	On Going
3	Riparian Area Regulation Implementation	Staff to prepare a report and recommendations on how to proceed with this initiative	May-21-2014	Gary Richardson	Jan-26-2015	On Going



Projects

Mayne Island

No.	Description	Activity	Received/Initiated	Status
1	Climate Change Adaptation	Consider regulatory changes and implementation of new DPA authority	Mar-02-2009	On Going
2	Commercial Land Use Review	review task force reports and provide options/recomendations to the LTC	Oct-24-2012	On Going
3	Fallow Deer Eradication - Including First Nation Communication		May-21-2014	On Going
4	Density provisions on large remainder lots		Jul-27-2012	On Going
5	Road issues		Jun-27-2012	On Going
6	Review TUP policies		Sep-19-2012	On Going
7	STVR Review		Sep-19-2012	On Going
8	Medical Marijuana production facility review		Jun-25-2014	On Going

Date: January 6, 2015

File No.: 6500-20-Work
Program Review

To: Mayne Island Local Trust Committee
For the meeting of January 26, 2015

From: Gary Richardson, Island Planner

CC: Robert Kojima

Re: Local Trust Committee Work Program 2015

The purpose of this report is to provide the Local Trust Committee (LTC) with an overview of top priorities, projects, budgets and follow up action items at the start of the new term of office. The start of a new term is an opportunity for the LTC to establish their work program.

LTC Top Priorities

The Top Priorities list defines the LTC's work program. An LTC can identify up to three top priorities at any given time, however given limited resources it is unlikely that three significant projects can be managed and delivered simultaneously. It is more effective for an LTC to focus on one or two projects. When proposing new Top Priorities the LTC must consider available resources, including budget and staff, and relevance of the project. Resources may not be available for all projects, budget requests are submitted in the fall and the annual budget is adopted by Trust Council in March for the fiscal year beginning April 1st. Once a project is proposed as a Top Priority, direction should be given to staff to draft a project charter. The draft project charter must be endorsed by the LTC and Regional Planning Manager prior to the project proceeding.

The following are the current top priorities from the previous term:

Table 1: Mayne Island Local Trust Committee Top Priorities

Description	Activity	Staff Comments
1. Housing Options – Secondary Suites	Proposed Bylaws 159 and 160 to be considered for adoption January 26/15	Once the Bylaws are adopted staff will prepare an implementation plan

2. OCP and LUB Amendments	Proposed Bylaws may (depending on LTC direction) require amending prior to proceeding to public hearing	Staff is recommending that the LTC consider adding waste transfer station to the industrial zone as a permitted use and if appropriate that the amendment be contained in these proposed bylaws.
3. Riparian Area Regulation	Staff to prepare a report and recommendations on how to proceed	Staff is recommending that this item be put on hold (see below).

The current status of these projects is as follows:

1. Housing Options – Secondary Suites

Proposed bylaws 159 and 160 would allow secondary suites of a limited size on some lots. Proposed Bylaw 159 amends the Mayne Island Official Community Plan in order to establish policy that would permit secondary suites within the Mayne Island Local Trust area. Proposed Bylaw 160 amends the Mayne Island Land Use Bylaw to allow secondary suites, having a floor area of 60 square metres or less to be permitted in the Settlement Residential, Rural, Upland and Agricultural zones. All lands within community water systems have been excluded. The bylaws are ready for the LTC to consider adoption. The bylaws have been placed on the January 26, 2015 LTC agenda for the LTC's consideration. If the bylaws are adopted at the January 26 meeting staff recommends that an implementation plan be prepared to inform the community on how secondary suites are permitted and regulated within the Mayne Island Local Trust area. It is recommended that this implementation plan be commenced as soon as possible after the bylaws are adopted.

2. OCP and LUB amendments

Proposed Bylaws 161 and 162 have been prepared to correct erroneous cross-references or typographical errors, update regulatory references, and improve clarity in the bylaw. The amendments include:

- Updating population statistics in the OCP;
- Amending the Temporary Use Permit Guidelines in the OCP to conform with current legislation;
- Correcting a land designation error on the OCP Land Use Designation map;
- Adding and amending definitions to the LUB;
- Updating references to Acts or Regulations in the OCP and LUB; and
- Other typographical or cross-references errors in the OCP and LUB.

A public hearing has not been scheduled for the proposed bylaws. Staff is suggesting that the LTC consider proceeding with these bylaws in one of two ways. The first option is that the LTC proceed to public hearing without any further amendments; under this option staff can have the notification complete and the bylaws scheduled for a public hearing on February 23, 2015. The second option is to delay the public hearing to allow staff to prepare a staff report and possible amendments to the proposed bylaws to allow

for the inclusion of provisions that allow waste transfer stations on industrial zoned land. Staff is recommending that waste transfer stations be considered before these proposed bylaws proceed to public hearing as it is a use that is currently permitted by TUP, outstanding issues with complying with the TUP conditions have been addressed by the operator, and the CRD is currently undertaking an update of the Solid Waste Management Plan for the region. One of the challenges identified by the CRD is the absence of zoned land for waste transfer facilities.

3. Riparian Area Regulation

At the May 2014 meeting the LTC amended its Work Program to make implementation of RAR a Top Priority. As this was a Priority previously, there were various staff reports prepared summarizing the RAR and the LTC's options for implementation. The LTC provided further direction at its June 25, 2014 LTC meeting.

At its June 25, 2014 meeting LTC passed the following resolutions:

MA-2014-043

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to draft a Riparian Area Regulation bylaw, incorporating Trustee Crumblehulme's document

MA-2014-044

It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to draft Official Community Plan amendments indicating that Village Bay/Deacon Creek be Riparian Area Regulations compliant and that Horton Bay/Hunt Brook and Campbell Bay Creek be excluded due to natural barriers.

Recently Islands Trust staff (Regional Planning Manager Robert Kojima and Island Planner Gary Richardson) met with a staff member (Margaret Henigman) of the Ministry of Forests, Lands and Natural Resource Operations to discuss options for obtaining compliance with the RAR within the Mayne Island Local Trust Area.

Several aspects of RAR were discussed including: The appropriateness of using a simple assessment method to obtain compliance; whether the recent direction given by the Mayne LTC would bring Mayne Island into compliance with the RAR; and the Ministry's timeline to comply with recommendations contained in the ombudsperson's report regarding the RAR dated March 2014.

Ministry staff advised that using the simple assessment method to implement the RAR would not be supported by the Ministry. Using a simple assessment method was proposed as an alternative to designating the entire 30 metre Riparian Assessment Area (RAA) as a DPA. The Streamside Protection Area (SPEA) resulting from the assessment may well be less than 30 metres; however, according to the Ministry staff, 30 metres on both sides of a stream should be included in a development permit area as measures may be recommended by a QEP that are outside the SPEA but within the 30 metre RAA.

Ministry staff advised that the direction given by the LTC at its June 25, 2014 business meeting would, if implemented, not be considered to bring the Mayne Island Local Trust Area into compliance with RAR as it would result in only one stream on Mayne Island being

subject to the RAR when the Ministry staff are of the opinion that all three streams would be subject to the RAR.

Ministry staff also advised that they are presently working towards addressing 24 of the 25 recommendations made in the Ombudsperson's report. This may result in changes to Ministry's approach to implementing the RAR. This is not expected to be completed until later in 2015

It is recommended that this project be taken off the top priorities list, but left on the Projects List, until Ministry staff have completed a review of, and responded to the Ombudspersons report, and a clear path to compliance is established.

Projects List

The purpose of the Projects List is to keep a record of topics raised for future work by the LTC. The Projects list also provides a basis for budget requests for the next fiscal year. Before any work beyond basic scoping or preliminary discussion begins, the item should be moved to the Top Priorities list to ensure that staff resources are not diverted from other top priorities. An LTC can have any number of projects on a projects list; however staff recommend this list be reviewed periodically to ensure the projects are still relevant and can be feasibly initiated in the term. The following project list was endorsed by the LTC in the previous term:

Table 2: Mayne Island Local Trust Committee Projects List

Description	Activity	Staff Comments
Climate Change Adaptation	Consider regulatory changes and implementation of new DPA authority	CRD is currently developing sea level rise mapping in the region and the Province is developing guidelines for sea level.
Commercial Land Use Review	Review task force report and provide options/recommendations to the LTC	
Fallow Deer Eradication – Including First Nation Communication		See discussion below
Density Provisions on large remainder lots		See discussion below
Road Issues		
Review TUP Policies		
STVR Review		
Medical Marijuana production facility		

review

Budget

There are sufficient funds remaining in the 2014-15 project budgets to maintain the LTC work program until March 31, 2015.

The following are LTC Project budgets requests submitted for the 2015-16 fiscal year (beginning April 1, 2015):

1. RAR Implementation	\$2500.00
2. LUB Amendments	\$2000.00
3. OCP amendments	\$2000.00
Total Projects	\$6500.00

The balances are subject to approval, consisting of Financial Planning Committee review and adoption of the budget by Trust Council. Each of these items have an amount sufficient to support a limited consultation process and public hearing associated with a project.

Project Charter(s)

There are currently no active project charters; however project charters for projects that were completed in 2014 are still posted on the webpage.

Next Steps

The top three priorities need to be reviewed and amended to reflect the work the LTC wants to pursue in the coming year(s).

The Housing Options - secondary suite project should remain as a top priority until proposed bylaws 159 and 160 are adopted and an implementation plan is prepared and completed. This should not take long as staff anticipate having an implementation plan prepared for the February 23, 2015 LTC meeting.

The OCP and LUB technical amendments project should remain as a top priority until proposed bylaws 161 and 162 are adopted. As mentioned the LTC can proceed to public hearing with the bylaws as they are drafted or direct staff to prepare a report regarding allowing waste transfer stations as a permitted use in all or some of the industrial zoned areas. Staff is recommending that a staff report be prepared to provide analysis and options on including waste transfer station as a permitted use on limited industrial zoned land before proceeding to public hearing with proposed bylaws 161 and 162. If it is determined that waste transfer stations are an appropriate use, the amendment can be included in bylaws 161 and 162.

The RAR implementation project should be removed from the top priorities list for the time being as the Ministry of Forests, Lands and Natural Resource Operations is still responding to the ombudsperson's report. Once the Ministry responds to the recommendations made in the report the implementation of the RAR can be put back on the Top Priorities and a plan to obtain compliance can be prepared. It's clear that the approach that is presently being considered will not fulfill RAR requirements.

Fallow Deer Eradication is a project that has previously been on the priority list. There has been a great deal of work done in the community on this matter. It is an issue that it is not within the LTC's jurisdiction; at best the LTC could include advocacy policies in the OCP relating to the impacts of environmental degradation. The CRD and the Provincial government are the levels of government that have the jurisdiction and authority to bring about change with respect to the reduction of fallow deer on Mayne Island. The CRD has undertaken extensive work on deer management within other parts of the region (many of the reports and studies that have been done are available on their website). Staff understands this is a local issue that the LTC feels very strongly about. If the LTC decided to place this topic back on its Work Program as a top priority staff can work on policy for the OCP that can be used to advocate for the reduction of fallow deer populations on Mayne Island.

Other projects on the list that staff consider pertinent that the LTC may want to consider prioritizing are:

1. Commercial Land Use review – a report was prepared several years ago with recommendations regarding amendments to the OCP and LUB regarding Commercial Land Use. Implementation of these recommendations would need to be made through amendments to the OCP and LUB.
2. Density Provisions on large remainder lots – this is an area in the LUB that needs review and amendment to ensure the density provisions of the OCP and LUB are complied with. How density is regulated on split zoned lots has recently been brought to staff's attention as an issue that should be reviewed.
3. TUP guidelines for Short term vacation rentals – the LTC considered two TUPs for STVR operations last term, there are currently no guidelines in the TUP section of the OCP for STVRs. Guidelines were recently adopted in the Galiano OCP and have been drafted for consideration for the Saturna OCP.

The LTC may move other projects to the priority list or suggest projects for the priority list that are not presently on the project list.

RECOMMENDATIONS:

THAT the Mayne Island Local Trust Committee:

1. Retain Housing Options – Secondary Suites on the priority list until proposed bylaws 159 and 160 are adopted and an implementation plan is prepared.
2. Retain OCP and LUB Amendments on the priority list and that staff be instructed to prepare a report for the February 23, 2015 LTC meeting regarding waste transfer stations being permitted in the Industrial zone.
3. That Riparian Area Regulation implementation be removed from the priority list and placed on the project list.
4. That the LTC determine one additional project to include as a Top Priority list and that staff report back with a draft project charter.

Prepared and Submitted by:

Gary Richardson

Gary Richardson, Island Planner

January 7, 2015

Date

Concurred in by:



Robert Kojima
Regional Planning Manager

January 7, 2015

Date



Applications w/ Status - Mayne Island Status: Open

Applications

Development Variance Permit

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

Planner: Phil Testemale

Planning Status

Status Date: Jan-07-2015

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

Status Date: Sep-19-2014

Further information received, gave to PT

Status Date: Sep-10-2014

September 9 sent email requesting further information.

File Number	Applicant Name	Date Received	Purpose
MA-DVP-2014.2	Eileen Reiber	Nov-21-2014	236 CALLAGHAN CRES Approve a variance in the setback so that a passageway from the kitchen to the ground remain intact.

Planner: Gary Richardson

Planning Status

Status Date: Jan-07-2015

Notice and draft permit to be mailed out and staff report to be prepared for the LTC to consider issuance of permit at its January 26, 2015 LTC Mtg.

Status Date: Nov-21-2014

opened file, gave to Planner, processed fees, notified LTC

Rezoning

File Number	Applicant Name	Date Received	Purpose
MA-RZ-2012.1	0747825 BC LTD / Bruce Rosengren c/o Murray Rosengren Planner: Gary Richardson	Dec-18-2012	630 DINNER BAY RD To rezone from Commercial zone (C5a) to Senior Citizen Housing Comprehensive Development Three zone (CD3) with site specific permissions.
Planning Status			
Status Date: Jan-07-2015			
On hold pending direction from applicant.			
Status Date: Sep-10-2014			
Amended draft bylaws per LTC request. Revised bylaws on Sept. 20 agenda for LTC consideration.			
Status Date: Aug-07-2014			
Processed cheque, receipt 2780 for additional 1,100.00 fees for LUB/OCP amendments fee schedule			

Subdivision

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

Islands Trust

LTC EXP SUMMARY REPORT F2015
Invoices posted to Month ending December 2014

645 Mayne	Invoices posted to Month ending December 2014	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-645	LTC "Trustee Expenses"	700.00	0.00	700.00
LTC Local				
65200-645	LTC - Local Exp - LTC Meeting Expenses	1,500.00	957.09	542.91
65210-645	LTC - Local Exp - APC Meeting Expenses	750.00	221.58	528.42
65220-645	LTC - Local Exp - Communications	300.00	585.00	-285.00
65230-645	LTC - Local Exp - Special Projects	750.00	420.00	330.00
TOTAL LTC Local Expense		<u>3,300.00</u>	<u>2,183.67</u>	<u>1,116.33</u>
Projects				
73001-645-2005	Mayne OCP/LUB	<u>3,000.00</u>	<u>0.00</u>	<u>3,000.00</u>
TOTAL Project Expenses		<u>3,000.00</u>	<u>0.00</u>	<u>3,000.00</u>

Mayne Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Updated: July 25, 2012

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

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

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

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

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

BACKGROUND:

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

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

CONSIDERATIONS:

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

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

GUIDELINES

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

These guidelines are:

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

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

22 Fallow Deer in Back of Haller's Property



January 2015

Mayne Island Fallow Deer Eradication Committee

To whom it may concern,

We the members of the Fallow Deer Committee are writing on behalf of the Mayne Island Community to request support from the Mayne Island Local Trust Committee. The Trust Committee has placed a Fallow Deer Eradication Plan on it's work program. The Fallow Deer Eradication Committee would request that immediate action take place to put this plan in place.

In September 2014 the committee met with Sean Pendergast, Senior Biologist Wildlife to request cooperation in pursuing the eradication of the Fallow Deer. Mr Pendergast requested that the committee put a plan in place. Mr Pendergast further implied his office would work with the committee to implement a more organized hunt of the Fallow Deer.

Since that meeting the Fallow Deer Eradication Committee, FDEC, have met numerous times and have broken into 3 distinct committees.

The Education Committee, who will keep the community informed through news releases and the creation of a web site to share all information pertaining to the Fallow issue. The Permit committee, who will pursue with the Ministry of FLNR additional buddy permitting systems as well as nuisance permits for bona fide Farmers.

The Political Committee who will seek support from various levels of government, the Islands Trust, CRD, Province and Federal Government to help us with this problem. The political committee and the entire FDEC view the problem of the Fallow Deer as a provincial responsibility and are working towards having that acknowledged and acted upon. Any support the LTC can offer us beyond the proposed Eradication Plan would be most beneficial.

Thank you for your time

Kim Harris (Mayne Island Fallow Deer Eradication Committee)



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 December 8, 2014

File Number MA/02

To Mayne Island Local Trust Committee (LTC)

From Sharon Lloyd-deRoario
Legislative Clerk
Local Planning

Re Advisory Planning Commission (APC)

This is to advise that all nine (9) members' APC appointments expire on January 30, 2015. I have attached a list of the APC members for your convenience.

The Advisory Planning Commission can consist of not more than nine members. If the LTC wishes to advertise for one, two, three, or all 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



Advisory Members

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Advisory Planning Commission		Commercial Land Use Task Force	Housing Options Task Force		
Last Name	First Name	Title	Start Date	End Date	
Emmett	Dennis	Member	Jan-30-2013	Jan-30-2015	View/Edit
Todd	Pat	Secretary			View/Edit
Birtwell	Ian	Vice Chair	Mar-21-2012	Jan-30-2015	View/Edit
Bender	Bill	Member	Jan-30-2013	Jan-30-2015	View/Edit
Manson	Sally	Member	Jan-30-2013	Jan-30-2015	View/Edit
Tamboline	Richard	Chair	Mar-21-2012	Jan-30-2015	View/Edit
Maude	David	Member	Mar-21-2012	Jan-30-2015	View/Edit
Cropper	Stephen	Member	Mar-21-2012	Jan-30-2015	View/Edit
Wise	Jerry	Member	Mar-21-2012	Jan-30-2015	View/Edit
Dumond	Paul	Member	Feb-27-2013	Jan-30-2015	View/Edit