Mayne Island Local Trust Committee
Regular Meeting Agenda

Date:	September 18, 2017
Time:	1:00 pm
Location:	Mayne Island Agricultural Hall 430 Fernhill Road, Mayne Island, BC

Pages

1. CALL TO ORDER 1:00 PM - 1:30 PM

2. APPROVAL OF AGENDA

3. TOWN HALL AND QUESTIONS

4. COMMUNITY INFORMATION MEETING

   none

5. PUBLIC HEARING

   none

6. MINUTES

   6.1 Local Trust Committee Minutes Dated July 24, 2017 (for Adoption) 3 - 9

   6.2 Section 26 Resolutions-without-meeting Report

   none

   6.3 Advisory Planning Commission Minutes

   none

7. BUSINESS ARISING FROM THE MINUTES 1:30 PM - 2:00 PM

   7.1 Follow-up Action List Dated September 2017 10 - 11

8. DELEGATIONS

   none

9. CORRESPONDENCE

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

   none

10. APPLICATIONS AND REFERRALS

10.1	Salt Spring Island Local Trust Committee Bylaws No. 500 & 501 Referral (attached) (for response)	12 - 13
10.2	Salt Spring Island Local Trust Committee Bylaws No. 502 & 503 Referral (attached) (for response)	14 - 16
10.3	CRD - Gulf Islands Regional Trails Plan (attached)	17 - 50
10.4	MA-DVP-2017.3 (Rocklin) - Staff Report (attached)	51 - 67

11. LOCAL TRUST COMMITTEE PROJECTS

none

12. REPORTS 2:00 PM - 3:00 PM

12.1	Work Program Reports (attached)	
12.1.1	Top Priorities Report Dated September 2017	68 - 68
12.1.2	Projects List Report Dated September 2017	69 - 69
12.2	Applications Report Dated September 2017 (attached)	70 - 71
12.3	Trustee and Local Expense Report Dated July 2017 (attached)	72 - 72
12.4	Adopted Policies and Standing Resolutions (attached)	73 - 74
12.5	Local Trust Committee Webpage	
12.6	Chair's Report	
12.7	Trustee Report	
12.8	Trust Fund Board Report none	

13. NEW BUSINESS

13.1 Montrose Road Drainage

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for October 30, 2017, at the Agricultural Hall, Mayne Island

15. TOWN HALL

16. CLOSED MEETING

none

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

Mayne Island Local Trust Committee
Minutes of Regular Meeting

Date: July 24, 2017
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island, BC

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

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

Members of the Public Present: There were seven (7) members of the public present.

1. CALL TO ORDER

Chair Grams called the meeting to order at 1:00 pm. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

Addition: New Business 12.2 – Campbell Bay Music Festival and Ferry Issues

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Ian Dow spoke of concerns with the Southern Gulf Islands (SGI) Harbour Commission and plans for the Miners Bay Dock citing minimal consideration of input from island residents. Requests to appear before the Commission have been ignored. Plans for development of the dock are considered inappropriate by Transport Canada and emergency services. The accepted break water design is the cheapest option and there are concerns as to its effectiveness. Requests to the SGI Director have not been responded to and so request is for LTC to contact CRD regarding issues. This issue is within the purview of LTC due to impact on island community.

Trustee Dodds stated that concerns have been heard and clarification is required as to development plans. The dock is within the OCP and critical to the island. There are also concerns as to environmental impact.

MA-2017-029
It was Moved and Seconded,
That Mayne Island Local Trust Committee direct staff to write to the Capital Regional District, asking for clarification regarding procedures and upgrades to Miners Bay dock.

CARRIED

Trustee Crumblehulme spoke to the importance of the dock and threat to community services. He requested Mr. Dow to speak with Planner Richardson as to details.

4. COMMUNITY INFORMATION MEETING

4.1 Riparian Area Regulations - Bylaw 171

Planner Richardson reviewed the history and procedures involved in the development of the RAR bylaw. Deacon Creek and Horton Creek are RAR applicable while Campbell Creek is exempt.

Glenda Johnson questioned the inclusion of two roadside ditches that are shown on the map. There is also concern as to moving waters from one watershed to another watershed.

Ian Dow stated the Ministry of Transportation and Infrastructure (MOTI) plans to dig a ditch down Fernhill Road to Horton Bay Road. It is important that waterways be clarified and MOTI plans for the ditch to be identified.

Planner Richardson explained that alterations to the map can be made prior to the public hearing and would contact MOTI to determine plans for Montrose Road drainage.

Planner Richardson stated that comments can be received during the public hearing process and questionable areas can be left blank for now. It was arranged that he would meet with Glenda Johnson to address issues.

Ian Birtwell commented that a buffer area is unnecessary as it is protecting a protected area. The proposed bylaw would take 15 metres from property. A number of definitions requiring further clarification were identified. e.g. “farm and farming business” implies a commercial enterprise. It was questioned if MOTI could alter a waterway where there is a right-of-way registered on the property title.

Planner Richardson explained this would depend on the terms of the right-of-way and suggested Mr. Birtwell send him a copy of the agreement.

5. PUBLIC HEARING

None

6. MINUTES

6.1 Local Trust Committee Minutes Dated June 26, 2017 (for Adoption)

The following amendments to the minutes were presented for consideration:

Pg. 7 13.4 – Glenda Johnson – not Goodwin
Pg. 6 12.7 – 5th. line: to read “At Trust Council there were 38…

Pg. 7 13.4 – 2nd. Sentence to read "…is not typically a Local Trust Council issue…

By general consent the minutes as amended were adopted.

6.2 Section 26 Resolutions-without-meeting Report
None

6.3 Advisory Planning Commission Minutes
None

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated July 2017

Planner Richardson reported working with Fiona MacRaild, Senior Intergovernmental Policy Advisor, to arrange a First Nations event for October and development of the temporary use permit for the Campbell Bay Music Festival is ongoing.

8. DELEGATIONS
None

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

None

10. APPLICATIONS AND REFERRALS

10.1 Galiano Island Local Trust Committee Bylaws No. 262 & 263 Referral

Planner Richardson reviewed the bylaws.

MA-2017-030
It was Moved and Seconded
That Mayne Island Local Trust Committee interest are unaffected by Galiano Island Local Trust Committee Bylaws No. 262 and 263.

CARRIED

10.2 Saturna Island Local Trust Committee Bylaws No. 117 & 118 Referral

Planner Richardson detailed that bylaws are to transfer densities.

MA-2017-031
It was Moved and Seconded
That Mayne Island Local Trust Committee interest are unaffected by Saturna Island Local Trust Committee Bylaws No. 117 and 118.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Riparian Area Regulations - Staff Report - Bylaw 171

See item 4.1 of these minutes. Planner Richardson will address map concerns and send bylaw referrals to agencies and First Nations. It was suggested that first reading be deferred to the September meeting.

11.2 Commercial Land Use Review - Staff Report & Discussion Paper

Planner Richardson reviewed the discussion paper. There is significant density in the Miners Bay core that has not been built out. Historically there has not been a large demand to rezone to commercial.

Staff suggested holding a community information meeting.

MA-2017-032
It was Moved and Seconded,
That the Mayne Island Local Trust Committee direct staff to arrange a Community Information Meeting to obtain community comment on the commercial land use review discussion paper prepared by staff July 2017.

CARRIED

MA-2017-033
It was Moved and Seconded,
That the Mayne Island Local Trust Committee direct staff to forward the discussion paper to business operators, commercial property owners and the Advisory Planning Commission Special Task Force to obtain their comments.

CARRIED

12. REPORTS

12.1 Work Program Reports (attached)

12.1.1 Top Priorities Report Dated July 2017
Received for information

12.1.2 Projects List Report Dated July 2017
Received for information

12.2 Applications Report Dated July 2017 (attached)
Received for information

12.3 Trustee and Local Expense Report Dated May 2017 (attached)

Received for information. It was noted that the Madrone report costs were expensed before March 31, 2017.

12.4 Adopted Policies and Standing Resolutions (attached)
Received for information

12.5 Local Trust Committee Webpage
Will be updated at conclusion of meeting.

12.6 Chair's Report

Chair Grams stated that Executive Committee is involved in drafting a process to review the *Islands Trust Act*. He has suggested hiring a facilitator.

12.7 Trustee Report

Trustee Crumblehulme reported that the Capital Regional District Southern Gulf Islands (SGI) Economic Sustainability Committee draft strategic plan has been approved and a manager has been hired. Outreach will start on Mayne Island with two public meetings planned for September.

Trustee Dodds spoke to the planning for the fallow deer hunt. A conservation officer will be coming to the island in August to review options. Efforts continue to increase government involvement.

12.8 Electoral Area Director's Report

It was agreed that Chair Grams would email the SGI Director requesting monthly updates for inclusion in meeting.

12.9 Trust Fund Board Report
None

13. NEW BUSINESS

13.1 Mayne Island Resort Covenant Amendments

Planer Richardson stated that due to the amended land use at Mayne Island Resort, to allow for staff rentals, the covenant restricting residential use needed to be removed.

MA-2017-034
It was Moved and Seconded,
That the Mayne Island Local Trust Committee direct staff to proceed with facilitating the discharge of Covenant EX157447 from Strata Lots 13, 14, 15, 16, 17, 18, 19 and 20, Strata Plan V156703, Mayne Island and that the Chair be designated as the signing authority for the discharge documents.

CARRIED

13.2 Music Festival and Ferries Issues

The volume of visitors on the Music Festival weekend has become an issue for the community especially regarding congestion at the ferry terminal when the festival ends.

Fire Chief Kyle Stobbart spoke to the traffic concerns which are not unique to festival weekend. Concerns need to be addressed with BC Ferries and/or Highways.

Trustee Crumblehulme identified that one issue is congestion from the music festival and a second concern is road conditions and parking.

Trustee Dodds suggested a letter to the new Minister of Transportation with support letters from the Improvement District, Fire Department and Community Bus Committee.

There are two events on this particular weekend and there is discussion underway to move one event to another weekend to ease congestion, another suggestion was to promote festival attendees to stay till Monday.

It was agreed that ideas and plans need to be in place for next year to avoid the road blockages that occurred this year.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for September 18, 2017, at the Agricultural Hall, Mayne Island

15. TOWN HALL

Ian Dow spoke to the need for communication between CRD staff and LTC. While the CRD stated there would be community meetings to date, none have occurred. There have been a number of proposals put forward to the CRD regarding the Miners Bay Dock improvements that have not been considered. The LTC is the only government institution open to community input.

Chris Roehrig questioned residents participation in the review of the *Islands Trust Act*. He identified that “property electors” as defined provincially would allow a person to vote a number of times. This may impact the LTC – i.e. non-residents could erode actual residents.

Chair Grams detailed that the review would be a lengthy process and that there would be opportunities for public input. He also stated being unaware of an issue regarding non-residents and voting processes.

It is only the *Islands Trust Act* that is being reviewed – no other legislation.

Trustee Dodds spoke to recreational owners being a part of the community however she did recognize that mail in votes (non-residents) could have an impact on the island community and cited the Galiano example.

16. CLOSED MEETING

None

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:26 pm.

_____

George Grams, Chair

Certified Correct:

_____

Pat Todd, Recorder

Print Date: September 11, 2017

Follow Up Action Report

Mayne Island

15-May-2017

Activity	Responsibility	Target Date	Status
First Nations - Arrange First Nations Event for October 2017	Gary Richardson		On Going

26-Jun-2017

Activity	Responsibility	Target Date	Status
MA-TUP-2017.1 (Campbell Bay Music Festival) - staff to discuss requirements with island health to determine minimum standards. Remove quiet hours provision. Amend other sections of draft TUP as directed by LTC in minutes.	Gary Richardson Phil Testemale		On Going

24-Jul-2017

Activity	Responsibility	Target Date	Status
Minutes of June 26, 2017 adopted as amended.	Lori Foster		Done
Galiano LTC Bylaws 262 and 263 - respond to Gal LTC that Mayne LTC interests ar e unaffected.	Sharon Lloyd-deRosario		Done
Saturna LTC Bylaws 117 and 118 - respond to Saturna LTC that Mayne LTC interes ts are unaffected.	Sharon Lloyd-deRosario		Done
Riparian Area Regulation Project - Draft Bylaw 171 1) amend mapping in the Montrose Road area 2) Call MoTI reading future plans for diversion 3) Bring Bylaw back to October LTC meeting for consideration of 1st reading and direction to schedule p ublic hearing.			On Going

Follow Up Action Report

Commercial Land Use Review Project 1) send report to special APC Commercial Task Force Members - done July 27 via email. LF. 2) send report to business owners and operators 3) prepare visual material for sept/oct LTC meeting. 4) meet with Chamber of Commerce	Gary Richardson	On Going
Contact the CRD to determine the status of the upgrade to the Miners Bay Dock.	Gary Richardson	Done

BYLAW REFERRAL FORM

1-500 Lower Ganges Road
Salt Spring Island, BC BC V8K 2N8
Ph: (250) 537-9144
Fax: (250) 537-9116
ssiinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Salt Spring Island Trust Area **Bylaw No.:** 500 and 501 **Date:** August 24, 2017

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 40 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Mr. Ian Laing, Gulf Islands Brewing Ltd., 565 David Street, Victoria, BC V8T 2C7

PURPOSE OF BYLAW:

This application proposes to amend the Official Community Plan and Land Use Bylaw to rezone a rural-zoned property to permit an existing brewery that previously operated as a home-based business. The rezoning also proposes four additional dwelling units with a maximum floor area of 50 square meters each, in addition to a principal single-family dwelling.

GENERAL LOCATION:

270 Furness Road, Salt Spring Island

LEGAL DESCRIPTION:

Lot 8, Section 5, Range 1, South Salt Spring Island, Cowichan District, Plan 25293 (PID 002-903-091)

SIZE OF PROPERTY AFFECTED:	ALR STATUS:	OFFICIAL COMMUNITY PLAN DESIGNATION:
6.37 hectares/15.7 acres	N/A	Forestry (F)

OTHER INFORMATION:

The proposed development is contained within a 0.6 hectare (1.5 acre) area adjacent to the road frontage.
To review staff reports and the proposed bylaws, please see our webpage under application SS-RZ-2016.4 – 270 Furness Road
http://www.islandstrust.bc.ca/islands/local-trust-areas/salt-spring/current-applications/current-application-documents/

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

Name: Seth Wright

Title: Planner

This referral has been sent to the following agencies:

First Nations
Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Penelakut Tribe
Stz'uminus First Nation

Malahat First Nation
Pauquachin First Nation
Tsartlip First Nation
Tsawout First Nation
Tseycum First Nation

Semiahmoo First Nation
Tsawwassen First Nation

Hul'qumi'num Treaty Group (for information only)
Te'Mexw Treaty Association (for information only)

Adjacent Local Trust Committees and Municipalities
Galiano Island Local Trust Committee
Mayne Island Local Trust Committee
North Pender Island Local Trust Committee
Thetis Island Local Trust Committee

Regional Agencies
CRD – All Referrals & K. Campbell
CRD – SSI Economic Development Commission
CRD – SSI Senior Manager
CRD – SSI Building Inspection
CRD – SSI Director
CRD – SSI Transportation Commission
CRD – Environmental Eng. Division
Vancouver Island Health Authority
Cowichan Valley Regional District

Non-Agency Referrals
BC Ambulance Service
RCMP
SSI Chamber of Commerce
SSI Fire-Rescue

Provincial Agencies
Agricultural Land Commission
Ministry of Agriculture
BC Assessment Authority
Ministry of Municipal Affairs and Housing
Ministry of Transportation & Infrastructure
Ministry of Environment and Climate Change Strategy
Ministry of Forest Lands & Natural Resource Operations – Front Counter BC
Ministry of Jobs, Tourism & Skills

BYLAW REFERRAL FORM
RESPONSE SUMMARY

☐ **Approval Recommended for Reasons Outlined Below**

☐ **Approval Recommended Subject to Conditions Outlined Below**

☐ **Interests Unaffected by Bylaw**

☐ **Approval Not Recommended Due to Reason Outlined Below**

Salt Spring Island Trust Area	500 and 501
(Island)	(Bylaw Number)
(Signature)	(Title)
(Date)	(Agency)

BYLAW REFERRAL FORM

1-500 Lower Ganges Road
Salt Spring Island, BC V8K 2N8
Ph: (250) 537-9144
ssiinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Salt Spring Island Trust Area **Bylaw No.:** 502 and 503 **Date:** July 20, 2017

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Robert Langevin, Box 208, Salt Spring Island, BC, V8K 2V9 - lclrob@telus.net

PURPOSE OF BYLAW:

Bylaw No. 502: to amend Salt Spring Island Official Community Plan Bylaw No. 434 to remove the subject property from Development Permit Area 2, Non-Village Commercial and Industrial
Bylaw No. 503: to amend Land Use Bylaw No. 355 to change the zoning of the subject property from Commercial Accommodation Zone CA2 to Residential Zone R8

GENERAL LOCATION:

805 Vesuvius Bay Road, Salt Spring Island, BC

LEGAL DESCRIPTION:

Lot 1, Section 10, Range 3 West, North Salt Spring Island, Cowichan District, Plan 23440

SIZE OF PROPERTY AFFECTED:	ALR STATUS:	OFFICIAL COMMUNITY PLAN DESIGNATION:
Approximately 2 acres	N/A	Residential Neighbourhood

OTHER INFORMATION:

To review all staff reports and proposed bylaws, please see our webpage under application SS-RZ-2016.1:
http://www.islandstrust.bc.ca/islands/local-trust-areas/salt-spring/current-applications/current-application-documents/

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

Name: Seth Wright

Title: Planner 2

This referral has been sent to the following agencies:

Provincial Agencies
BC Assessment Authority
BC Ferry Services Inc.
Ministry of Community, Sport & Cultural Development
Ministry of Transportation & Infrastructure
Ministry of Natural Resource Operations – Archaeology Branch
Ministry of Forest Lands & Natural Resource Operations – Front Counter BC
BC Transit

Regional Agencies
CRD – All Referrals & K. Campbell
CRD – SSI Parks and Recreation
CRD – SSI Senior Manager
CRD – SSI Building Inspection
Vancouver Island Health Authority

Adjacent Local Trust Committees and Municipalities
Galiano Island Local Trust Committee
Mayne Island Local Trust Committee
North Pender Island Local Trust Committee
Thetis Island Local Trust Committee
Cowichan Valley Regional District

PLEASE TURN OVER

Non-Agency Referrals
BC Ambulance Service
North Salt Spring Waterworks District
RCMP
SSI Chamber of Commerce
SSI Fire-Rescue
SSI Harbour Authority
Main Road Contracting

First Nations
Te'Mexw Treaty Association
Hul'qumi'num Treaty Group (for information only)
Pauquachin First Nation
Malahat First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation
Chemainus First Nation
Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Penelakut First Nation
Semiahmoo First Nation

BYLAW REFERRAL FORM
RESPONSE SUMMARY

☐ **Approval Recommended for Reasons Outlined Below**

☐ **Approval Recommended Subject to Conditions Outlined Below**

☐ **Interests Unaffected by Bylaw**

☐ **Approval Not Recommended Due to Reason Outlined Below**

Salt Spring Island Local Trust Area	502 and 503
(Island)	(Bylaw Number)
(Signature)	(Title)
(Date)	(Agency)

Making a difference...together

Regional Parks
490 Atkins Avenue
Victoria, BC, Canada V9B 2Z8

T: 250.478.3344
F: 250.478.5416
www.crd.bc.ca/parks

July 24, 2017

File: 6130.30
Gulf Islands

Mayne Island Local Trust Committee
Via email to Regional Planning Manager Robert Kojima (rkojima@islandstrust.bc.ca)

Dear Mayne Island Local Trust Committee:

RE: CAPITAL REGIONAL DISTRICT – GULF ISLANDS REGIONAL TRAILS PLAN REQUEST FOR MAYNE ISLAND LOCAL TRUST COMMITTEE COMMENTS ON DRAFT PLAN

Over the past six months, the Capital Regional District (CRD), Regional Parks Division, has been undertaking a planning process to develop a Gulf Islands Regional Trails Plan. Regional trails provide opportunities for recreation and active (non-motorized) transportation and link communities and key regional destinations. The draft Gulf Islands Regional Trails Plan identifies a conceptual route for a regional trail on each of Galiano, Mayne, North and South Pender, Salt Spring, and Saturna Islands, as well as provides policies to guide implementation and trail development over the long term.

The Capital Regional District Board recently released the draft Gulf Islands Regional Trails Plan for public review and comments will be received until **September 30, 2017**. Given that the Islands Trust has land use jurisdiction on the Gulf Island and the draft Gulf Islands Regional Trails Plan proposes the development of approximately 50 km of new regional trails on several of the southern Gulf Islands, I am seeking comments from each applicable Local Trust Committee on the draft plan. Comments are also being sought from other federal and provincial agencies, First Nations, key CRD commissions and the public. All comments received by September 30 will be considered and will help us finalize the plan for approval by the CRD Board.

I have attached a copy of the draft plan and comment form for the Local Trust Committee's use. Feel free to provide additional comments on a separate sheet if needed. Please send comments to the attention of Carolyn Stewart, Park/Trail Planner by mail (490 Atkins Ave., Victoria BC V9B 2Z8), email (crdparks@crd.bc.ca) or fax (250.478.5416) by September 30.

Sincerely,

Mike Walton, PhD
Senior Manager, Regional Parks

Attachments: (2) Draft Gulf Islands Regional Trails Plan and Comment Form

cc: info@islandstrust.bc.ca
Brett Hudson (bhudson@crd.bc.ca)

PREC-364657662-4168

Draft Gulf Islands Regional Trails Plan

COMMENT FORM

Capital Regional District | Parks & Environmental Services

The Capital Regional District (CRD) is developing a regional trails plan for Galiano, Mayne, North and South Pender, Salt Spring and Saturna Islands. The plan identifies a conceptual regional trail route on each island and outlines how each regional trail will be developed over the long term. The purpose of this comment form is to seek your input on the draft Gulf Islands Regional Trails Plan. Your responses will remain anonymous and will only be used by CRD Regional Parks for planning purposes involving the Gulf Islands Regional Trails Plan.

The comment form should take about 15 minutes to complete. You can fill out this form online at www.crd.bc.ca/project/gulf-islands-regional-trails-plan, if preferred.

Comment forms will be received until 4:30pm on September 30, 2017.

Mail to 490 Atkins Ave., Victoria V9B 2Z8 | Email crdparks@crd.bc.ca | Fax 250.478.5416

Strategic Direction – Policies

Twenty policies are proposed to provide direction and guide implementation of the plan on pages 12-14.

1. Overall, do you support or oppose the proposed policies?

   - ☐ Strongly support
   - ☐ Support
   - ☐ Neutral
   - ☐ Oppose
   - ☐ Strongly oppose
   - ☐ No opinion

2. Are there specific policies you oppose or strongly oppose? If so, please note the policy number(s) below and provide a brief explanation for your opposition.

_____

_____

_____

_____

3. Are there additional policies needed? If so, please list them below.

_____

_____

_____

_____

Regional Trail Routes

The proposed regional trail routes, when completed, will provide approximately 50 km of new regional trails for pedestrian and cycling use. The proposed routes are illustrated on the map on page 17 and summarized below.

- The proposed regional trail on Galiano Island will link the Sturdies Bay ferry area to Matthews Point Regional Park and Montague Harbour Marine Provincial Park.
- The proposed regional trail route on Mayne Island will link the Village Bay ferry area to Miners Bay village and dock, and to Mt Parke Regional Park.
- The proposed route on North and South Pender Islands will link the Otter Bay ferry area to the Driftwood Centre commercial area and to Prior Centennial Campground and Mt Norman/Beaumont in Gulf Islands National Park Reserve.
- The proposed route on Salt Spring Island will link the Vesuvius ferry area, Ganges, Burgoyne Bay Provincial Park, and the Fulford ferry area.
- The proposed route on Saturna Island will link the Lyall Harbour ferry area to the community hub at Harris Road and to the Narvaez Bay area in Gulf Islands National Park Reserve.

4. Overall, do you support or oppose the proposed regional trail routes?

☐ Strongly support	☐ Oppose
☐ Support	☐ Strongly oppose
☐ Neutral	☐ No opinion

5. Do you support the following individual regional trail routes?

Galiano (page 18)	☐ Yes	☐ No	☐ No opinion
Mayne (page 19)	☐ Yes	☐ No	☐ No opinion
North and South Pender (page 20)	☐ Yes	☐ No	☐ No opinion
Salt Spring (page 21)	☐ Yes	☐ No	☐ No opinion
Saturna (page 22)	☐ Yes	☐ No	☐ No opinion

6. If there are specific routes you do NOT support (in Question 5 above), please note the island and provide a brief explanation for your opposition.

_____

_____

_____

_____

_____

Implementation

The Plan identifies priorities for implementation. Given that 50 km of new regional trail is proposed over multiple islands and trail development will have significant costs, a phased approach is recommended. The approach includes developing an initial section on each island, as noted below. Once initial sections are completed, priorities for the next round of development will be set.

Note: The CRD identified the Mayne Island Regional Trail demonstration project as a priority in 2015 and trail design is in progress. The other four initial trail segments have been prioritized by potential levels of use based on island populations and BC Ferries' bicycle and walk-on passenger statistics. Once these initial sections are completed, further trail development priorities will be set.

Mayne Island - 2.3 km regional trail demonstration project between Village Bay and Miners Bay

Salt Spring Island – 5 km regional trail route between Vesuvius area and Ganges

North Pender Island – 5 km regional trail route between Otter Bay area and Driftwood Centre

Galiano Island – 5 km regional trail route between Sturdies Bay area to Matthews Point Regional Park

Saturna Island – 2 km regional trail route between Lyall Harbour area and Harris Road

Note: kilometres above are approximate only.

7. Overall, do you support or oppose the proposed phased approach to regional trail development?

- ☐ Strongly support
- ☐ Support
- ☐ Neutral
- ☐ Oppose
- ☐ Strongly oppose
- ☐ No opinion

8. If you oppose the proposed phased approach, please provide a brief explanation for your opposition.

_____
_____
_____
_____
_____
_____

9. Do you have any other comments related to the Draft Gulf Islands Regional Trails Plan?

_____
_____
_____
_____
_____
_____

Thank you for your participation. We value your input.

Personal information contained on this form is collected under the authority of the Local Government Act and is subject to the Freedom of Information and Protection of Privacy Act. The personal information will be used for purposes directly associated with this survey. Inquiries about the collection or use of information in this form can be directed to Karen Ward, Administrative Officer, Capital Regional District 250.360.3339.

Regional Trails Plan for the Gulf Islands

Capital Regional District | **DRAFT May 30, 2017**

Capital Regional District Regional Parks
490 Atkins Avenue, Victoria BC V9B 2Z8
T: 250.478.3344 www.crd.bc.ca/parks

Making a difference...together

Acknowledgements

CRD Regional Parks would like to acknowledge and thank everyone that participated in the planning process for their contributions.

Project Team

Brett Hudson, Manager, Planning, Resource Management & Development, Regional Parks
Carolyn Stewart, Planner, Regional Parks
Emma Taylor, Planner, Regional Parks/Juan de Fuca Electoral Area
Todd Shannon, Operations Supervisor, Regional Trails and Southern Gulf Islands, Regional Parks
June Klassen, Manager, Service Delivery, Southern Gulf Islands Electoral Area
John Hicks, Senior Transportation Planner, Regional & Strategic Planning
Dan Ovington, Manager, Salt Spring Island Parks & Recreation
Sarah Forbes, GIS Technologist, Regional Parks
Laurie Sthamann, Communication, Regional Parks

First Nations

Lands Sub-committee, Tsawout First Nation
Chief Tanya Jimmy, Tseycum First Nation

Government Liaison

Robert Kojima, Islands Trust
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Cover Photo: View from Matthews Point Regional Park Reserve, Galiano Island

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Salt Spring Island roadway (Pedestrian and Cycling Master Plan: Salt Spring Island Edition)

1 Executive Summary

The Capital Regional District (CRD) has prepared a Regional Trails Plan for the Gulf Islands (the Plan). The Plan identifies a conceptual route for a regional trail on each of Galiano, Mayne, North and South Pender, Salt Spring, and Saturna Islands (Map 3, page 17). Each of the proposed trail routes will connect a main transportation hub, such as a ferry terminal, with key destinations on island, for example a commercial hub or a regional, provincial or national park. The Plan also provides guidance on how to prioritize the development of these regional trails and how the CRD will work together with others to implement the plan. Policies in the approved Regional Trails Management Plan (2016) also apply and will guide implementation of regional trail development and management in the Gulf Islands.

Implementation of the Plan will create approximately 50 km of regional trail, benefiting the region by providing opportunities for non-motorized recreation and active transportation, and by facilitating eco-tourism. Completion of the trails will be a long term initiative. The regional trails will provide an arterial route on each island to which other local trails can connect, creating a wider network. Largely, they will provide separated, off-street routes that will accommodate pedestrians and cyclists. Where possible, the trail route will be within the Ministry of Transportation and Infrastructure road right-of-way; however, in some locations segments of trails may be on roads.

Completion of this Plan achieves a strategic action identified in the Regional Parks Strategic Plan 2012-2021 and a priority action identified in the Regional Trails Management Plan (2016). Further, it supports the Experience the Gulf Islands initiative of the Southern Gulf Islands Economic Sustainability Commission and the Salt Spring Island Economic Development Commission. One of the strategies in the Experience the Gulf Islands Concept Plan is the need for on-going liaison among the various organizations that are working on trail projects to ensure a coordinated trail system. In developing the Plan, a number of other plans have been considered, including the Pedestrian and Cycling Master Plan: Salt Spring Island Edition (2013), the Salt Spring Island Parks System Master Plan (2011) and official community plans for the various islands. In addition, the public engagement process has provided opportunities for input from the public, First Nations, and other government agencies.

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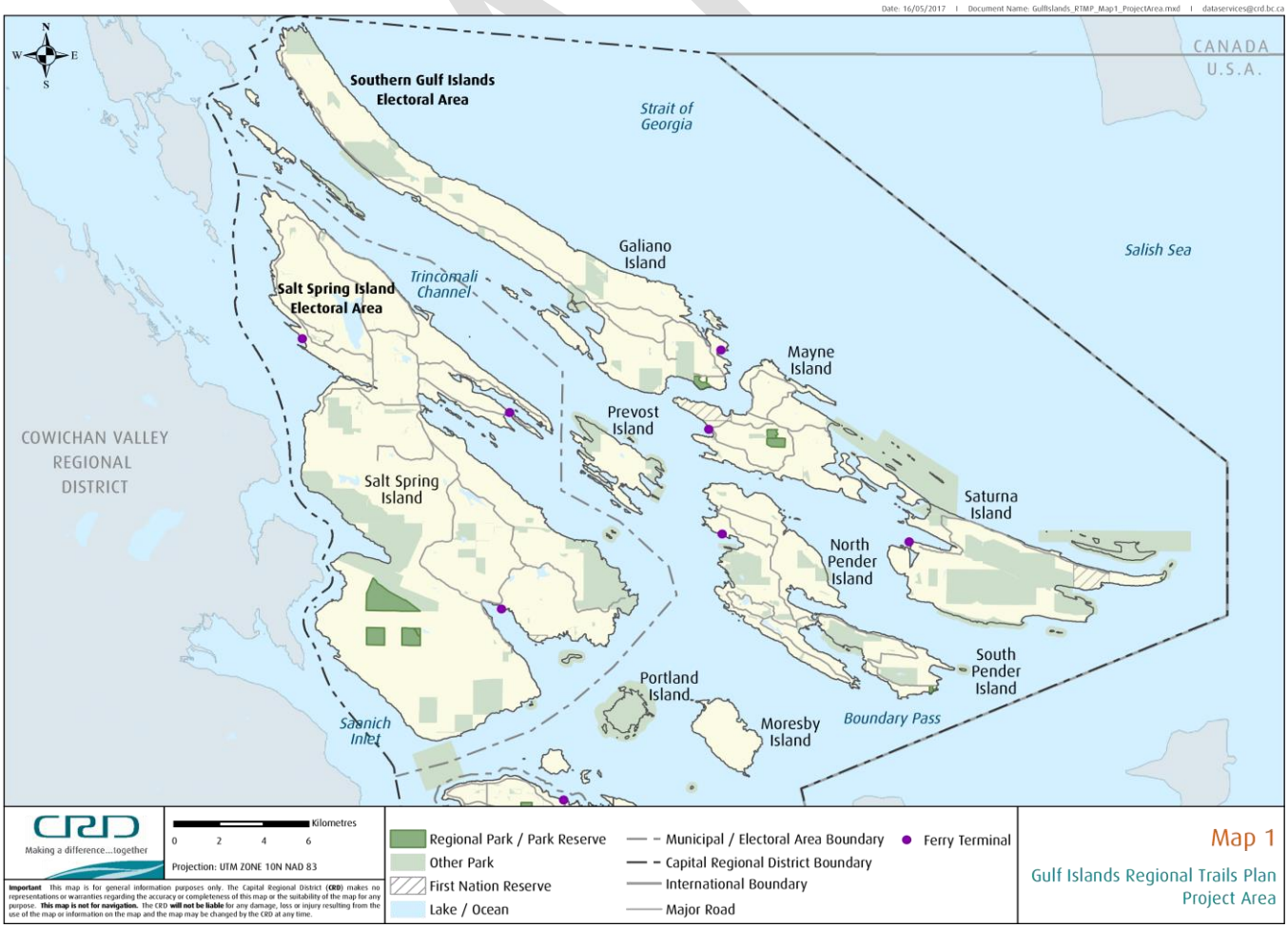
2 Context

2.1 Purpose of the Plan

The purpose of the Gulf Islands Regional Trails Plan (the Plan) is to identify a conceptual regional trail route on Galiano, Mayne, North and South Pender, Salt Spring and Saturna islands. The project area is shown on Map 1, below. Each regional trail route aims to connect a main transportation hub, such as a ferry terminal, with key destinations on island, for example a commercial area or a regional, provincial, or national park. The Plan also provides guidance on how the trails will be prioritized, developed, managed and operated.

Implementation of the Plan will create five new regional trails, totaling approximately 50 kilometers that will benefit the region by providing opportunities for non-motorized recreation and active transportation and by facilitating eco-tourism. These trails will contribute to an integrated network of trails on the islands.



2.2 Strategic Context

Regional trails play a role in both the Regional Parks service (recreation) and in the Regional & Strategic Planning service (active transportation) of the CRD. The Plan expands upon broad and strategic statements made in the Regional Parks Strategic Plan 2012-2021 and the Regional Trails Management Plan (2016).

The CRD's Regional Parks Strategic Plan identified a strategic action to initiate planning for the regional trails system on Salt Spring Island and the Southern Gulf Islands and outlined a conceptual regional trail route on Salt Spring Island. The 2016 Regional Trails Management Plan provides strategic direction for all regional trails and also establishes the general project scope for this project. Other related plans, such as the Experience the Gulf Islands Concept Plan, the Pedestrian and Cycling Master Plan: Salt Spring Island Edition, and official community plans, also provided guidance and context for the development of the Regional Trails Plan. More information about these plans is provided in Appendix 1.

Other park agencies with lands and trails in the Gulf Islands include local community park and recreation commissions of the CRD, BC Parks and Parks Canada. Some local organizations are also active in developing trails and/or promoting hiking, cycling, and equestrian opportunities. Alignment and cooperation between CRD Regional Parks and these others will be important in the development of trail networks that complement the regional trail routes. Liaison with the Ministry of Transportation and Infrastructure (MOTI) is key also. At this time, roads in the Gulf Islands are the responsibility of the MOTI and if trails are to be built within the road allowances, MOTI approval is required.

2.3 Project Background

An initial trail planning process for the Southern Gulf Islands was undertaken in 2013-2014 in association with the Southern Gulf Islands Economic Sustainability Commission's Experience the Gulf Islands initiative. Information was gathered at meetings and public events regarding where future trails on the islands were desired. This work was broad in scope and identified desired local, regional and national park trails. The information collected through that earlier process was used as a starting point to identify potential regional trail routes for this plan.

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2.4 Regional Setting

The Southern Gulf Islands and Salt Spring Island are two Electoral Areas within the CRD and lie within the Islands Trust Area. For the purposes of this plan, Galiano, Mayne, North and South Pender, Salt Spring and Saturna Islands are collectively referred to as the Gulf Islands. The Islands Trust provides local land use planning services while the CRD provides other services, one of which is the provision of regional parks and regional trails.

The total population of the Gulf Islands in 2016 was 15,289 (Table 1). This has not changed significantly from the 2011 census population.

Table 1: 2016 Population

2016 Population (Census)	
Salt Spring Electoral Area	10,557
Southern Gulf Islands Electoral Area	4,732
Total Gulf Islands	**15,289**
By Island	
Galiano Island	1,044
Mayne Island	949
Pender Island	2,302
Salt Spring Island	10,557
Saturna Island	354

Source: CRD, 2016, *Demographics, Population Change 2016 Census Results, Capital Region*

Four First Nations have reserve lands on the Gulf Islands. Tsawout and Tseycum First Nations share a reserve on Saturna Island and one on South Pender Island. Tsawout also has a reserve on Salt Spring Island. Tsartlip First Nation has a reserve on Mayne Island and the Penelekut First Nation has a reserve at the north end of Galiano Island. These reserves and other lands are used by the First Nations for hunting, gathering, and other cultural practices.

BC Ferries provides ferry service to the Southern Gulf Islands from Swartz Bay and from Tsawwassen. Service to Salt Spring Island is provided from Crofton to Vesuvius, Swartz Bay to Fulford Harbour, and Tsawwassen to Long Harbour. BC Ferries records annual vehicle and passengers by route. For the purposes of this project, BC Ferries provided data on annual bicycle and foot passenger trips, in addition to overall vehicle numbers.

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Table 2 shows the traffic statistics by mode of transportation for 2016. More details on bicycle and foot passengers is provided in Appendix 2. This information is useful to help determine where regional trail development might be prioritized based on the levels of use.

Table 2: BC Ferries Traffic Statistics 2016

Route	Vehicles	Bicycles	**Foot Passengers
Tsawwassen- Southern Gulf Islands*	136,535	9,351	131,952
Swartz Bay – Southern Gulf Islands	199,650	5,034	50,034
Swartz Bay - Fulford	240,682	5,246	51,271
Crofton - Vesuvius	188,209	2,570	35,130

Source: BC Ferries, Traffic Statistics System, Total Vehicle and Passenger Counts by Route for 2016.
*Southern Gulf Islands includes Galiano, Mayne, North Pender, and Saturna Islands.
**Foot passengers are only counted leaving Tsawwassen, Swartz Bay and Crofton.

In addition to BC Ferries, some visitors to the Gulf Islands arrive by private boat, water taxi, or float plane to the various community docks overseen by the CRD's Southern Gulf Islands Harbours Commission.

In line with the Experience the Gulf Islands Concept Plan, efforts to increase community bus services on the islands and passenger-only ferry service between the islands is being investigated by the Southern Gulf Islands Community Economic Sustainability Commission. The Ministry of Transportation & Infrastructure (MOTI) has jurisdiction over roads in the unincorporated electoral areas and has responsibility for ongoing maintenance and road improvements. MOTI and Islands Trust have an agreement to maintain rural road standards and to protect heritage aspects of the road corridors on the islands.

A number of larger trails, including The Great Trail (formerly known as the Trans Canada Trail), a 24,000 kilometer trail across Canada, and the Salish Sea Marine Trail are located in the vicinity. Future regional trails developed on the Gulf Islands will complement these routes and create an enhanced experience for users (Map 2).

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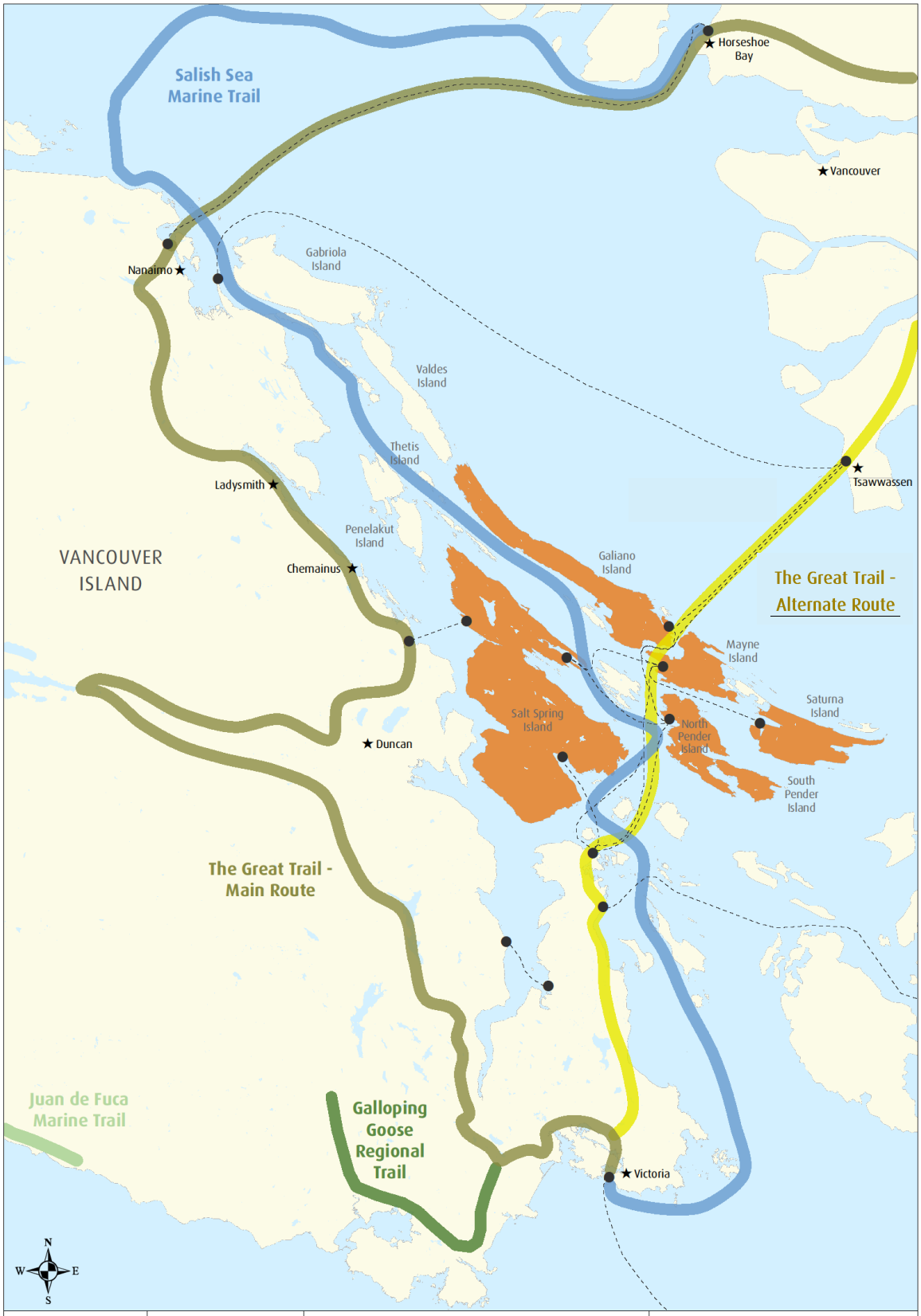
Salish Sea
Marine Trail
Horseshoe
Bay
Vancouver
Nanaimo
Gabriola
Island
Valdes
Island
Thetis
Island
Tsawwassen
Ladysmith
Penelakut
Island
VANCOUVER
ISLAND
Chemainus
Galiano
Island
The Great Trail -
Alternate Route
Mayne
Island
Saturna
Island
Salt Spring
Island
North
Pender
Island
Duncan
South
Pender
Island
The Great Trail -
Main Route
Juan de Fuca
Marine Trail
Galloping
Goose
Regional
Trail
Victoria
N
W
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Projection: UTM ZONE 10N NAD 83
The Great Trail - Main Route
The Great Trail - Alternate Route
Salish Sea Marine Trail
Galloping Goose Regional Trail
Juan de Fuca Marine Trail
Ferry Terminal
Ferry Route
Project Area
Map 2
Gulf Islands Regional Trails Plan
Regional Context

3 Strategic Direction

3.1 Vision

In 2016, the CRD approved the Regional Trails Management Plan, which sets out a vision for all existing and future regional trails, including those on the Gulf Islands:

> "As the Regional Trails system grows and matures, a network of interconnected trails emerges. The trails connect the Capital Region's communities and facilitates access to key destinations within and beyond the region. The network facilitates active, healthy lifestyles for people of all ages and abilities by providing opportunities for recreation and active transportation. We work together to create and maintain regional trails as greenway corridors that accommodate a diversity of users. The Capital Regional District promotes respect among users and supports positive experiences for all".

Over the years, through different trail-related projects, residents of the Gulf Islands have expressed key components of their vision for trail systems on their islands. Their vision can be expressed as follows:

> The Gulf islands are like a necklace jeweled together by unique destinations. From wild coasts and beaches, pastoral farmlands, spectacular bluffs, and quaint villages to cool and shady forests, glacially-striated and sandstone pocked rock formations, these islands provide a priceless experience in the Salish Sea.
>
> Trail systems on the islands are sustainable in design, respectful of adjacent neighbours, provide opportunities for multiple users, and provide recreation and alternative transportation opportunities. Trails are used as part of the daily routine of local people and attract visitors to experience naturally and culturally significant destinations on the islands.
>
> An array of visitor services and amenities are available on or along the trails to serve cyclists and backpackers, families and individuals, and young and old alike.

These visions, one related specifically to regional trails and one broader in nature, are complementary. The visions will be achieved through trail planning and development that spans local, regional, provincial, and national agencies and groups. This Regional Trails Plan is just one step in creating a broad network of trails on the Gulf Islands. In the longer term, once the five regional

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trails are in place and have been operating for some time, the CRD will be in a position to assess if additional regional trails are needed on the islands.

3.2 Policies

The strategic policies and general direction in the Regional Trails Management Plan (2016) apply to the Gulf Islands Regional Trails identified in this plan. Other approved CRD policies, such as the 2016 policy on regional park and trail naming conventions, also apply to the regional trails on the Gulf Islands.

The following policies relate specifically to regional trails on the Gulf Islands:

1. The regional trail routes proposed in this plan are conceptual in nature. The specific route for the trail may vary somewhat depending on more detailed assessments of the route at the trail design stage.
2. Where regional trails are proposed within the road right-of-way, CRD Regional Parks encourages MOTI to participate early in the trail design process by conducting site visits and reviewing preliminary design standards.
3. Wherever possible, regional trails will be separated from the travelled portion of roads. Where there is insufficient road right-of way for a separated trail, the regional trail routes may be on-road or the CRD may work with interested adjacent landowners to accommodate the trail routes.
4. Where MOTI is dedicating any road right-of-ways in future where a regional trail is planned, the CRD will request that MOTI dedicate a road right-of-way sufficient to accommodate a separated regional trail.
5. The CRD will liaise with the Island Trust and the MOTI to indicate the CRD's interest in being referred information regarding development proposals adjacent to proposed regional trail routes. Further, where appropriate, the CRD may request that the approving agency require the development proponent to assist with the regional trail in some way as a requirement of approval (e.g. provide land tenure, cash in lieu, or in-kind contribution towards development of the regional trail).
6. Where the trail route is along a road identified as a Heritage Road by MOTI and Islands Trust, regional trails will be designed to respect key heritage features of the road corridor.
7. Trail development will be based on best practices to maximize safety, minimize environmental impacts, and maximum cost-efficiency and longevity of regional trails.

8. The Regional Trails Plan will be implemented using a phased approach. An initial segment of trail will be developed on each island generally linking the ferry to a key commercial hub (on Galiano Island the initial segment will link the ferry to a regional park).
9. Once initial segments are completed on each island, the following criteria (in no particular order) will be considered when prioritizing extensions to the regional trails:
    a. Aligns with another planned project (eg. MOTI road work)
    b. Potential levels of use
    c. Connects to other trails
    d. Cost and ease of development (financial cost of each project; physical challenges of route)
    e. Completes or extends an existing regional trail
    f. Potential funding partnerships
    g. Addresses identified safety concerns.
10. CRD Regional Parks supports ongoing liaison with other agencies including MOTI, BC Ferries, Islands Trust, and CRD Commissions regarding planned improvement projects.
11. Where possible, CRD Regional Parks will coordinate with MOTI, BC Ferries and CRD commissions to align resources, create efficiencies and achieve multiple goals for improvement projects, such as road and terminal upgrades and trail projects.
12. The design and development process for regional trails will ensure opportunities for public input.
13. Through the detailed planning and design stage consideration will be given to appropriate visitor facilities (e.g. rest stops; signage).
14. The CRD will consider opportunities to work with First Nations to raise awareness of First Nations connections with and interests in the islands and incorporate messages into information kiosk signage or interpretive signs.
15. A field check for significant cultural features, conducted by qualified individuals, will be incorporated into the trail development phase.
16. Regional trail construction is subject to available funding through partnerships, grant opportunities, and the CRD Regional Parks' budget for Gulf Islands trail planning and development.
17. Regional trail construction, operation, and maintenance will be the responsibility of CRD Regional Parks.

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18. CRD Regional Parks will consider expanding the existing volunteer park steward program to include regional trails on the Gulf Islands.
19. CRD Regional Parks supports ongoing liaison with local organizations that undertake trail projects to promote a coordinated trail network and to identify potential partnership opportunities.
20. Recognizing that construction of regional trails will take many years to implement and that other agencies may want to develop interim trails along the regional trail route, CRD encourages liaison/cooperation with groups regarding possible interim trails until such time as CRD Regional Parks is able to develop the regional trail.

Giant arbutus tree, Mt. Parke Regional Park, Mayne Island (Photo: Neil Boyle)

4 Regional Trail Routes

4.1 General

The proposed regional trail routes are collectively shown on Map 3 on page 17. Together the regional trails will create approximately 50 km of trail for residents and visitors. Development of these trails will take many years to complete. External funding, to supplement CRD funding, and cooperation with other groups and agencies including MOTI, will be needed to fully implement the plan.

The individual regional trail routes are illustrated on Maps 4 through 8, following the descriptions below.

4.2 Galiano Island

The regional trail route on Galiano Island will begin in the vicinity of the Sturdies Bay ferry terminal, follow Sturdies Bay Road, turn south on Burrill Road, follow Bluff Road to Georgeson Bay Road, turn north, and then north-west on Montague Road, ending in the vicinity of Montague Harbour Marine Provincial Park. The regional trail route is approximately 10 km in length, with the initial segment to be built being approximately 3 km, between the ferry area and Matthews Point Regional Park. In particular, the regional trail route provides access to two regional destinations - Matthews Point Regional Park and Montague Harbour Marine Provincial Park, as well as the ferry and the commercial hub by the ferry terminal. The proposed Galiano Island regional trail route is illustrated on Map 4.

4.3 Mayne Island

The regional trail route on Mayne Island will begin in the vicinity of the Village Bay ferry terminal, follow Village Bay Road and Fernhill Road to the Miners Bay dock. The trail will also follow Felix Jack Road and Kim Road to Mount Parke Regional Park. The regional trail route is approximately 3.6 km in length and will connect the ferry, the Miners Bay commercial centre, the community dock, and Mount Parke Regional Park. The initial 2.3 km segment to be built will be between the ferry area and Naylor Road in Miners Bay. The proposed Mayne Island regional trail route is illustrated on Map 5.

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4.4 North & South Pender Islands

One regional trail route is proposed for North and South Pender Islands. The route will begin in the vicinity of the Otter Bay ferry terminal on North Pender Island, follow MacKinnon Road to Otter Bay Road, to the junction with Bedwell Harbour Road, where it turns south and follows Bedwell Harbour Road and Canal Road to the bridge between North and South Pender Islands. On South Pender Island, the trail will link to Mount Norman-Beaumont in Gulf Islands National Park Reserve. The regional trail route is approximately 10 km in length, with the initial section to be built being approximately 5 km between the ferry area and the Driftwood commercial area. The regional trail will provide access to the community hall, Driftwood Centre commercial hub, and Prior Centennial campground and Mount Norman-Beaumont, both in Gulf Islands National Park Reserve. The proposed Pender Islands regional trail route is illustrated on Map 6.

4.5 Salt Spring Island

The regional trail route on Salt Spring Island will start in the vicinity of the Vesuvius ferry terminal, follow Vesuvius Bay Road east, turn south on Lower Ganges Road, to Fulford-Ganges Road, and continuing to the vicinity of Beaver Point Road/the Fulford ferry terminal. Within the Ganges area, the trail route will utilize roads/bicycle lanes and existing pathways/sidewalks. The regional trail route is approximately 20 km in length, with the initial segment to be built being approximately 5 km between the Vesuvius ferry area and Atkins Road. The regional trail will link to the Vesuvius and Fulford ferry areas, to the Ganges commercial and residential hub, and to Burgoyne Bay Provincial Park. The proposed Salt Spring Island regional trail route is illustrated on Map 7.

4.6 Saturna Island

The regional trail route on Saturna Island will start in the vicinity of the Lyall Harbour ferry terminal, follow East Point Road and Narvaez Bay Road to Narvaez Bay in Gulf Islands National Park Reserve. This route is approximately 7 km in length, with the initial 1.5 km segment to be built from the ferry area to the commercial hub at the junction of Narvaez Bay and Harris Roads. It will provide access to the community hall, the commercial and community services area, and camping and hiking opportunities in the national park reserve. The proposed Saturna Island regional trail route is illustrated on Map 8.

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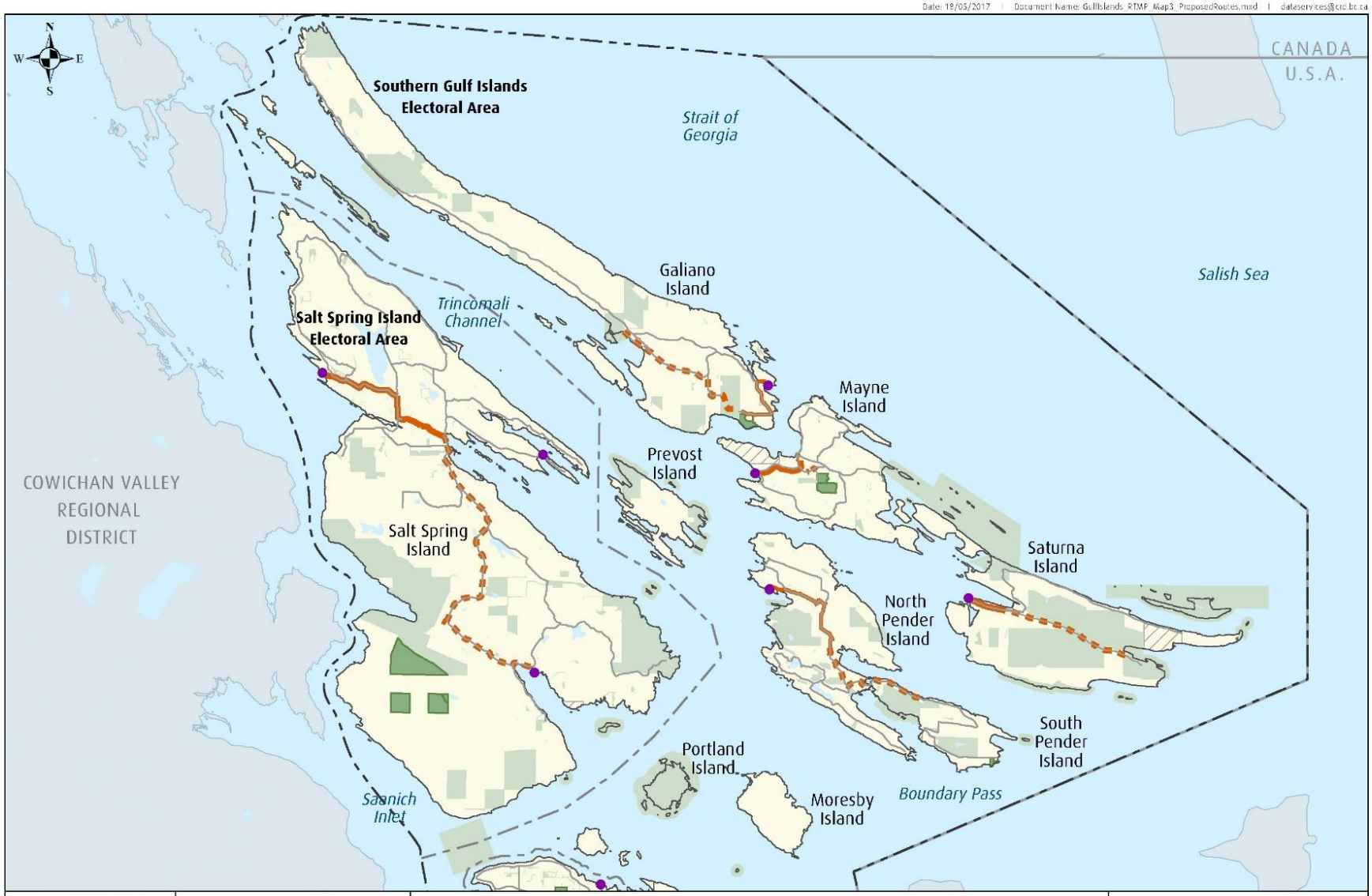

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- Regional Park / Park Reserve
- Other Park
- First Nation Reserve
- International Boundary
- Municipal / Electoral Area Boundary
- Capital Regional District Boundary
- Proposed Regional Trail Route (Initial Phase)
- Proposed Regional Trail Route (Future Phase)
- Major Road
- Lake / Ocean
- Ferry Terminal

Map 3

Gulf Islands Regional Trails Plan
Proposed Regional Trail Routes

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- Provincial Protected Area
- Community Park
- Municipal / Electoral Area Boundary
- Major Road
- Minor Road
- Lake / Ocean
- First Nation Reserve
- Ferry Terminal
- Regional Destination
- Galiano Island - Proposed Regional Trail Route (Initial Phase)
- Galiano Island - Proposed Regional Trail Route (Future Phase)

Map 4

Gulf Islands Regional Trails Plan
Galiano Island Proposed Regional Trail

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- Regional Park / Park Reserve
- Gulf Islands National Park Reserve
- Provincial Protected Area
- Community Park
- Major Road
- Minor Road
- Lake / Ocean
- First Nation Reserve
- Ferry Terminal
- Regional Destination
- Mayne Island - Proposed Regional Trail Route (Initial Phase)
- Mayne Island - Proposed Regional Trail Route (Future Phase)

Map 5

Gulf Islands Regional Trails Plan
Mayne Island Proposed Regional Trail

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Regional Park / Park Reserve
Gulf Islands National Park Reserve
Community Park
First Nation Reserve
Lake / Ocean

Major Road
Minor Road
Capital Regional District Boundary
Municipal / Electoral Area Boundary

Ferry Terminal
Regional Destination
Pender Island - Proposed Regional Trail Route (Initial Phase)
Pender Island - Proposed Regional Trail Route (Future Phase)

Map 6

Gulf Islands Regional Trails Plan
North and South Pender Islands
Proposed Regional Trail

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- Regional Park / Park Reserve
- Provincial Protected Area
- Community Park
- Lake / Ocean
- First Nation Reserve
- Capital Regional District Boundary
- Major Road
- Minor Road
- Electoral Area Boundary
- Regional Destination
- Ferry Terminal
- Salt Spring Island - Proposed Regional Trail Route (Initial Phase)
- Salt Spring Island - Proposed Regional Trail Route (Future Phase)

Map 7
Gulf Islands Regional Trails Plan
Salt Spring Island
Proposed Regional Trail

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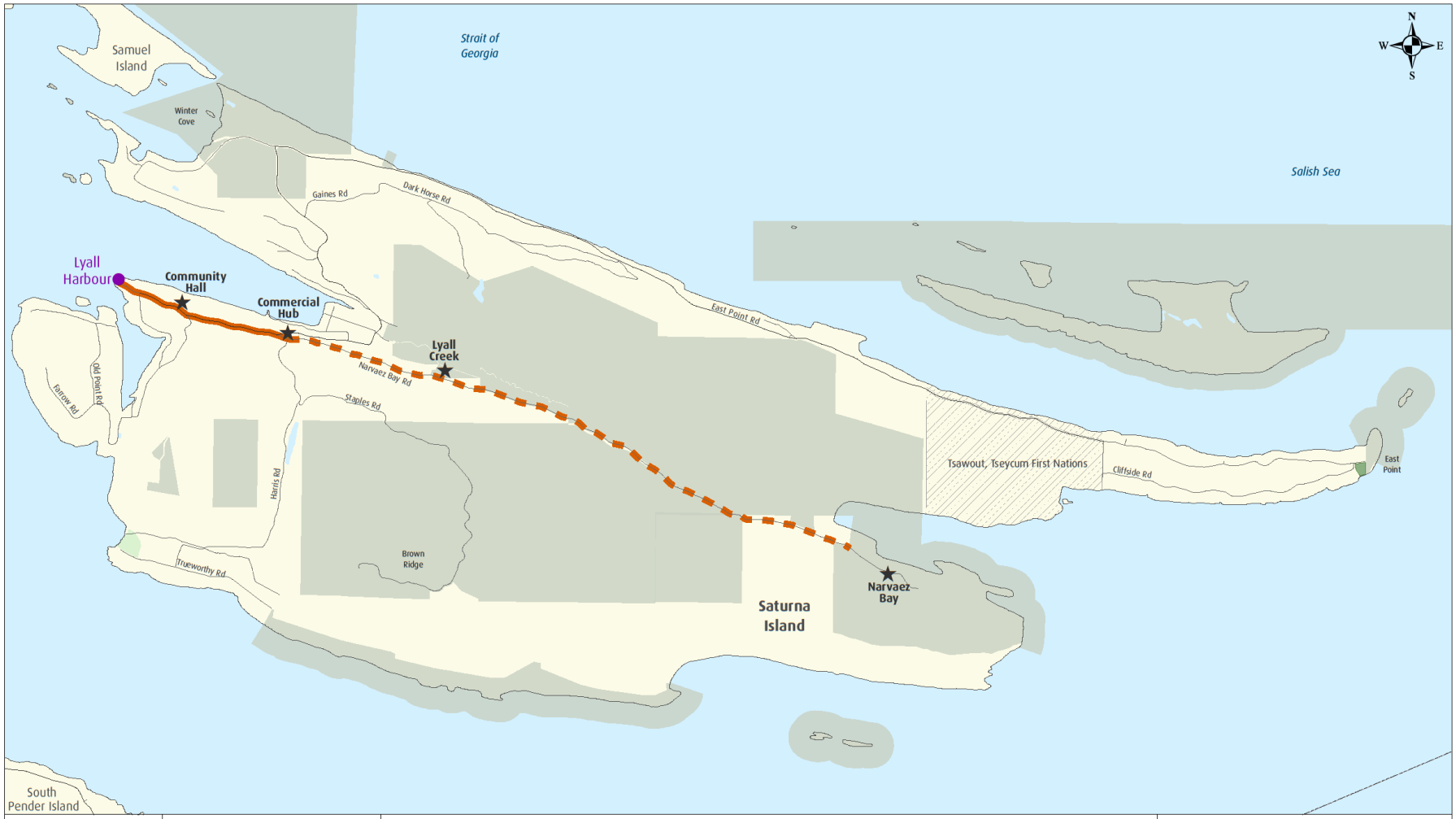

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Regional Park / Park Reserve
Gulf Islands National Park Reserve
Community Park
Capital Regional District Boundary
Major Road
Minor Road
Lake / Ocean
First Nation Reserve
Ferry Terminal
Regional Destination
Saturna Island - Proposed Regional Trail Route (Initial Phase)
Saturna Island - Proposed Regional Trail Route (Future Phase)

Map 8

Gulf Islands Regional Trails Plan
Saturna Island Proposed Regional Route

5 Implementation

The Regional Parks' Service Plan guides implementation of priority projects requiring funding. The Service Plan outlines priority projects on a four year rolling timeframe. It is expected that implementation of this plan will take decades given that 50 km of trail are proposed. Regional Parks has reserved an annual fund specifically for Gulf Islands trail development; however, securing external funding will also be required to construct all of the regional trails identified in this plan.

A typical regional trail development project is staged as follows:

Planning & Design Phase

- Seek funding for design
- Route surveying and environmental investigations
- Development of engineered design drawings

At the end of the planning & design phase, a project is considered "shelf ready" and design is 80-90% complete.

Funding Phase

- Seeking external/grant funding for construction, to supplement internal funding.

This process includes applying for grants as funding opportunities are announced and if successful, undertaking all necessary requirements of the granting agency.

Construction Phase

- Finalize design to "construction ready", including confirmation that all specifics on infrastructure have been addressed adequately
- Project tender process
- Award of contract
- Project initiation

Operation & Maintenance Phase

- Ongoing trail operations and maintenance are undertaken by CRD staff.

A 2.3 km demonstration project on Mayne Island commenced in 2015 and the trail design stage will be completed in 2017. The goal of the demonstration trail project is to develop the initial segment

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of regional trail identified in this plan, from the Village Bay ferry terminal to the commercial hub within the road right-of-way, where possible, and to assess 'lessons learned'. This will highlight opportunities and challenges for regional trail construction on the Gulf Islands. This trail segment will be the first priority for implementation.

As a second priority for implementation, it is recommended that external funding be sought for the planning & design of an initial segment of trail on each of the remaining islands (approximately 17 km), as one project. A project that includes multiple islands may be of greater interest to potential funders who are looking for regionally significant projects or who are interested in seeing multiple jurisdictions working together on projects. Further, combining the design for multiple trail segments into one project may garner more interest from consulting firms when the project is contracted.

Once the initial trail designs are complete and adequate funding is in place, proposed construction priorities are, in descending order, as follows:

- Salt Spring Island (5 km; Vesuvius to Ganges) then
- North Pender Island (5 km; Otter Bay to Driftwood Centre) then
- Galiano Island (5 km; Sturdies Bay to Matthews Point Regional Park) then
- Saturna Island (2 km; Lyall Harbour to Harris Road).

This order is proposed based on consideration of potential levels of cycling and walking use. Island population and BC Ferries cycling and foot traffic statistics (Appendix 2) were considered in estimating the potential use of regional trails. Priority order may change subject to trail development cost (identified at the design stage), other planned projects that trail development can be linked with (e.g. MOTI/municipal road work), significant funding partnership opportunities, or other CRD priorities. Following completion of the initial trail segment on each island, additional trail development priorities will be set using the criteria in Policy 9 (page 13).

Table 3 identifies a general strategy for the implementation of this plan. Implementation is subject to available staff and financial resources.

Table 3: Implementation Strategy

Action	Timing
Seek funding for construction of Mayne Island trail demonstration project, subject to the availability of appropriate external grant funding.	2018
Seek funding for the design of four initial trail segments, as one project (Salt Spring, North Pender, Galiano, Saturna)	2018
Construct Mayne Island regional trail demonstration project and assess "lessons learned"	Once funds are in place
Seek funding for construction of Salt Spring Island initial trail section	Once Mayne Island demonstration trail segment is complete
Construct initial trail section on Salt Spring Island	Once funds are in place
Seek funding for construction of Pender Island initial trail section	Once Salt Spring Island initial trail segment is complete
Construct initial trail section on North Pender Island	Once funds are in place
Seek funding for construction of Galiano Island initial trail section	Once Pender Island initial trail segment is complete
Construct initial trail section on Galiano Island	Once funds are in place
Seek funding for construction of Saturna Island initial trail section	Once Galiano Island initial trail segment is complete
Construct initial trail section on Saturna Island	Once funds are in place
Determine next phases of trail development and initiate next round of design/funding/construction	Once Saturna Island initial trail segment is complete

DRAFT

Appendix 1 Existing Plans and Complementary Work

Each of the following plans has informed the development of the Regional Trails Plan for the Gulf Islands.

The **Experience the Gulf Islands (ETGI) initiative** of the **Southern Gulf Islands Economic Sustainability Commission and the Salt Spring Island Economic Development Commission** seeks to promote tourism to the islands. The **ETGI Concept Plan** includes goals to "build sustainable, low-carbon, inter-island and on-island transportation connections and linkages that limit or lower on-island car traffic" and "enhance and expand inter-community, organization and government partnerships." A key strategy area identified in the Concept Plan is improve transportation through coordinated trail planning initiatives.

The CRD administers the **Salt Spring Island Transit and Transportation service** which is overseen by the Salt Spring Island Transportation Commission. The service includes construction, maintenance and regulation of active transportation infrastructure, such as bicycle paths and sidewalks, including pedestrian safety and traffic calming. A **North Ganges Transportation Plan** was approved in 2007 and a capital project is underway from 2015-2019 to install pedestrian and cycling and intersection improvements around Ganges Village.

A **Pedestrian and Cycling Master Plan: Salt Spring Island Edition** was undertaken by **Regional & Strategic Planning** and accepted by the CRD Board in 2013. This Master Plan identifies a Primary Inter-Community bikeway network that connects Fulford Harbour to Ganges Village to Vesuvius and Long Harbour.

The local **Parks and Recreation Advisory Commissions** on the Southern Gulf Islands and Salt Spring Island are responsible for planning, developing and maintaining community parks and trails. **Community park and trail plans** have been approved for Galiano, Pender and Salt Spring Islands. Community park and trail networks will complement the regional trail route.

Official Community Plans for each island, developed by the **Islands Trust** guide development on the islands. Opportunities to develop and enhance the regional trail routes can be identified in coordination with Islands Trust as the agency responsible for land use on the islands.

Appendix 2 BC Ferries Data on Bicycle and Foot Traffic

BC Ferries has provided additional information relating to bicycle and foot traffic to and from the Gulf Islands. This data gives an idea of numbers of potential users of the regional trails. In summary, it shows:

- The greatest bicycle traffic is between Tsawwassen and Galiano Island (average 1,757 over three years), followed by Swartz Bay to Pender Islands (average 1,144 over three years) and then Tsawwassen to Salt Spring Island (average 1,077 over three years).
- The largest volumes of inter-island bicycle traffic are between Mayne Island and Pender Island (average 135-208 over three years; depending on direction of travel), followed by Galiano Island to Mayne Island (average 134 over three years).
- The greatest foot traffic is between Tsawwassen and Galiano Island (average 23,094 over three years), Tsawwassen to Salt Spring Island (average 14,729 over three years), Tsawwassen to Mayne Island (average 14,600 over three years), and Swartz Bay to Pender Island (average 14,144 over three years).
- Inter-island foot traffic was highest between Salt Spring Island and Pender Island (average 722-981 over three years; depending on direction of travel), followed by Salt Spring Island to Galiano Island (average 694 over three years).

Annual Bicycle Traffic for Routes 5 and 9

From	To	2014	2015	2016
Swartz Bay	Galiano Island	454	492	463
	Mayne Island	584	609	584
	Pender	1,138	1,176	1,117
	Salt Spring Island	0	4	3
	Saturna Island	433	450	468
Tsawwassen	Galiano Island	1,666	1,835	1,770
	Mayne Island	905	1,022	932
	Pender Island	375	366	371
	Salt Spring Island	1.056	1,049	1,126
Inter-Island				
Galiano Island	Mayne Island	107	126	170
	Pender Island	62	69	87

	Salt Spring Island	66	90	140
	Saturna Island	8	16	11
Mayne Island	Galiano Island	104	137	170
	Pender Island	171	193	259
	Salt Spring Island	74	51	77
	Saturna Island	48	38	31
Pender Island	Galiano Island	60	54	49
	Mayne Island	116	142	146
	Salt Spring Island	52	95	110
	Saturna Island	20	20	26
Salt Spring Island	Galiano Island	60	102	101
	Mayne Island	69	42	64
	Pender Island	52	90	76
	Saturna Island	0	0	0
Saturna Island	Galiano Island	8	4	3
	Mayne Island	32	29	20
	Pender Island	7	11	16
	Salt Spring Island	7	6	3

Annual Foot Traffic on Routes 5 & 9

From	To	2014	2015	2016
Swartz Bay	Galiano Island	4,929	5,056	5,047
	Mayne Island	6,750	6,937	7,182
	Pender Island	14,087	14,019	14,325
	Salt Spring Island	11	14	8
	Saturna Island	2,975	2,954	3,348
Tsawwassen	Galiano Island	22,979	23,311	23,092
	Mayne Island	14,412	14,813	14,574
	Pender Island	8,623	8,440	8,821
	Salt Spring Island	17,395	17, 460	19,332
	Saturna Island	2,082	1,807	19,332

DRAFT

Inter-Island				
Galiano Island	Mayne Island	478	418	458
	Pender Island	304	316	311
	Salt Spring Island	560	585	606
	Saturna Island	21	32	28
Mayne Island	Galiano Island	578	465	565
	Pender Island	459	531	743
	Salt Spring Island	538	513	452
	Saturna Island	103	83	63
Pender Island	Galiano Island	321	251	245
	Mayne Island	531	502	596
	Salt Spring Island	695	757	715
	Saturna Island	76	81	96
Salt Spring Island	Galiano Island	678	752	651
	Mayne Island	818	700	560
	Pender Island	786	924	978
	Saturna Island	5	1	3
Saturna Island	Galiano Island	0	0	0
	Mayne Island	0	0	0
	Pender Island	0	0	0
	Salt Spring Island	0	0	0

Narvaez Bay, Gulf Islands National Park Reserve, Saturna Island

STAFF REPORT

File No.: MA-DVP-2017.3 (Rocklin)
(Cross Ref: MA-BP-2017.11)

DATE OF MEETING:	September 18, 2017
TO:	Mayne Island Local Trust Committee
FROM:	Phil Testemale, A/Planner 2 Southern Team
COPY:	Gary Richardson, Island Planner
SUBJECT:	Development Variance Permit
	Applicant: Ari Rocklin
	Location: 444 Felix Jack Road, Mayne Island

RECOMMENDATION

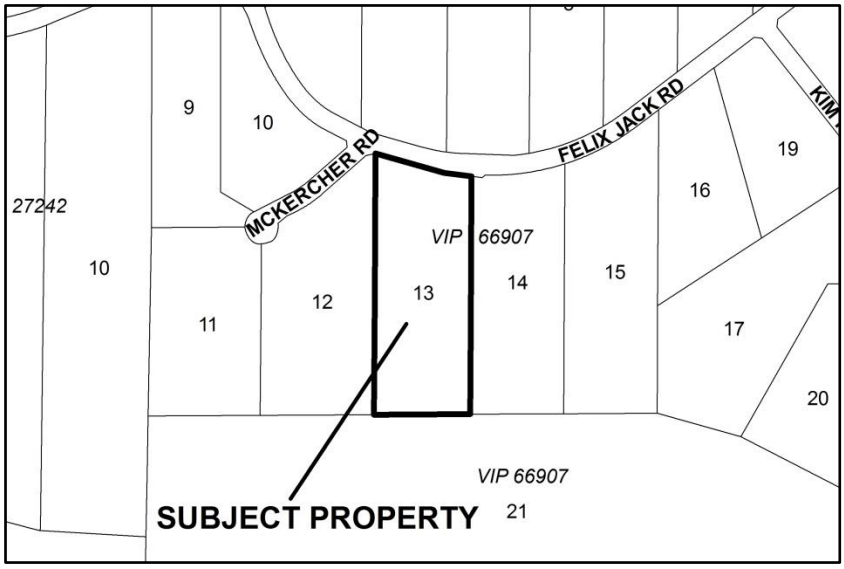
1. **That the Mayne Island Local Trust Committee approve issuance of Development Variance Permit MA-DVP-2017.3 (Rocklin)**

REPORT SUMMARY

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

In summary, the above recommendation for the issuance of the DVP is supported as: the request is reasonable and minor in nature; the proposed height of the building is less than allowed on similarly sized (Rural) properties; the siting and use conform to the zoning; the impacts on neighbours would be negligible; the neighbours have been notified with one verbal response received to date; and, the variance does not impact the intent of the bylaw.

Figure 1 : Subject Property



BACKGROUND

The proposal is to vary the maximum height of an accessory building (garage) at **444 Felix Jack Road**. The variance will permit construction that is the subject of a Building Permit referral received on June 12, 2017 (MA-BP-2017.11). At the time, the applicant was unaware of the height restriction for the zone (LUB – below) and assumed that it was the same as the **Rural – R** zone which is 9.0 metres. The variance will allow for a 107 m² (1152 ft²) accessory building on the property (see Figure 2 and Attachments 2.3 and 2.4).

The immediate, proposed use is for the storage of building materials, tools and equipment to be used in the construction of a principal dwelling which conforms to the zoning on the property.

Specifically, the proposed variance will allow for a variance for the following:

- Subsection 5.4 (10) which states that the maximum height for any accessory building is 5 metres (16.5 feet) is varied to permit the construction of an accessory building (garage) having a maximum height of 6.55 metres (21.5 feet)

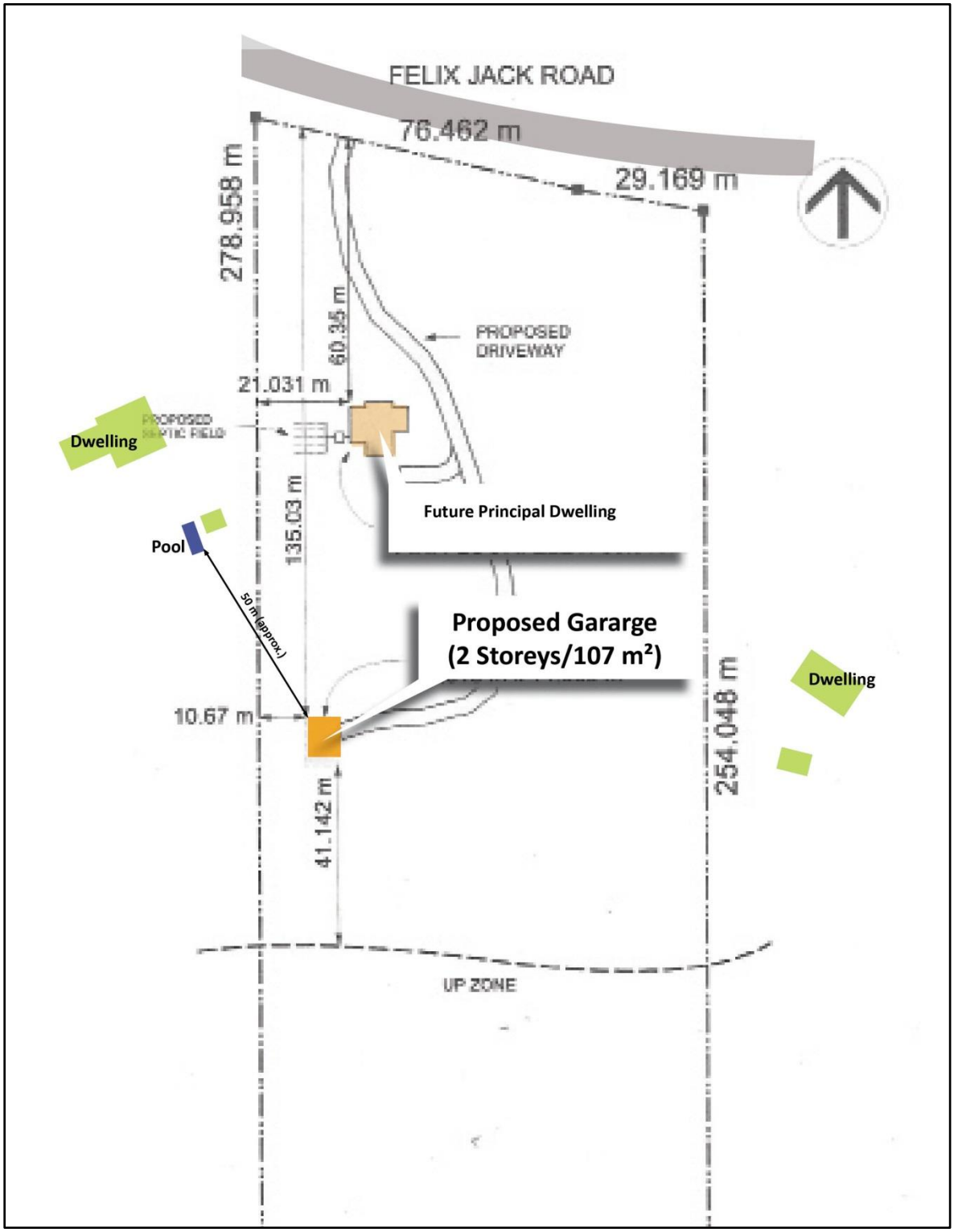
The reasons for the variance provided by the applicant are that they need the additional height to facilitate secure floor area for the safe storage of building materials, tools and equipment for the construction of a dwelling on the property. They have also indicated that the increased height will not impact the neighbours and would be in keeping with surrounding development and that a single storey building was unworkable and not complimentary to the design of proposed dwelling.

There are currently no uses or any other structures on the subject property. The owners have made an application for a Building Permit for the principal dwelling.

A copy of the Notice is Attachment 3 and the Proposed MA-DVP-2017.3 Permit is Attachment 4.

Staff have not visited the property.

Figure 2 – Site Plan



ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

There are no relevant policies for this application.

Official Community Plan:

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

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

Land Use Bylaw:

The subject property is zoned as **Miners Bay Rural Comprehensive (MBRC)** in the Mayne Island Land Use Bylaw No. 146, 2008.

Subsection 3.5 (b) of the LUB (Accessory Uses, Buildings and Structures)

> (b) one building for the purposes of storage of building material for use on the lot and storage of personal effects.

As there is no principal dwelling on the property, the use of the subject building is limited to the preceding. Once the principal building is constructed, the uses would be restricted by the definition of accessory noting that human habitation would not be permitted.

Islands Trust Fund:

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

Issues and Opportunities

Rationale for the Variance

The applicant has submitted a letter (Attachment 3) which outlines the rationale for the proposed variance. In summary, that rationale is as follows:

- They require the additional height to facilitate secure floor area for the safe storage of valuable building materials, tools, work vehicle and equipment to be used for the construction of a dwelling on the property.
- The increased height is minimal (1.44 metres) and will not impact neighbouring properties particularly given the size of properties, siting and forest cover
- The proposed design is consistent with other development in the local neighbourhood.
- They initially hired an architect to design both the proposed dwelling and garage to be complimentary in form and character and they feel that the massing, detailing and overall design work well together.
- They made efforts to design the building as a single storey when the height restriction was revealed to them, but they found them unworkable.

- They have spoken with their neighbour to the east who expressed no concerns or objections to the increased height.

The Overall Intent of the Regulation (s) being Varied

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

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

It is noted that the size of the subject property (as with others with MBRC zoning) is closer to those with the Rural (R) zone where the maximum height for accessory building is 9.0 m. in comparison to the Settlement Residential (SR) where the maximum height is 5.0 m.

Potential Impacts of Granting the Variance

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

Circulation/Consultation

DVP Notices were circulated to surrounding property owners and residents. The notification period will end at 4:30 p.m. on September 15, 2017.

Staff received one phone call from the neighbour to the west whose concern was privacy in relation to his pool. The pool is a minimum of 40 metres from the proposed building and there is only one small, second storey window facing in that general direction (Figures 2 and 3). Upon concluding the conversation, the neighbour did not appear overly concerned about impacts.

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

Rationale for Recommendation

Staff is recommending that the variance be supported for the following reasons:

- The reasonableness of the applicant's request, particularly that it is a minor variance of 1.44 metres.
- Properties with a similar size in the Rural (R) zone permit an even greater height than the 6.55 metres proposed.
- The impacts on neighbouring properties are negligible given the scale of the variance and the proximity to the neighbouring dwellings (70 metres to the Northwest and 115 metres to the East).
- Neighbours have been consulted.

- The variance does not impact the intent of the bylaws.

ALTERNATIVES

1. **Request further information**

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

   Recommended wording for the resolution is as follows:

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

2. **Deny the application**

   The LTC may deny the application.

   Recommended wording for the resolution is as follows:

   That the Mayne Island Local Trust Committee deny application MA-DVP-2017.3 (Rocklin).

Submitted By:	Phil Testemale A/Planner 2	September 5, 2017
Concurrence:	Robert Kojima, Regional Planning Manager	September 5, 2017

ATTACHMENTS

1. Site Context
2. Maps, Plans, Photographs
3. Letter from applicant
4. Notice
5. Draft Permit

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	Lot 13, Section 7, Mayne Island, Cowichan District, Plan VIP66907
PID	024-107-409
Civic Address	444 Felix Jack Road
Lot size	2.73 hectares (6.74 acres)

LAND USE

Current Land Use	Rural (Comprehensive)
Surrounding Land Use	Rural and Rural Residential

HISTORICAL ACTIVITY

File No.	**Purpose**
N/A	

POLICY/REGULATORY

Official Community Plan Designations	**R – Rural** in the Mayne Island Official Community Plan Bylaw No. 144, 2007. There are no DPAs designated on the property.
Land Use Bylaw	The subject property is zoned as **Miners Bay Rural Comprehensive (MBRC)** in the Mayne Island Land Use Bylaw No. 146, 2008.
Other Regulations	N/A
Covenants	None
Bylaw Enforcement	N/A.

SITE INFLUENCES

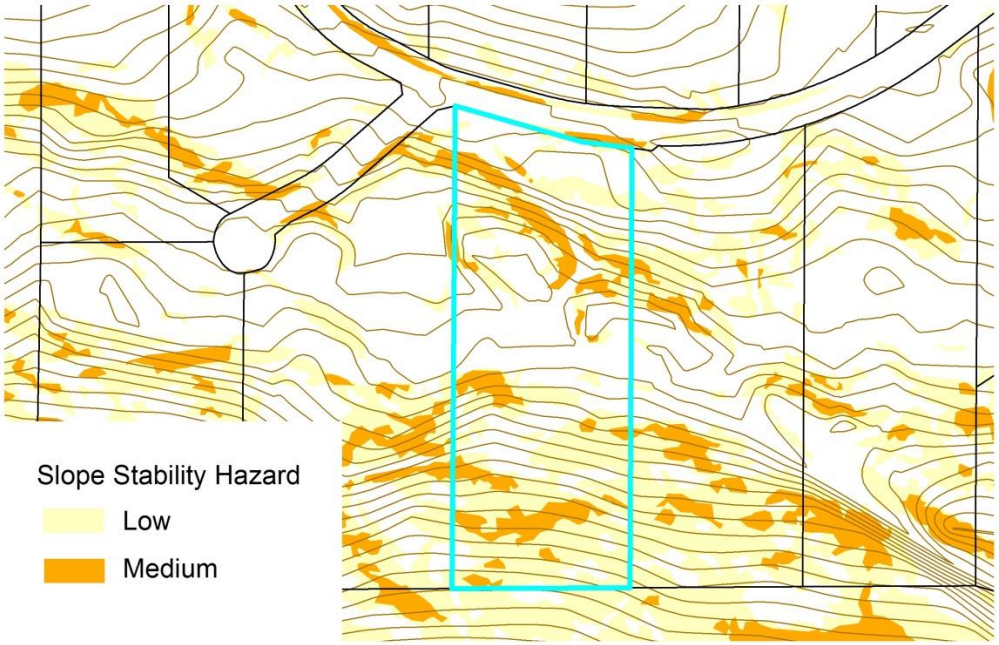
Islands Trust Fund	This application has no considerations for the Islands Trust Fund.
Regional Conservation Strategy	This application has no considerations for the Regional Conservation Plan.
Species at Risk	No species at risk identified with mapping
Sensitive Ecosystems	No sensitive ecosystems and/or sensitive features shown on provincial or Islands Trust mapping.
Hazard Areas	There are small areas of low and medium slope stability risk on the property (Attachment 2.2). The dwelling is not located in these zones.
Archaeological Sites	There are no know archaeological sites identified with the provincial RAAD system on the property or in proximity to the proposed development.. Regardless of the information from RAAD, check the relevant protocols and indicate any referral/process requirements. If there are no resources on RAAD, include this statement in the report: Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that

	there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the *Heritage Conservation Act*. If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a *Heritage Conservation Act* permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.
Climate Change Adaptation and Mitigation	The application is for an accessory building of a modest in size. The majority of the property is under forest cover. The elevation of the property and general location minimizes potential impacts of climate change.
Shoreline Classification	Not Applicable
Shoreline Data in TAPIS	N/A

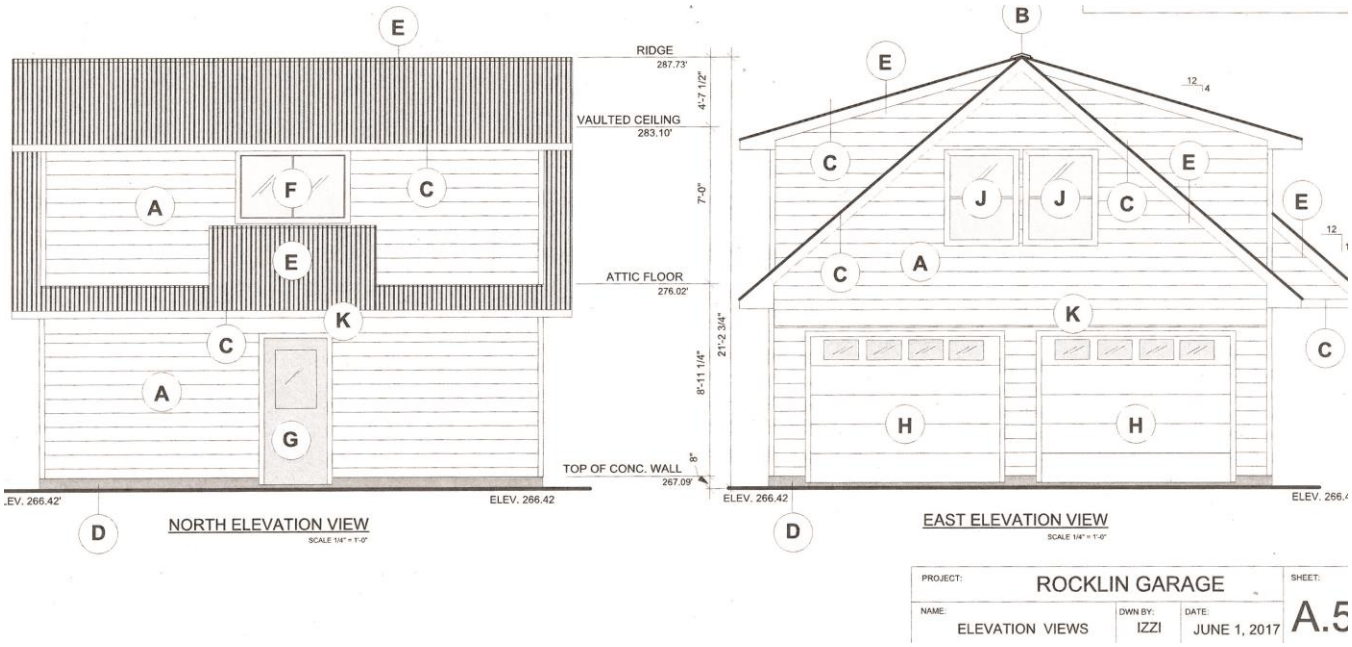
ATTACHMENT 2 – MAPS, PLANS, DRAWINGS, PHOTOGRAPHS

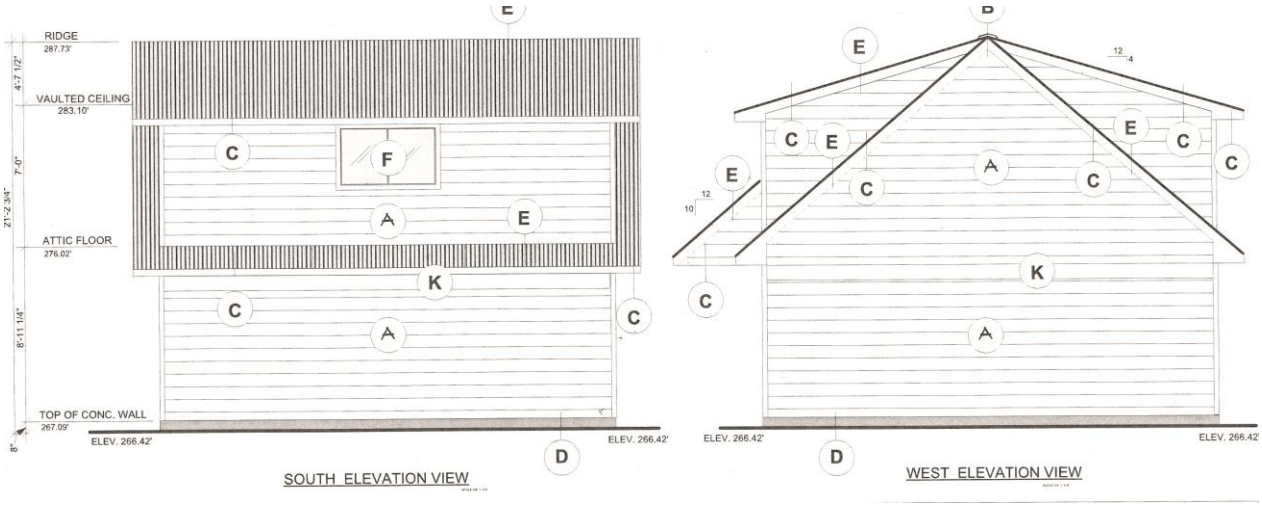
2.1 ORTHOPHOTO AND ZONIING

2.2 STEEP SLOPE HAZARDS AND 2 M CONTOURS

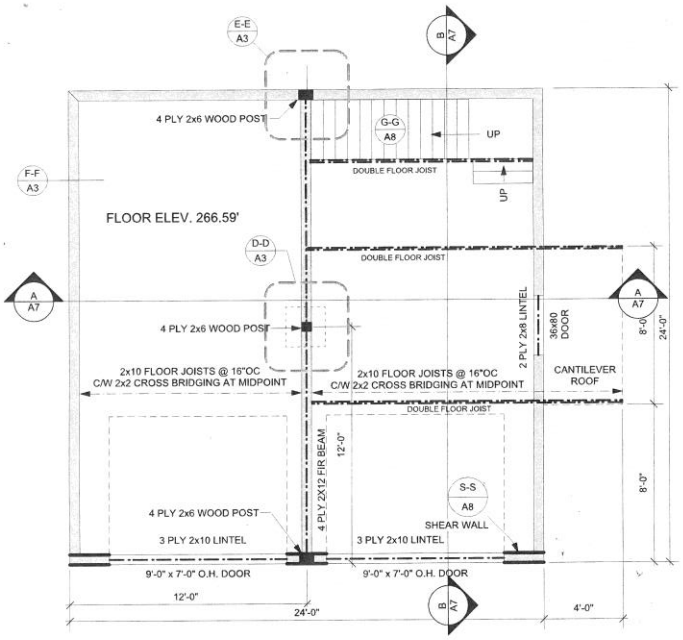


2.3 ELEVATIONS

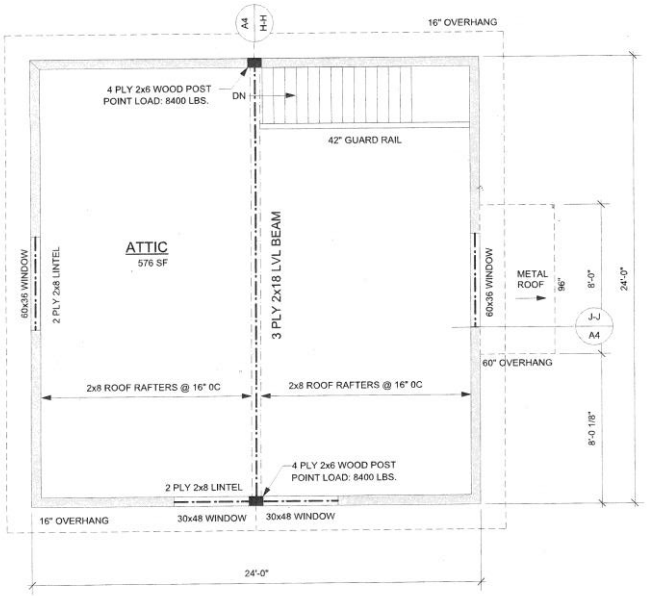




2.4 FLOOR PLANS



MAIN FLOOR PLAN



ATTIC PLAN

DATE: 26 July 2017

Dear Islands Trust,

The purpose of this letter is to provide you with some background and explanation in support of our application before you.

We are seeking relief from Mayne Island Land Use Bylaw No. 146, 2008 - 5.4 Miners Bay Rural Comprehensive (MBRC) Zone, as it pertains to height, specifically the regulating clause limiting the height of an accessory building to 5 meters (16' 6"): 5.4. (10) The maximum height for any accessory building or structure is 5 meters (16.5 feet).

- I have now talked to both of our abutting neighbours and neither has any issues with the height of the proposed structure.
- We need *the additional height to facilitate additional secure floor area* for safe keeping of building materials, tools and equipment (for the construction of the house) which are valued in the tens of thousands.
- Site lines are such that neighbours will not see this proposed accessory building from their houses.
- We feel the proposed building with the variance requested will be in keeping with the streetscape and developments that currently exist in the MBRC.
- The architect suggested we keep the design of the accessory building similar to our proposed house.
- The actual variance we are seeking is 1.44 metres (4.75 feet) *therefore the height of the proposed accessory building would be 6.433 metres (21'- 2 3/4").*
- Since our property and those of our neighbours are in the seven-acre range with deep forest all around us, the variance proposal would have minimal or no effect on the neighbourhood and none from the streetscape.

Copies of all documents submitted to CRD for a build permit have also been sent to Islands Trust. Please refer to these during your decision-making process.

I have included pdf's of said documents in an email.

Respectfully submitted,

Ari Rocklin
arirocklin@gmail.com

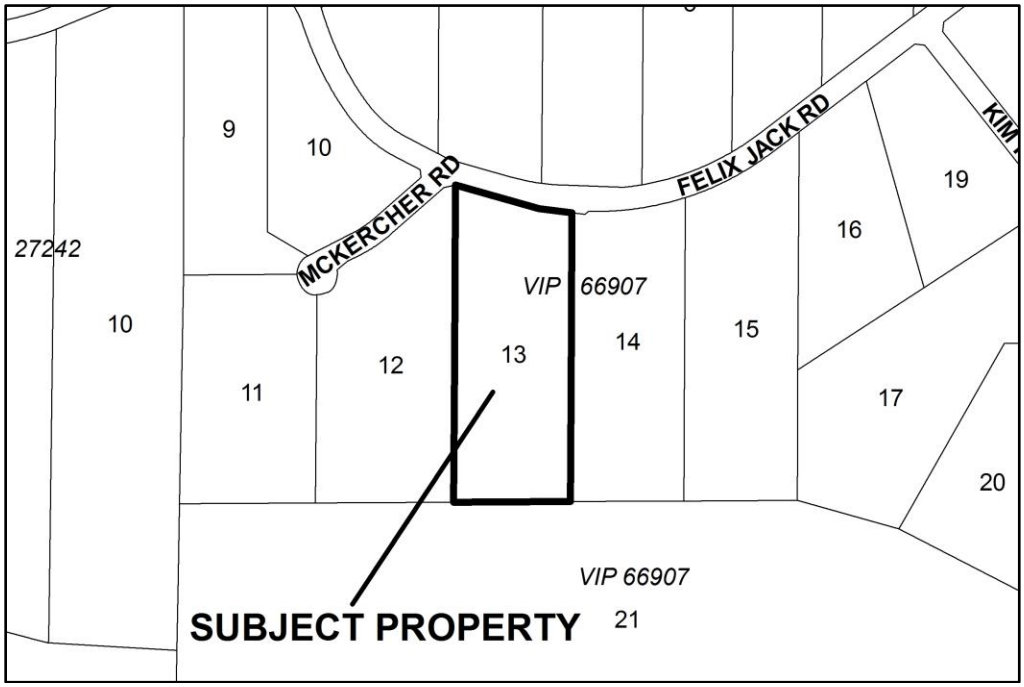
NOTICE
MAYNE ISLAND LOCAL TRUST COMMITTEE
MA-DVP-2017.3

NOTICE is hereby given that the Mayne Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit pursuant to Section 499 of the *Local Government Act*. The proposed permit would vary the Mayne Island Land Use Bylaw No.146, 2008, by varying:

a) Subsection 5.4(10) which states that the maximum height for any accessory building is 5 metres (16.5 feet) is varied to permit the construction of an accessory building (garage) having a maximum height of 6.55 metres (21.5 feet)
b) .

The property is located at 444 Felix Jack Road and is legally described as Lot 13, Section 7, Mayne Island, Cowichan District, Plan VIP66907. PID: 024-107-409

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



A copy of the proposed permit may be inspected at the Islands Trust Office, 200 - 1627 Fort Street, Victoria, B.C., V8R 1H8, between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday inclusive, excluding Statutory Holidays, commencing **Friday, September 1, 2017** and up to and including **Friday, September 15, 2017.**

For the convenience of the public only, and not to satisfy Section 499 (2) (c) of *the Local Government Act*, additional copies of the Proposed Permit may be inspected at various Notice Boards on Mayne Island, B.C., commencing **Friday, September 1, 2017**.

Enquiries or comments should be directed to Phil Testemale, A/ Planner 2 at (250) 405-5170, for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867; or by fax (250) 405-5155; or by email to: information@islandstrust.bc.ca, before **4:30 p.m., Friday, September 15, 2017**. The Mayne Island Local Trust Committee may consider a resolution allowing for the issuance of the permit during the regular business meeting starting at **1:00 pm., September 18, 2017,** at the Mayne Island Agricultural Hall, Fernhill Road, Mayne Island, BC.

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

Sharon Lloyd-deRosario
Deputy Secretary

Islands Trust

PROPOSED

MAYNE ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
MA-DVP-2017.3

To: Ari and Ruth Rocklin

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

   Lot 13, Section 7, Mayne Island, Cowichan District, Plan VIP66907
   (PID: 024-107-409)

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

   a) Subsection 5.4(10) which states that the maximum height for any accessory building is 5 metres (16.5 feet) is varied to permit the construction of an accessory building (garage) having a maximum height of 6.55 metres(21.5 feet) .

   b) The development shall be consistent with Schedules 'A', 'B' and 'C' which are attached to and form part of this permit.

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

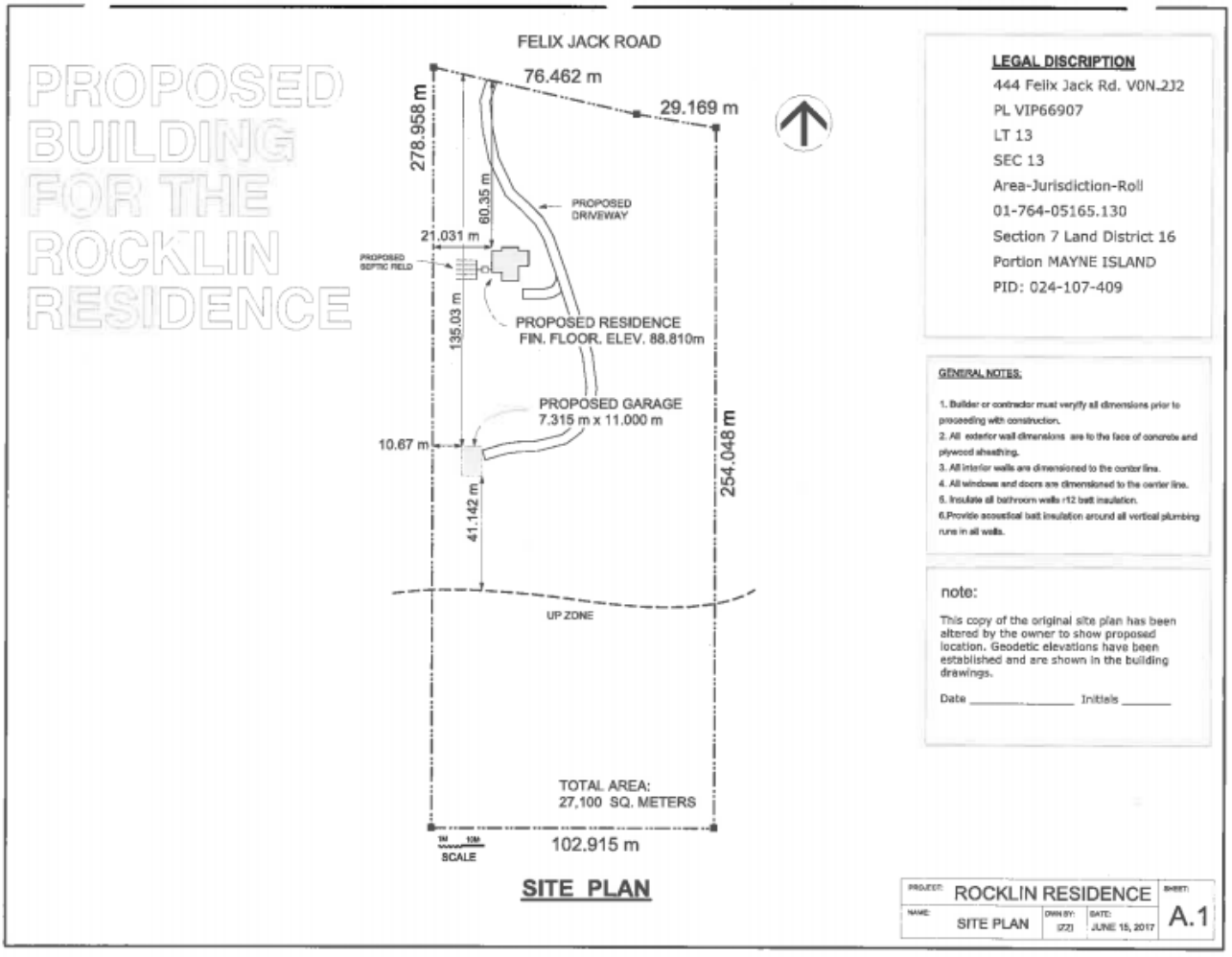
AUTHORIZING RESOLUTION PASSED BY THE MAYNE ISLAND LOCAL TRUST COMMITTEE THIS ##th DAY OF MONTH, YEAR.

_____
Deputy Secretary, Islands Trust

_____
Date of Issuance

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

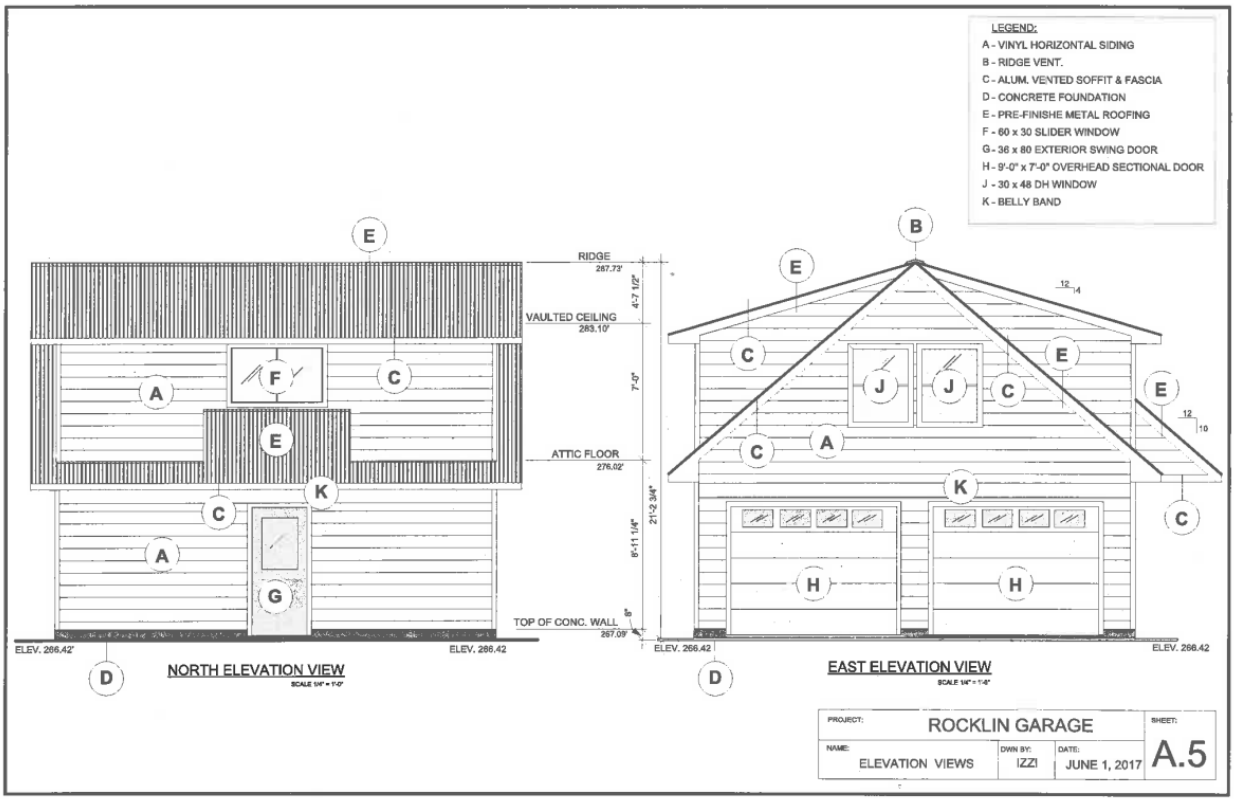
MAYNE ISLAND LOCAL TRUST COMMITTEE
MA-DVP-2017.3
SCHEDULE 'A'



MAYNE ISLAND LOCAL TRUST COMMITTEE

MA-DVP-2017.3

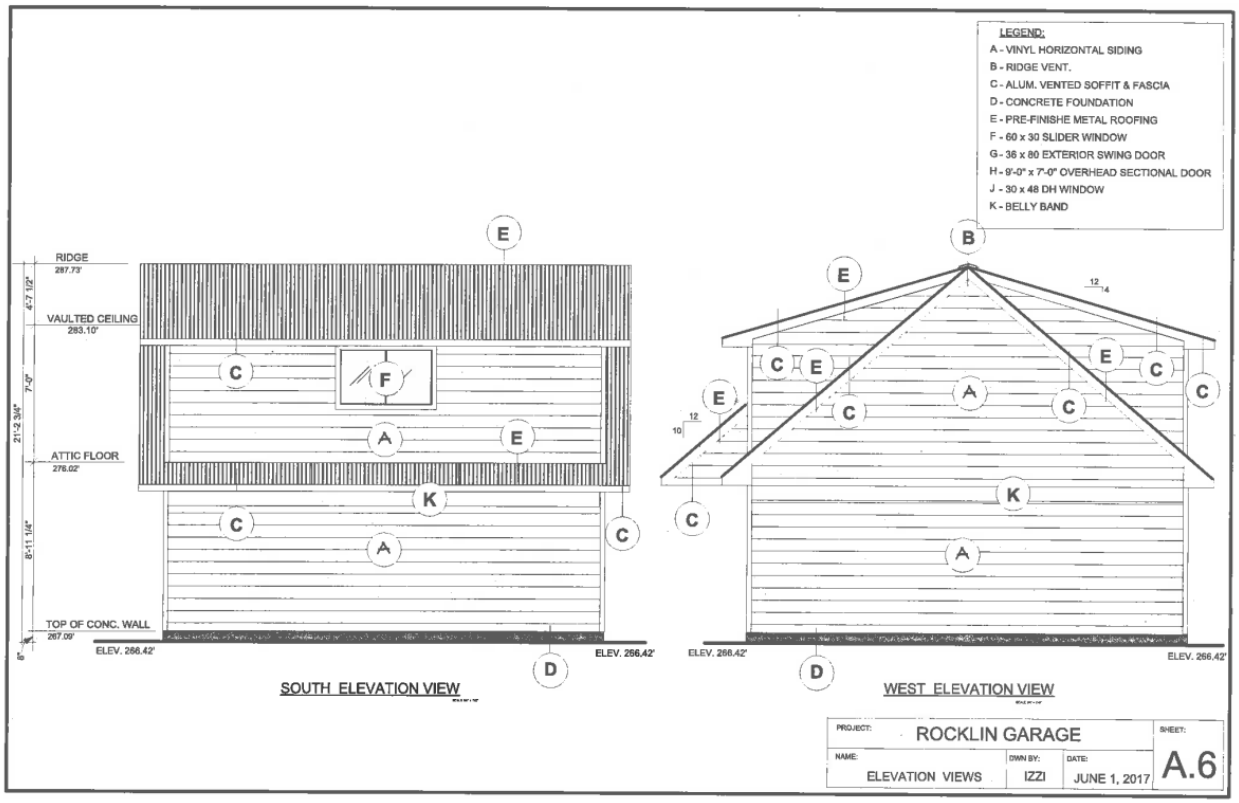
SCHEDULE 'B'



MAYNE ISLAND LOCAL TRUST COMMITTEE

MA-DVP-2017.3

SCHEDULE 'C'



Islands Trust

Top Priorities

Mayne Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Commercial Land Use Review	Discussion Paper presented to LTC at July 24, 2017 LTC Mtg. Community information Meeting to scheduled for Oct 2017	27-Apr-2015	Gary Richardson Jason Youmans	31-Oct-2018
2	Fallow Deer Eradication		26-Jan-2015		
3	Riparian Area Regulation Implementation	Draft Bylaw Prepared. Minor Mapping Amendments required. Will be presented to LTC at October 30, 2017 LTC meeting for consideration of 1st reading and direction to schedule public hearing.	25-Apr-2016	Gary Richardson	31-Mar-2018

Projects

Mayne Island

Description	Activity	R/Initiated
Climate Change Adaptation	Consider regulatory changes and implementation of new DPA authority	02-Mar-2009
STVR Review - TUP Guidelines		30-Jan-2017
Road issues		27-Jun-2012
Density on large lot remainders	to review covenants on remainder lots and review zoning to density of dwellings and cottages	30-Sep-2015

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
MA-DVP-2017.3	ARI J ROCKLIN RUTH F ROCKLIN **Planner:** Phil Testemale	26-Jul-2017	To vary the building height.

Planning Status

Status Date: 05-Sep-2017

Notification complete. Staff Report and draft permit for consideration on Sept 18 LTC agenda

Status Date: 27-Jul-2017

opened file, electronic funds transfer, notified LTC, gave to planner

Rezoning

File Number	Applicant Name	Date Received	Purpose
MA-RZ-2017.1	REEF BAY HOLDINGS LTD **Planner:** Gary Richardson	12-Jun-2017	Rezone from C1(A) to C1.

Planning Status

Status Date: 11-Sep-2017

Preliminary staff report to be prepared for October 30, 2017

Status Date: 14-Jun-2017

Opened file, processed fee, notified LTC, gave to planner

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
MA-TUP-2017.1	MEG IREDALE-GRAY c/o KARA RESOURCES LTD **Planner:** Gary Richardson	15-Mar-2017	306 CAMPBELL BAY RD Temporary permit for commercial use (3 day music festival) on rural residential property.

Planning Status

Applications

Status Date: 26-Jul-2017

Amendments to proposed permit to be made and notification and consideration for September 24 or October 30 LTC

Status Date: 15-Jun-2017

Staff report and draft TUP on June 26th agenda for further direction

Status Date: 08-May-2017

Proposal to be discussed at June 26, 2017 LTC Mtg.

Islands Trust

LTC EXP SUMMARY REPORT F2018

Invoices posted to Month ending June 2017

645 Mayne	Invoices posted to Month ending June 2017	Budget	Spent	Balance
65000-645	LTC "Trustee Expenses"	750.00	4.56	745.44
LTC Local				
65200-645	LTC - Local Exp - LTC Meeting Expenses	1,500.00	334.73	1,165.27
65210-645	LTC - Local Exp - APC Meeting Expenses	500.00	55.16	444.84
65220-645	LTC - Local Exp - Communications	1,000.00	280.00	720.00
65230-645	LTC - Local Exp - Special Projects	500.00	0.00	500.00
TOTAL LTC Local Expense		3,500.00	669.89	2,830.11
Projects				
73001-645-2005	Mayne OCP/LUB	5,000.00	0.00	5,000.00
73001-645-3005	Mayne RAR	5,000.00	0.00	5,000.00
73001-645-4059	Mayne Commercial Land Use Review	4,500.00	0.00	4,500.00
TOTAL Project Expenses		14,500.00	0.00	14,500.00

Mayne Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Updated: July 13, 2017

No	Meeting Date	Resolution No.	Issue	Policy and Description
1.	May 2, 2011	MA-LTC-44-11	Options for adopting In Camera Minutes	It was Moved and Seconded that Mayne Island Local Trust Committee direct staff to only include in-camera minutes on agendas where there are other reasons to close the meeting to the public.
2.	February 1, 2012		Special Occasion Liquor License referrals	That where a Liquor Control and Licensing Branch Special Occasion License referral relates to a property where Mayne Island Land Use Bylaw 146, 2008 permits public assembly uses, such as halls, recreation facilities or restaurants, and where it can be determined that the organization or applicant have had no issues related to parking or past complaints for the preceding three years, staff may approve the Special Occasion License without referral to the Local Trust Committee. All other Special Occasion License referrals are to be referred to the Local Trust Committee for consideration.
3.	June 27, 2016	MA-LTC-2016-055	Statutory Public Notice Advertising	That the Mayne Island Local Trust Committee advertise all statutory public notices in the Mayne Liner
4.	June 26, 2017	MA-2017-027	Unlawful Dwelling Enforcement Policy	That the Mayne Island Local Trust Committee directs staff to take enforcement action against unlawful dwellings only if one of the following conditions exists: 1.1. There is a complaint from an immediate neighbor; or, 1.2. There is a referral from an agency responsible for health and safety issues that is doing concurrent enforcement. 2. Nothing in this enforcement policy should be interpreted as giving permission to violate the Land Use Bylaw and the Mayne Island Local Trust Committee may change this policy at any time and may give direction to expand enforcement activities at any time.
5.	June 26, 2017	MA-2017-028	Unlawful STVR Enforcement policy	That the Mayne Island Local Trust Committee adopts the following resolution in regards to Bylaw Enforcement of Unlawful Short Term Vacation Rentals (USTVR): a) Given finite resources available for enforcement activities and in order to ensure the most effective results for enforcement activities, Unlawful Short Term Vacation Rentals that have one or more of the following characteristics will be subject to proactive enforcement: i) they are advertised on the internet, newspapers or other media; ii) they are not managed by an owner of the USTVR property who lives on Mayne Island; iii) more than one dwelling on the lot is simultaneously made available for USTVR; iv) while the property is used as a USTVR, persons are permitted to stay in tents or trailers; v) there are issues related to health and safety on the property; vi) there is a written complaint by owners or residents of two properties about bona fide serious nuisance issues such as noise or parking congestion related to the USTVR; vii) the owner of the property uses more than one property on Mayne Island as a USTVR.

No	Meeting Date	Resolution No.	Issue	Policy and Description
				b) Nothing in this enforcement policy should be interpreted as giving permission to violate the Land Use Bylaw and the Mayne Island Trust Committee may change this policy at any time and may give direction to expand enforcement activities at any time.