



Mayne Island Local Trust Committee Regular Meeting Agenda

Date: November 26, 2018
Time: 1:00 pm
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island, BC

			Pages
1.	CALL TO ORDER	1:00 PM - 1:05 PM	
2.	APPROVAL OF AGENDA		
3.	TOWN HALL AND QUESTIONS	1:05 PM - 1:15 PM	
4.	COMMUNITY INFORMATION MEETING none		
5.	PUBLIC HEARING none		
6.	MINUTES	1:15 PM - 1:20 PM	
6.1	Local Trust Committee Minutes Dated September 24, 2018 (for information)		4 - 9
6.2	Section 26 Resolutions-without-meeting Report Dated November 2018		10 - 10
6.3	Advisory Planning Commission Minutes none		
7.	BUSINESS ARISING FROM THE MINUTES	1:20 PM - 1:25 PM	
7.1	Follow-up Action List Dated November 2018		11 - 12
8.	DELEGATIONS none		
9.	CORRESPONDENCE <i>Correspondence received concerning current applications or projects is posted to the LTC webpage</i>		

10.	APPLICATIONS AND REFERRALS	1:25 PM - 1:45 PM	
10.1	MA-RZ-2018.1 CRD (Cotton Park) - Staff Report (attached)		13 - 19
10.2	MA-DVP-2018.4 (Maude) - Staff Report (attached)		20 - 29
10.3	Salt Spring Island Local Trust Committee Bylaws No. 510 & 511 Referral (attached)		30 - 32
	For response		
10.4	Salt Spring Island Local Trust Committee Bylaws No. 512 Referral (attached)		33 - 35
	For response		
10.5	Salt Spring Island Local Trust Committee Bylaws No. 515 Referral (attached)		36 - 38
	For response		
11.	LOCAL TRUST COMMITTEE PROJECTS	1:45 PM - 2:15 PM	
11.1	Commercial Land Use Review Correspondence - Staff Report (attached)		39 - 43
11.2	Fee Bylaw Amendment - Retail Cannabis Referrals - Staff Report (attached)		44 - 47
11.3	Bylaw No. 171 - Riparian Area Development Permit Area for consideration of adoption - Staff Report (attached)		48 - 56
12.	REPORTS	2:15 PM - 2:30 PM	
12.1	Work Program Reports (attached)		
12.1.1	<u>Top Priorities Report Dated November 2018</u>		57 - 57
12.1.2	<u>Projects List Report Dated November 2018</u>		58 - 58
12.2	Applications Report Dated November 2018 (attached)		59 - 60
12.3	Trustee and Local Expense Report September 2018 (attached)		61 - 61
12.4	Adopted Policies and Standing Resolutions (attached)		62 - 63
12.5	Local Trust Committee Webpage		
12.6	Chair's Report		
12.7	Trustee Report		
12.8	Electoral Area Director's Report		
12.9	Islands Trust Conservancy Report		
	none		

13. NEW BUSINESS 2:30 PM - 3:15 PM
- 13.1 Development of Management Plan for St. John Point & Mount Park, Regional Parks on Mayne Island 64 - 65
- 13.2 Mayne Island BEN Bylaw No. 173 - Staff Report (attached) 66 - 84
14. UPCOMING MEETINGS 3:15 PM - 3:20 PM
- 14.1 2019 LTC Annual Meeting Schedule for adoption (attached) 85 - 85
- That the Mayne Island Local Trust Committee 2019 meeting schedule, as presented, be Adopted
15. TOWN HALL
16. CLOSED MEETING - (Distributed Under Second Cover) 3:20 PM - 3:30 PM
- 16.1 Motion To Close the Meeting
- That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3 s. 90(1) (a, d & i) for the purpose of considering:*
- *Adoption of In-Camera Meeting Minutes Dated July 30, 2018*
 - *Legal Advice*
- AND that the recorder and staff attend the meeting.*
- 16.2 Recall To Order
- 16.3 Rise and Report
17. ADJOURNMENT



Adopted

Mayne Island Local Trust Committee Minutes of Regular Meeting

Date: September 24, 2018
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

Public: There were eight (8) members of the public present.

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

Number 9. Correspondence Garrett/Wittelman is added to the agenda.

By general consent, the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

None

4. COMMUNITY INFORMATION MEETING

None

5. PUBLIC HEARING

None

6. MINUTES

6.1 Local Trust Committee Minutes Dated July 30, 2018 (for Adoption)

The following amendments to the minutes were presented for consideration:

Pg. 7 Trustee's Report – second paragraph, last sentence to read: There has been dialogue with Parks Canada which issued an Alien Species Alert and sponsored a poster campaign on the problem on Saturna regarding fallow deer. Delete "Islands Trust..."

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-without-meeting Report

None

6.3 Advisory Planning Commission Draft Minutes Dated March 12, 2018

Received for information.

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated September 2018

Planner Richardson reported delaying BEN update until after election.

7.2 Letter Sent to Rose Meagher

Letter has been sent regarding Rose to be named for island. Photo will be sent to IT when the bloom is ready.

8. DELEGATIONS

None

9. CORRESPONDENCE

9.1 Letter regarding Mayne Island Brewing Company (Garrett/Wittelman)

Planner Richardson informed IT that letter was just received, requesting an expansion of permitted uses associated with the brewery. Changes could be considered as part of the Commercial Land Use Bylaw. The brewery is currently carrying out a Home Occupation. Site owners could apply for a TUP or bylaw could be amended.

Applicant reviewed letter. Liquor license allows for expanded uses however bylaw does not.

A TUP would allow for a trial period, however the cost of application is an issue to the brewery owner.

Planner Richardson reviewed the pros and cons to the various options.

MA-2018-046

It was Moved and Seconded,

that the Mayne Island Local Trust Committee direct staff to prepare a report on the letter received from Michael Garrett and Annette Wittelman, Mayne Island Brewing Company, and identify options.

CARRIED

10. APPLICATIONS AND REFERRALS

None

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Commercial Land Use Review - Draft Bylaws 171 and 172

Planner Richardson presented the draft bylaws and reviewed the APC support of recommendations/changes/identified core, etc.

Planner Richardson drew the attention of the Trustees that C1 Zone in core would allow for 3 residences: care taker's residence, apartment and single residences.

Trustee Crumblehulme spoke of concerns regarding size of lots in core and water demand if increased density. It was suggested that development would require a water management plan or that IT could direct building of 2 out of 3 residential options.

Trustee Dodds reviewed processes for rezoning (which would still be required) and that housing units, land coverage and water could be addressed at that time.

Planner Richardson spoke to lots within C1 not needing to rezone; however most sites are already developed. Rezoning can request a water management plan; however if it's already in C1 there's no need to demonstrate water availability.

Next steps: make amendments; notify Commercial land owners and all properties affected by changes; notify First Nations; put information in Mayne Liner and on line.

There was discussion regarding the allowance of 3 residences on C1 sites.

MA-2018-047

It was Moved and Seconded,

that the Mayne Island Local Trust Committee direct staff to mail a notice to the commercial land owners affected by the proposed amendments advising them of the proposed changes and that information be submitted to the Mayne Liner requesting comments with directions for more information on the Mayne Island Local Trust Committee webpage.

CARRIED

Further comments can be directed to the Planner.

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated September 2018

Trustee Crumblehulme spoke to RAR – still waiting for approval from Province.

Report received for information.

12.1.2 Projects List Report Dated September 2018

Received for information.

12.2 Applications Report Dated September 2018

Received for information.

12.3 Trustee and Local Expense Report Dated July 2018

Received for information.

12.4 Adopted Policies and Standing Resolutions

Received for information.

12.5 Local Trust Committee Webpage

Will be updated at conclusion of meeting.

12.6 Chair's Report

Chair Grams reported a quiet summer and as he is not running in the election for IT and is looking forward to retirement.

12.7 Trustee Report

Trustee Crumblehulme stated that there has been a joint application to CRD for Direct Management Organization from CESC and SSI CEDC. In September the CRD granted \$40,000 for CESC and SSI CEDC. The connectivity cable misses Denman, Hornby, Gabriola, Galiano and Mayne Islands. CESC is working with MLA and MP to address this. There has been significant progress towards getting rural status for island communities which would allow for applications for federal and provincial funding such as ICET. Province has extended GST/PST to all accommodation business which includes B&B's and STVRs such as Airbnb's.

The provincial government has indicated they are prepared to look at some changes to the *IT Act*. Council approved 12 items to be addressed, such as affordable housing, working with First Nations and clarification of foreshore zoning authority.

12.8 Islands Trust Conservancy Report Dated July 2018

Received for information.

13. NEW BUSINESS

13.1 Islands Trust Conservancy, Incorporating the Regional Conservation Plan into Land Use Planning - Staff Briefing

Received for information.

13.2 Retail Cannabis Licensing - Staff Report

Trustee Crumblehulme clarified that the Agricultural Land Reserve has made a distinction between regular farming and industrial farming.

Planner Richardson stated that item can be added to Projects List and that limitations can be put on structures.

MA-2018-048

It was Moved and Seconded,

that the Mayne Island Local Trust Committee direct staff to include Cannabis agricultural Structures and Regulations on Projects List.

CARRIED

MA-2018-049

It was Moved and Seconded,

that the Mayne Island Local Trust Committee adopt the standing resolution with respect to the processing of non-medical cannabis retail license applications as contained in the staff report dated September 2, 2018.

CARRIED

MA-2018-050

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request that staff prepare a draft bylaw to amend the fees bylaw to specify a separate fee for Liquor and Cannabis Regulation Branch, non-medical cannabis retail license applications in the amount of \$2,000.

CARRIED

13.3 Housing Needs Assessment Report - Staff Report

MA-2018-051

It was Moved and Seconded,

that the Mayne Island Local Trust Committee receive the “Southern Gulf Islands Housing Needs Assessment”. Report by JG Consulting Limited dated February 2018.

CARRIED

MA-2018-052

It was Moved and Seconded,

that the Mayne Island Local Trust Committee request staff to publish the “Southern Gulf Islands Housing Needs Assessment”, report by JG Consulting Services Limited dated February 2018 on the Islands Trust website.

CARRIED

Trustee Crumblehulme pointed out that there had been a total of 3 surveys completed all of which indicated that there is an affordable housing crisis on the islands.

13.4 Signs Bylaw

There was a discussion regarding island signage as there have been a number of complaints from the community which have been directed to Bylaw. All complaints should be directed to the Bylaw Office.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for October 29, 2018 at the Agricultural Hall, Mayne Island

15. TOWN HALL

None

16. CLOSED MEETING

None

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:02 p.m.

There was tea, coffee and cake served in recognition of Chair Grams services over the past term.

George Grams, Chair

Certified Correct:

Pat Todd, Recorder



Islands Trust

Mayne Island

Print Date: November 14, 2018

Resolutions Without Meeting

Resolution #	Action	Resolution Description	Resolution Date
2018-07	In Favour	THAT Mayne Island Local Trust Committee Adopt their September 24, 2018, Local Trust Committee meeting Draft minutes as presented.	02-Nov-2018

Follow Up Action Report

Mayne Island

30-Jul-2018

Activity	Responsibility	Target Date	Status
Mayne LTC Bylaw (Ben) 173 put on Nov 26 agenda and request further explanation from Miles Drew.	Robert Barlow		Done
Board of Variance - proceed as recommended in memo	Sharon Lloyd-deRosario		On Going

24-Sep-2018

Activity	Responsibility	Target Date	Status
Minutes of July 30, 2018 adopted as amended.	Maple Hung		Done
Commercial Land Use Bylaw Review 1) amend boundary to include Lot 16 by Community Hall - DONE 2) add Industrial zone removal to LUB amendment -DONE 3) mail notice to owners affected by the bylaws - DONE 4) place an add in the Mayne liner requesting comment on Draft Bylaws 171 and 172 5) Forward draft bylaws to First Nations and agencies for comment	Gary Richardson		On Going
Add the following to projects list: 1) Cannabis production - regulating structures	Gary Richardson		Done

Follow Up Action Report

Regulation of Cannabis Production and Retail sales Staff report 1) LTC adopted standing resolution with respect to the processing of non-medical cannabis retail license applications as per recommendation in report. 2) LTC adopted resolution to direct staff to initiate amendment to the fees bylaw as per recommendation in report.	Robert Kojima	Done
Staff report regarding Housing needs report. 1) The LTC received the report as per recommendation 2) The LTC requested staff to publish report on Mayne LTC website as per recommendation	Robert Kojima	Done
Review request and prepare response for LTC regarding Mayne Island Brewing letter as part of Commercial Land use Review	Gary Richardson	Done
Place "Southern Gulf Islands Housing Needs Assessment" report on Mayne LTC Webpage.	Maple Hung	Done

DATE OF MEETING: November 26, 2018

TO: Mayne Island Local Trust Committee

FROM: Gary Richardson, Island Planner
Southern Team

CC: Robert Kojima, Regional Planning Manager
Kris Nichols, Manager of Planning and Land Use, Ministry of Municipal Affairs and Housing

SUBJECT: Proposed OCP/LUB amendments of the South West ¼ of the North East ¼ of Section 14, Mayne Island, Except Parcel G (DD89729I) from Rural to Park

Applicant: Capital Regional District (CRD)

Location: 207 Cotton Road, Mayne Island

RECOMMENDATION

1. That the Mayne Island Local Trust Committee request staff to prepare a draft bylaw to amend Mayne Island Official Community Plan Bylaw No. 144, 2007 to amend the OCP designation of South West ¼ of the North East ¼ of Section 14, Mayne Island, Except Parcel G (DD89729I) from Rural to Community Park.
2. That the Mayne Island Local Trust Committee request staff to prepare a draft bylaw to amend Mayne Island Land Use Bylaw No. 146, 2008 to amend the zoning of South West ¼ of the North East ¼ of Section 14, Mayne Island, Except Parcel G (DD89729I) from Rural to Community and Regional Park (P).

REPORT SUMMARY

This report analyses an application made by the CRD to amend the OCP designation and zoning on a waterfront property that has been donated for park purposes, from a residential designation/zone to a community park designation/zone.

BACKGROUND

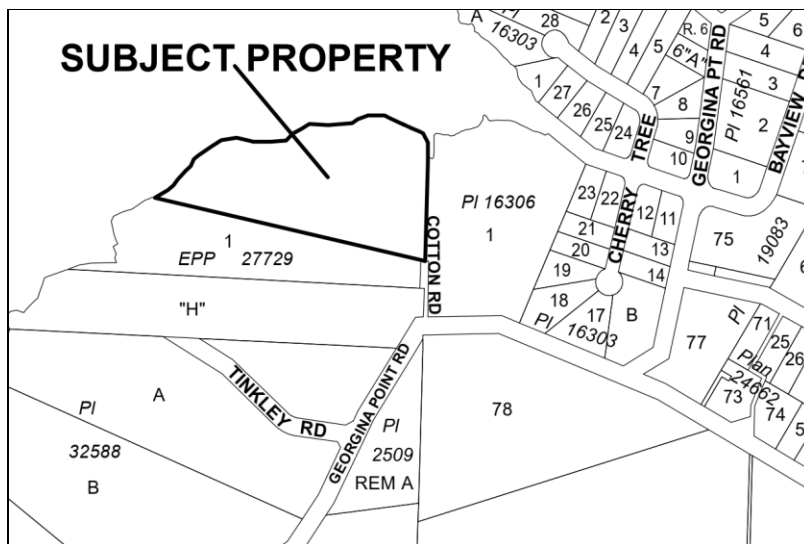
An application to rezone a residential property was received from the CRD May 2018.

The application made is to amend the OCP designation and zoning on a property that had previously been used as a residential property to a community park designation/zone. The property was transferred to the CRD in 2015 from the previous land owners (Cotton).

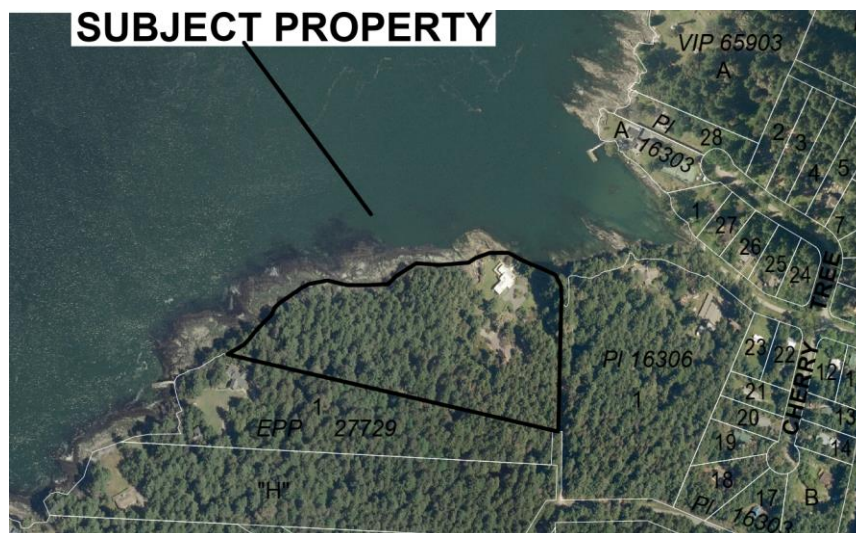
There is a covenant on the property that restricts the use to park.

The property is vacant except for a garden, parking, stairs to the beach, walking trails, garden area, signage and an accessory building. The house used by the previous owners was removed by the CRD.

PLAN 1 – SUBJECT PROPERTY



PLAN 2 – ORTHOPHOTO OF SUBJECT PROPERTY



ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

This proposal is consistent with the following excerpts from the policy statement:

- protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
- identify sites providing safe public access to beaches.
- identification and designation of areas of recreational significance.

Official Community Plan:

This proposal is consistent with the following excerpts from the OCP:

- expand the Mayne Island Trust Area community park system and public trails under the authority of the local Mayne Island Parks and Recreation Commission.
- encourage a system of parks including walkways, hiking easements and linear parks in residential areas.
- no overnight use or camping shall be permitted in Community parks.
- only those accessory buildings or structures specified in the zone shall be permitted.
- open fire pits shall not be permitted in community parks.

Land Use Bylaw:

The zoning of the lot is presently Rural. The zoning will need to be amended to the Community and Regional Park (P) Zone as requested by the CRD. Park zoning will also be consistent with the covenant registered on the title of the Lot. The uses permitted in the P zone are consistent with the CRD's request for the use of the lot as a Community Park. The permitted uses include: parks; and accessory uses, buildings and structures.

Issues and Opportunities

The following is a list issues and opportunities regarding the amending of the zoning on this property.

- The property is a scenic waterfront lot which makes for a high value park.
- The CRD is using this lot for park purposes.
- The previous owners (Cottons) donated it to the Mayne Island Community/CRD to be used as park.
- A covenant on title restricts the use of the lot to park.
- The access, parking and signage, stairs and washroom have been put in place to facilitate park use.
- Use of the lot as park consistent with OCP policy.
- The house will not be able to be reconstructed and residential use will no longer be permitted if the property is zoned for park use.
- Passive recreation parks are presently permitted in all zones.

- Park use will/has increase traffic on Cotton Road from what was experienced when the lot was used for residential purposes.
- From casual observation the park appears to be well used.
- Eagles nest has been identified on property.
- Archaeological Sites are identified on the lot.

A standalone community information meeting is recommended as part of the bylaw review process. Also the draft bylaws will be forwarded to government agencies, First Nations and other groups and individuals as appropriate. If the draft bylaws proceed to public hearing all statutory notification requirements will be complied with.

The draft bylaws will be forwarded to the following First Nations:

Cowichan Tribes	Halalt First Nation
Lake Cowichan First Nation	Lyackson First Nation
Malahat First Nation	Pauquachin First Nation
Penelakut Tribe	Semiahmoo First Nation
Tsartlip First Nation	Tseycum First Nation
Tsawout First Nation	Tsawwassen First Nation

Rationale for Recommendation

Staff is recommending this application proceed and amendment bylaws be prepared for the following reasons:

- Consistent with ITPS policy.
- Park use with no further construction of any substantial buildings requiring site alteration will allow the archaeological sites to remain undisturbed.
- Previous owners left lot to CRD for park use.
- Covenant restricting lot to park use.
- Presently being used as CRD park. Appears to be quite popular.
- Park infrastructure in place: signage, washroom, trails and parking.
- Consistent with OCP policy.
- Makes a high value waterfront park.

Other

Saint John's Point has recently been transferred to the CRD for park use. This may be a good opportunity to amend the OCP designation and zoning on Saint John Point to park.

ALTERNATIVES

1. Request further information

The LTC may request further information prior to making a decision.

2. Deny the application

The LTC may deny the application.

NEXT STEPS

- 1) Contact CRD to determine if they want to include Saint John's Point in this bylaw amendment application
- 2) Prepare draft bylaws
- 3) Schedule a CIM
- 4) Refer Draft Bylaws to First Nations and Agencies
- 5)

Submitted By:	Gary Richardson, Island Planner	November 7, 2018
Concurrence:	Robert Kojima, RPM	November 8, 2018

ATTACHMENTS

1. Site Context
2. ITPS/OCP Policies

ATTACHMENT 1 – SITE CONTEXT 207 COTTON ROAD

LOCATION

Legal Description	The South West ¼ of the North East ¼ of Section 14, Mayne Island, Cowichan District, Except Parcel G (DD89729I)
PID	009-629-327
Civic Address	207 Cotton Road

LAND USE

Current Land Use	Cotton Park
Surrounding Land Use	Oceanfront property with surrounded by residential lots. Rural zoned land to the West and South. Settlement Residential zoned land to the East.

HISTORICAL ACTIVITY

File No.	Purpose
No previous file activity	

POLICY/REGULATORY

Official Community Plan Designations	Rural (R) There are no Development Permit Areas designated on or near this lot.
Land Use Bylaw	Rural (R)
Other Regulations	n/a
Covenants	CA-4842322 – Agreement between the grantor (trustee) and the grantee (CRD) that the property will be used for park purposes in accordance with the covenant.
Bylaw Enforcement	none

SITE INFLUENCES

Species at Risk	None shown on mapping
Sensitive Ecosystems	No sensitive features shown for this lot on the Islands Trust Sensitive Ecosystem Mapping.
Hazard Areas	
Archaeological Sites	In reviewing the Remote Access to Archaeological Data (RAAD) information there are archaeological sites noted within the property; also the mapping shows areas of archaeological potential.
Climate Change Adaptation and Mitigation	This waterfront property may be subject to sea level rise in the future.
Shoreline Classification	Rock Shoreline - Low Rock/Boulder
Other	An eagles nest has recently been identified on this lot.

ATTACHMENT 2 – POLICIES

ISLANDS TRUST POLICY STATEMENT

ITPS Policy	Complies	Planner Comments
Directive Policy 5.1.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.	yes	This is a scenic property, containing archeological sites, that contributes to the overall visual quality and scenic value of the Trust Area.
Directive Policy 5.5.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address: • the identification of sites providing safe public access to beaches, • the identification and designation of areas of recreational significance...	yes	This property provides a safe access to the shoreline.

MAYNE ISLAND LTC OFFICIAL COMMUNITY PLAN BYLAW No. 70

OCP Objective/Policy	Complies	Planner Comments
2.7.2 (2) to expand the Mayne Island Trust Area community park system and public trails under the authority of the local Mayne Island Parks and Recreation Commission,	yes	This property adds a high value property to the Mayne Island Trust Area community park system.
2.7.2 (3) to encourage a system of parks including walkways, hiking easements and linear parks in residential areas.	yes	
2.7.2.2 No overnight use or camping shall be permitted in Community parks.	yes	
2.7.2.3 Only those accessory buildings or structures specified in the zone shall be permitted.	yes	
2.7.2.4 Open fire pits shall not be permitted in community parks.		

DATE OF MEETING: November 26, 2018

TO: Mayne Island Local Trust Committee

FROM: Gary Richardson, Island Planner
Southern Team

SUBJECT: Development Variance Permit

Applicant: Wey Mayenburg Land Surveying

Location: 484 Cherry Tree Bay Road, Mayne Island

RECOMMENDATION

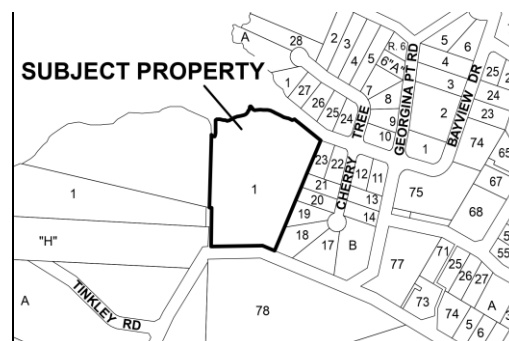
1. That the Mayne Island Local Trust Committee approve issuance of Development Variance Permit MA-DVP-2018.4 (Maude)
2. That the Mayne Island Local Trust Committee exempt proposed Lots A and B of subdivision MA-SUB-2018.4 (*Mayenburg*) from the 1/10 perimeter provision of Section 512 of the *Local Government Act*.

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 placement of existing buildings and future subdivision potential allows for limited lot configurations; access off Cotton Road appears to be safer than having driveway access off Georgina Point Road; and there are no compelling reasons to deny the requested lot configuration.

Figure 1: Subject Property



BACKGROUND

The proposal is to allow two new lots to be created that do not comply with the depth to width requirements of the LUB.

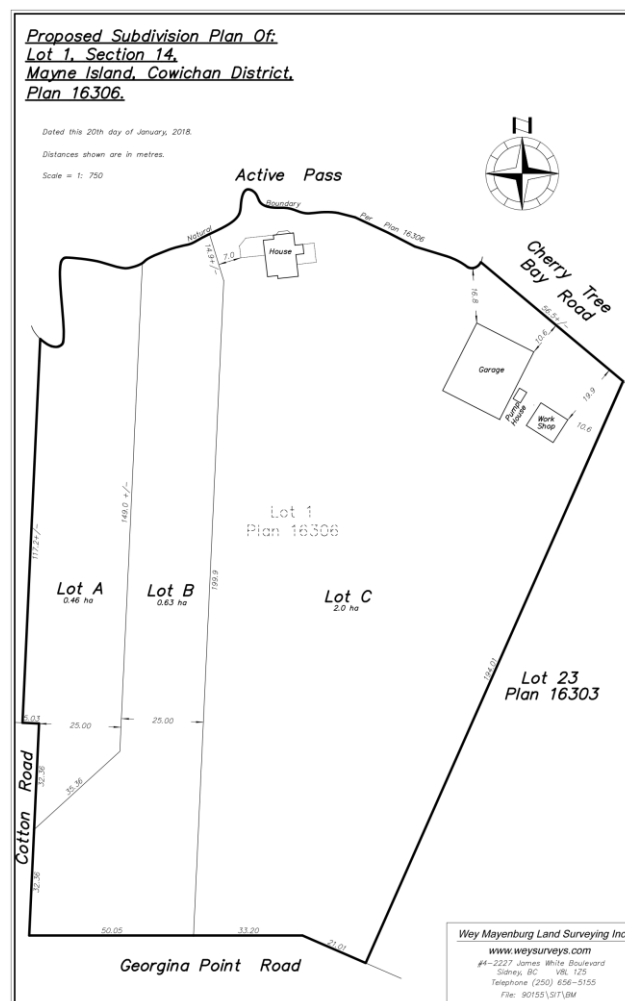
Specifically, the proposed variance will allow for a variance for the following:

Subsection 8.5 (2) which states that no lot in a proposed subdivision may have an average depth greater than five times its average width is varied to permit the subdivision of two lots (proposed lots A and B) that have an average depth greater than five times their average width.

The application would also require a resolution of the LTC to waive the 10% frontage requirement of S. 512 of the Local Government Act.

A copy of the Notice is **Attachment 2** and the Proposed MA-DVP-2018.4 Permit is **Attachment 3**. Staff visited the property on October 18, 2018.

Figure 2 – Site Plan



ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

There are no relevant policies for this application.

Official Community Plan:

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

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

Land Use Bylaw:

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

Islands Trust Conservancy:

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

Issues and Opportunities

Rationale for the Variance

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

- Lot configuration with road access is limited to the rear of the property.

Archeological Sites

The approval of this variance and the layout of the lots should not impact on the archeological sites.

The Overall Intent of the Regulation (s) being Varied

The overall purpose of the depth to width regulation is to:

- Limit the visual impact of development on adjacent properties.
- Establish a consistent development pattern within a local area.
- When appropriate avoid the development of long thin lots.
- Maintain rural character.

Potential Impacts of Granting the Variance

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

Circulation/Consultation

DVP Notices were circulated to surrounding property owners and residents. The notification period will end at 4:30 p.m. on October 26, 2018. To date the following responses have been received:

- M. Glynn – email – October 16, 2018
 - Concerned about increased traffic on Cotton Road.
 - Lots should be accessed from Georgina Point Road.
- A. Perrin – email – October 18, 2018
 - Agrees with email from M. Glynn dated October 16, 2018.
- J. Fox and D Bell – email – October 26, 2018
 - Eagles nest has been observed at cotton Park, development of lots and homes in vicinity will ensure disappearance of Eagles in Cotton Park.
 - Why allow long skinny lots? Abide by the current rules.
 - Concerned about enough space to site wells and septic.
 - Proposed lot area could be added to Cotton Park.

Complete copies of correspondence has been provide to the Mayne LTC.

Any submissions received prior to the LTC meeting will be forwarded to Trustees and reported on at the November 26 LTC meeting.

Rationale for Recommendation

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

- allowing the lots to have access to Cotton Road may be beneficial given the level of traffic that uses Georgina Point Road. This being said the Ministry of Transportation and Infrastructure has the expertise and final approval authority regarding road access.
- creating lots that comply with the depth to width ratio would be difficult given that: the SR zoning allows 5 lots to be created from this 3.06 ha parcel; the configuration of the parent lot; and road access.
- there is a reasonable expectation that the lots can be developed in this configuration.
- the siting of the dwelling and the associated accessory buildings make it difficult to create lots that comply with the depth to width ratio.
- the configuration of the proposed lots would result in frontage of less than 10% of the perimeter, necessitating a resolution of the LTC waiving the requirement. Despite this, the lots would still comply with the minimum frontage in the bylaw.

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 variance.

Recommended wording for the resolution is as follows:

That the Mayne Island Local Trust Committee deny issuance of development variance permit MA-DVP-2018.4 (Maude).

Submitted By:	Gary Richardson, Island Planner	November 5, 2018
Concurrence:	Robert Kojma/Regional Planning Manager	November 5, 2018

ATTACHMENTS

1. Site Context
2. Notice
3. Draft Permit

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	Lot 1, Section 14, Mayne Island, Cowichan District, Plan 16306
PID	004-486-200
Civic Address	484 Cherry Tree Lane
Lot size	3.06 ha

LAND USE

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

HISTORICAL ACTIVITY

File No.	Purpose
MA-BP-2014.10	To construct an accessory building (garage).
MA-BE-2017.4	Land Use Matter currently on hold

POLICY/REGULATORY

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

SITE INFLUENCES

Islands Trust Conservancy	This application has no considerations for the Islands Trust Conservancy.
Regional Conservation Strategy	This application has no considerations for the Regional Conservation Plan.
Species at Risk	No species at risk identified with mapping; however there has been an eagle nest recently identified on an adjacent property - Cotton Park
Sensitive Ecosystems	No sensitive ecosystems and/or sensitive features shown on provincial or Islands Trust mapping.
Hazard Areas	None
Archaeological Sites	There are archaeological sites identified by the provincial RAAD system for the property and areas of archeological potential.
Climate Change Adaptation and Mitigation	The lots may be impacted from sea level rise in the future.
Shoreline Classification	Sediment Shoreline - Boulder/Cobble



Islands Trust

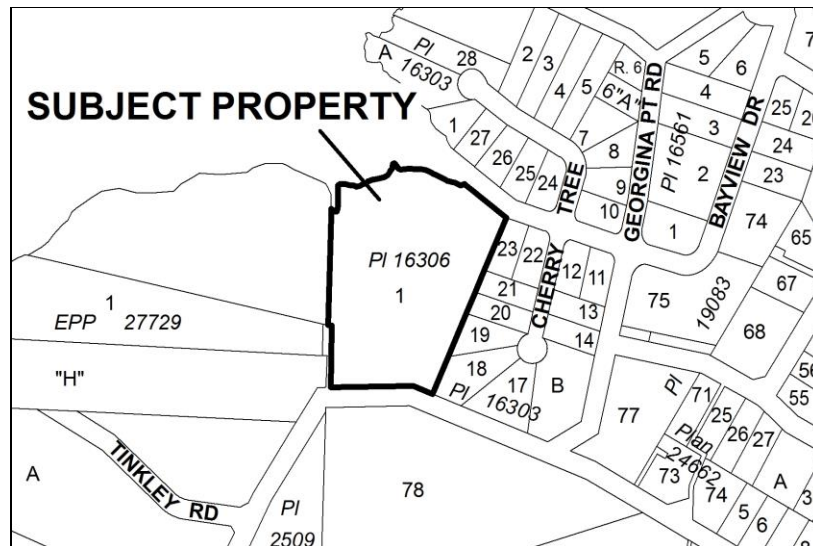
**NOTICE
MAYNE ISLAND LOCAL TRUST COMMITTEE
MA-DVP-2018.4**

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 8.5 (2) which states that no lot in a proposed subdivision may have an average depth greater than five times its average width is varied to permit the subdivision of two lots that have have an average depth less than five times their average width.

The property is located at 484 Cherry Tree Lane and is legally described as Lot 1, Section 14, Mayne Island, Cowichan District, Plan 16306. PID: 004-486-200.

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, **October 15, 2018** and up to and including, **October 26, 2018**.

For the convenience of the public only, and not to satisfy Section 499 (2) (c) of the *Local Government Act*, additional copies of the Proposed Permit may be inspected at various Notice Boards on Mayne Island, B.C., commencing, **October 15, 2018**.

Enquiries or comments should be directed to Gary Richardson, Island Planner at (250) 405-5157, for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867; or by fax (250) 405-5155; or by email to: information@islandstrust.bc.ca, before 4:30 p.m., **October 26, 2018**. The Mayne Island Local Trust Committee may consider a resolution allowing for the issuance of the permit during the regular business meeting starting at **1:00 pm., October 29, 2018**, at the Mayne Island Agricultural Hall, 430 Fernhill Road, Mayne Island, BC.

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

Sharon Lloyd-deRosario
Deputy Secretary



PROPOSED

**MAYNE ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
MA-DVP-2018.4**

To: David Maude

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

Lot 1, Section 14, Mayne Island, Cowichan District, Plan 16306
(PID: 004-486-200)

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

- a) Subsection 8.5 (2) which states that no lot in a proposed subdivision may have an average depth greater than five times its average width is varied to permit the subdivision of two lots (proposed lots A and B) that have an average depth less than five times their average width.
- b) The development shall be consistent with Schedule 'A' which is attached to and form part of this permit.

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

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

Deputy Secretary, Islands Trust

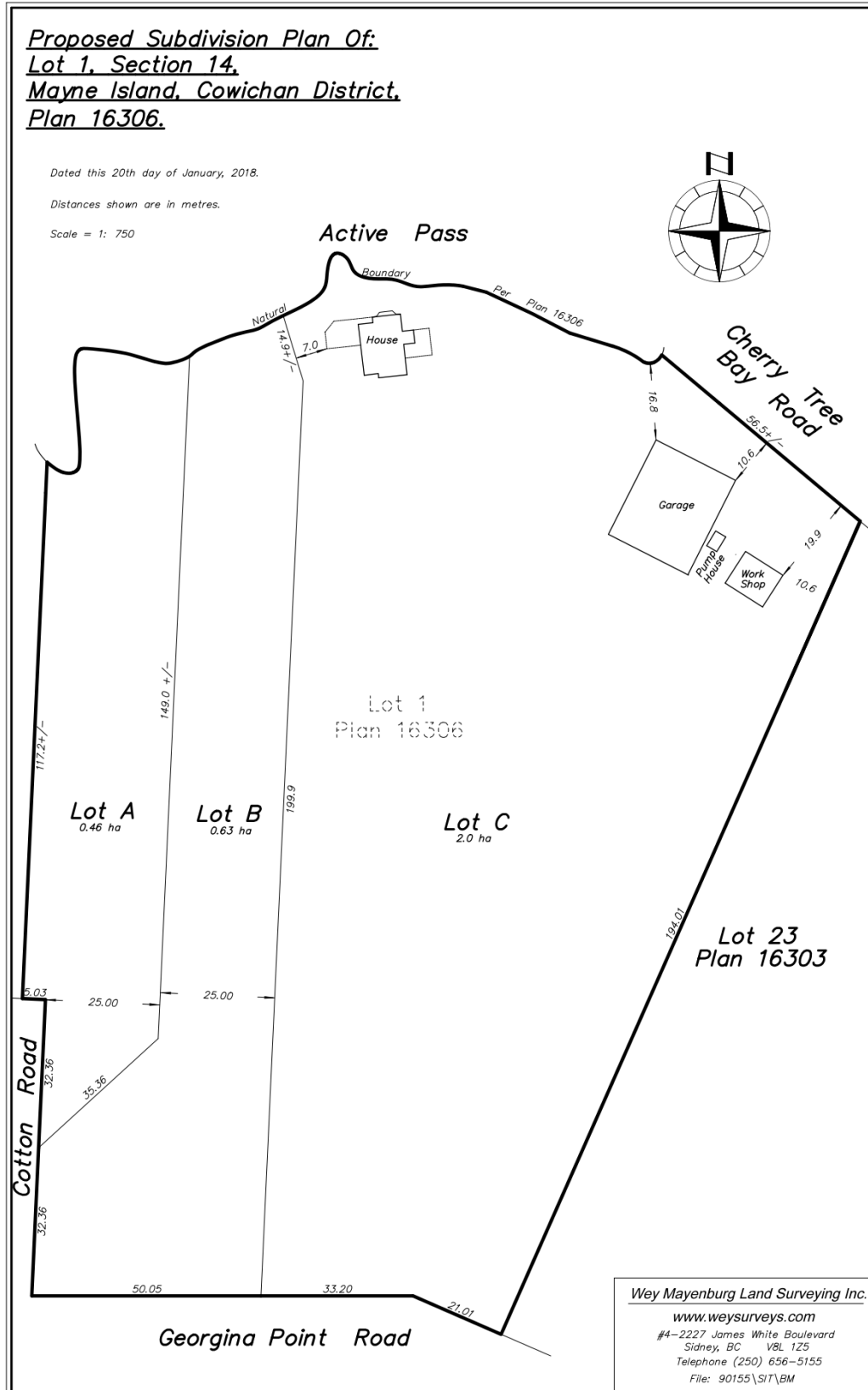
Date of Issuance

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

MAYNE ISLAND LOCAL TRUST COMMITTEE

MA-DVP-2018.4

SCHEDULE 'A'





Islands Trust

BYLAW REFERRAL FORM

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

Island: Salt Spring Island Trust Area **Bylaw No.:** 510 and 511 **Date:** August 29, 2018

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:

David Q. Brown and Esther Evanik / 480 Mt. Belcher Hts., Salt Spring Island, BC V8K 2J6

PURPOSE OF BYLAW:

Bylaw 511 will rezone two adjacent Rainbow Road properties from Residential 6 (R6) to a Commercial 2 (C2) zone variant to allow a range of commercial and residential uses. Bylaw 510 amends the SSI Official Community Plan to change the Land Use Designation of one of the subject properties from Agriculture (A) to Ganges Village Core (GVC) and to add both subject properties to Development Permit Area 1 (DPA1) for the management of the form and character of village development.

GENERAL LOCATION:

155 Rainbow Road, Salt Spring Island, BC

LEGAL DESCRIPTION:

PID: 005-888-387
That Part of Block D, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 1371, Lying Between Lots 6 and 7, Plan 5827, and to the North of a Straight Boundary Extending from the South East Corner of Lot 7 of Said Plan to the South West Corner of Lot 6 of Said Plan; and,

PID 005-893-194
Lot 7, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 5827

SIZE OF PROPERTY AFFECTED:

0.04 ha and 0.08 ha

ALR STATUS:

Adjacent to

OFFICIAL COMMUNITY PLAN DESIGNATION:

Agriculture (A) and Ganges Village Core (GVC)

OTHER INFORMATION:

Please call for further information.

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

(Signature)

Name: Jason Youmans

Title: Island Planner

This referral has been sent to the following agencies:

Federal Agencies

None

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)

Regional Agencies

CRD – All Referrals & K. Campbell (SSI Senior Manager)
CRD – SSI Economic Development Commission
CRD – SSI Parks and Recreation
CRD – SSI Transportation Commission
CRD – Ganges Water & Sewer Commission

Non-Agency Referrals

North Salt Spring Waterworks District
School District No. 64
SSI Chamber of Commerce
SSI Fire-Rescue
Partners Creating Pathways

Provincial Agencies

BC Assessment Authority
Ministry of Transportation & Infrastructure
Ministry of Forest Lands, Natural Resource Operations and Rural
Development – Front Counter BC
Front Counter BC

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

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
(Island)

510 and 511
(Bylaw Number)

(Signature)

(Title)

(Date)

(Agency)



Islands Trust

BYLAW REFERRAL FORM

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

Island: Salt Spring Island Trust Area **Bylaw No.:** 512 **Date:** October 15, 2018

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:

Salt Spring Island Local Trust Committee

PURPOSE OF BYLAW:

Bylaw 512 proposes to rezone 405 Rural-zoned (R) properties to a new Rural zone variant – R(f). The R(f) variant establishes full-time rental cottages, instead of seasonal cottages, as a permitted use. On approximately 250 of the lots (between 2.0 hectares and 3.99 hectares), full-time rental cottages may have a floor area of 90 square metres (968 s.f.). On lots between 1.2 hectares and 1.99 hectares, full-time rental cottages are permitted only with a floor area of 56 square metres (602 s.f.) – the same as that permitted presently for seasonal cottages. Bylaw 512 also provides greater dwelling flexibility on Agriculture 1-zoned properties within the ALR by establishing greater consistency with permitted ALC non-farm uses – while not increasing the permitted density of dwellings permitted in the ALR.

GENERAL LOCATION:

On 405 properties across Salt Spring Island.

LEGAL DESCRIPTION:

Various

SIZE OF PROPERTY AFFECTED:

All Rural zoned lots have an area between 1.2 hectares and 3.99 hectares.

ALR STATUS:

Some change proposed.

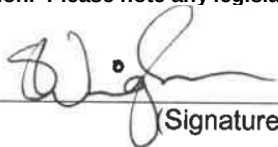
OFFICIAL COMMUNITY PLAN DESIGNATION:

Rural Neighbourhoods (RL) and Agriculture (A)

OTHER INFORMATION:

<http://www.islandstrust.bc.ca/saltspring/cottages>

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


(Signature)

Name: Seth Wright

Title: A/Island 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)

Regional Agencies

CRD – All Referrals & K. Campbell (SSI Senior Manager)
CRD – SSI Economic Development Commission
CRD – SSI Building Inspection
CRD – SSI Transportation Commission
CRD – Housing Secretariat
CRD – Fulford Water District
CRD – Beddis Water District
CRD – Highland Water District
CRD – Fernwood Water District
Vancouver Island Health Authority

Non-Agency Referrals

BC Ambulance Service
School District No. 64
SSI Chamber of Commerce
SSI Fire-Rescue

Provincial Agencies

Agricultural Land Commission
Ministry of Agriculture
BC Assessment Authority
Islands Trust Conservancy
Ministry of Municipal Affairs and Housing
Ministry of Transportation & Infrastructure
Front Counter BC

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

**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
(Island)

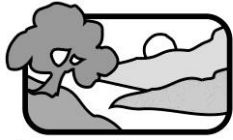
(Signature)

(Date)

512
(Bylaw Number)

(Title)

(Agency)



Islands Trust

BYLAW REFERRAL FORM

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

Island: Salt Spring Island Trust Area **Bylaw No.:** 515 **Date:** October 11, 2018

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:

Gulf Islands Seniors Residence Association / 121 Atkins Road, Salt Spring Island, BC V8K 2X7

PURPOSE OF BYLAW:

Bylaw No. 515 will rezone the subject property from Community Facility 1(d) to a Residential 12 (R12) zone variant that allows for the development of a 47 unit seniors' supportive housing complex with one guest unit and two staff units that includes medical offices and club meeting space.

GENERAL LOCATION:

154 Kings Lane, Salt Spring Island

LEGAL DESCRIPTION:

PID: 003-106-758

Lot 2, Section 4, Range 3 East, North Salt Spring Island, Cowichan District, Plan 23507

SIZE OF PROPERTY AFFECTED:

1.44 ha

ALR STATUS:

N/A for the subject property, ALR adjacent, appropriate setbacks being met.

OFFICIAL COMMUNITY PLAN DESIGNATION:

n/a

OTHER INFORMATION:

This project is often referred to as "Meadowlane". For the latest staff report and other information related to this application, please see our website: <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.

D. Murphy PER
(Signature)

Name: Patricia Maloney

Title: Consultant 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
Tsayout First Nation
Tseycum First Nation
Semiahmoo First Nation
Tsawwassen First Nation

Regional Agencies

CRD – All Referrals & K. Campbell (SSI Senior Manager)
CRD – SSI Parks and Recreation
CRD – SSI Building Inspection
CRD – SSI Transportation Commission
CRD – Ganges Water & Sewer Commission
Vancouver Island Health Authority

Non-Agency Referrals

BC Ambulance Service
North Salt Spring Waterworks District
School District No. 64
SSI Fire-Rescue
SSI Island Pathways

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
Cowichan Valley Regional District

Provincial Agencies

Ministry of Environment
BC Assessment Authority
Ministry of Transportation & Infrastructure
Ministry of Natural Resource Operations – Archaeology Branch
Ministry of Forest Lands, Natural Resource Operations and Rural
Development– Water Authorizations Section
Ministry of Forest Lands, Natural Resource Operations and Rural
Development – Utility Regulation Section
Ministry of Forest Lands, Natural Resource Operations and Rural
Development – Front Counter BC
Front Counter BC

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

(Island)

515

(Bylaw Number)

(Signature)

(Title)

(Date)

(Agency)

DATE OF MEETING: November 26, 2018
TO: Mayne Island Local Trust Committee
FROM: Gary Richardson, Island Planner
Southern Team
SUBJECT: Commercial Land Use Review - Correspondence

RECOMMENDATIONS

1. That the Mayne Island Local Trust Committee direct staff not to prepare policy amendments in response to the request by the Mayne Island Brewery made September 24, 2018.
2. That the Mayne Island Local Trust Committee direct staff not to prepare any policy amendments in response to the request by Glenda Johnson made October 3, 2018.

REPORT SUMMARY

The purpose of this report is provide comment on two pieces of correspondence the LTC has received on draft Bylaw 174 (OCP) and draft Bylaw 175 (LUB) that implement the policies and regulations that the LTC and staff have advanced as a result of the Commercial Land Use Review project.

Correspondence from Mayne Island Brewing Company - September 24, 2018

The brewery is located at 490 Fernhill Road (Lot 1, Plan 29702, Section 12, Mayne Island). A small brewery is operated as a home occupation and is required to comply with the regulations contained in section 3.6 - Home Occupation Regulations - of the Mayne Island Land Use Bylaw No. 146, 2008.

Presently the regulations do not permit the serving of food or drink except for morning meals if a bed and breakfast is operated.

Draft Bylaw 175 which amends the LUB contains an amendment that would allow “a sampling area not exceeding 15 m² inside of a building to allow for sampling of products produced as part of the home occupation”. This was proposed to allow the brewery to have a tasting room.

What the brewery is requesting goes beyond the amendments proposed in draft bylaw 175 and beyond what is present permitted in the LUB.

The LTC has the following options:

- 1) Amend home occupation regulations generally to permit the uses the Mayne Island Brewery is requesting. Specifically the serving of food and drink – both in and outdoors.

This amendment would allow all properties that permit home occupations within the Mayne Island Trust Area to serve food and drink. This options is not recommended by staff as it does not seem appropriate to allow all home occupations to serve food and drink in areas that are predominantly residential. If the LTC wanted to make this type of amendment further discussion and consultation would be required.

- 2) Amend the home occupation regulations to allow only the Mayne Island Brewery to serve food and drink.

This would allow just the Mayne Island Brewery to serve food and drink beyond what is permitted in the home occupation regulations. This option is not recommended by staff as it is not normal practice to allow variations within home occupation regulations for individual properties. Home occupation regulations have been developed with the types of regulations that a community deems appropriate to guide small commercial type businesses on residential properties. If the LTC wanted to make this type of amendment further discussion and consultation would be required.

- 3) The Mayne Island Brewery could apply for a Temporary Use Permit or rezoning.

This option would allow the surrounding property owners to comment on the proposal. If a TUP is successful it could allow the use for 3 years and with the possibility of a 3 year renewal. After 6 years a new application would need to be made. This is supported by staff as: the surrounding property owners are directly notified; conditions can be put in the permit to regulate the use; and it allows the use for a discrete period. The LTC has the option of not renewing the permit if there are unresolvable issues.

Correspondence from Glenda Johnson dated October 3, 2018

The correspondence is concerning the uses permitted at 594 Fernhill Road (Lot 10, Plan 15263, Section 8, Mayne Island). Specifically the email states “I’m not comfortable with the adding of boat repair, machining, assembly, fabrication, and other similar types of uses at this location”.

Presently the lot is zoned C3(a) which allows: repair shops, machine shops, accessory retail sales, and accessory dwelling unit.

Draft bylaw 175 (LUB) does not propose to change the existing zoning.

Draft Bylaw 174 (OCP) proposes the following: Horton/Fernhill – Vehicle and boat repair, machining, assembly, fabrication, and other similar uses provided they are carried out indoors.

The existing OCP policy generally refers to the auto repair yard being located at Horton/Fernhill.

The OCP amendment in Draft bylaw 174 does is consistent with the uses presently permitted this lot; therefore staff recommends that the proposed wording in draft bylaw 174 remain as drafted.

Submitted By:	Gary Richardson, Island Planner	November 8, 2018
Concurrence:	Robert Kojima, RPM	November 8, 2018

ATTACHMENTS

- 1) Mayne Island Brewery – September 23, 2018
- 2) Glenda Johnson – October 3, 2018

From: MAYNE ISLAND BREWING COMPANY [<mailto:mayneislandbrewingco@shaw.ca>]
Sent: Sunday, September 23, 2018 8:06 AM
To: information; Brian Crumblehulme; Gary Richardson
Subject: *Corrected Fwd: Trust letter concerning small growth plan Mayne Island Brewing Co

Corrected version...

Subject: Trust letter concerning Mayne Island Brewing Co. small growth plan

Dear Trustees and Mayne Island Residents,

We are writing in request for more information regarding the Mayne Island Bylaws referring to the prohibition to serve food or drink at a home based business and to ask for guidance in applying for a variance if this is deemed necessary. Currently Mayne Island Brewing Company holds and pays a yearly fee for an on site store licence which in most any other region in B.C. including other Gulf Islands would allow a brewery, winery, or cidery to serve a client up to twelve ounces of product in the tasting room in either 4 three ounce taster glasses or one pint glass.

We have many patrons who ask us for this option -especially bike tours who come through and we end up sending them off our property with purchased products to drink elsewhere. We would be interested in having an enlarged tasting room (existing 300 square foot studio building next to Brewery) and also a summer time small pick nick area for our customers to enjoy one ale or taster tray. (for this we would also need to apply to the LDB and pay a yearly licence fee of roughly 1100\$)

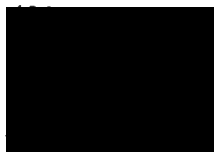
Please consider these upgrades of our facility as a service for the visitors of our Island- we have a very small yield of two to three 140 litre batches per week which would increase slightly to four batches per week and will continue to offer afternoon opening hours 1-5 pm at 2-4 days per week. This style of tasting space is available on Saltspring at Their brewery and at their cideries and wineries. We are currently struggling to make enough income to make our business viable.

2

and would like this small growth plan in place for next summer season if at all possible. Please advise us how to proceed.

In gratitude for all of the Trusts efforts on behalf of our Island.

Cheers,
Annette and Michael



Mayneislandbrewingco@shaw.ca

From: Glenda Johnson [REDACTED]

Sent: Tuesday, October 2, 2018 2:05 PM

To: Gary Richardson <grichardson@islandstrust.bc.ca>

Subject: Commercial use on Mayne Island at Horton/Fernhill

Hi Gary, as I mentioned at our last local Trust meeting, Sept. 24, 2018, I am a boat repair, machining, assembly, fabrication, and other similar types of use. The current zoning for this property was granted for commercial zoning was for restricted use as Auto Repair. I live on this business and the settlement residential zone that surrounds this business (more than one acre in size)

since it was rezoned commercial in the mid 1980's. It's my opinion that these uses are compatible within the existing neighborhood and are more suited to a light commercial zone. Auto Repair belongs in the C4 Commercial 4 zone along with the rest of the auto commercial zone in this neighbourhood should no longer exist. In the beginning, this was a person to make a living for their family on their own land. The way it stands now, it either rents out the automotive repair shop, and uses the house for their own purposes.

Thanks for hearing me out Gary, maybe 45 years is too long in the same location. I want to Mayne for the clean air, a beautiful unique environment, a quiet rural life, and protect it.

Glenda Johnson
[REDACTED]

File No.: 6500-20
(LTC Cannabis Regulation)

DATE OF MEETING: November 26, 2018
TO: Mayne Island Local Trust Committee
FROM: Robert Kojima, Regional Planning Manager
Southern Team
SUBJECT: Bylaw to Amend Fees Bylaw for Cannabis Retail Sales License Applications

RECOMMENDATION

1. That Mayne Island Local Trust Committee Bylaw No. 176, cited as “Mayne Island Local Trust Committee Fees Bylaw No. 145, 2007, Amendment No. 1, 2018”, be read a first time.
2. That Mayne Island Local Trust Committee Bylaw No. 176, cited as “Mayne Island Local Trust Committee Fees Bylaw No. 145, 2007, Amendment No. 1, 2018”, be read a second time.
3. That Mayne Island Local Trust Committee Bylaw No. 176, cited as “Mayne Island Local Trust Committee Fees Bylaw No. 145, 2007, Amendment No. 1, 2018”, be read a third time.
4. That Mayne Island Local Trust Committee Bylaw No. 176, cited as “Mayne Island Local Trust Committee Fees Bylaw No. 145, 2007, Amendment No. 1, 2018”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

REPORT SUMMARY

This report provides a draft bylaw that would amend the LTC fees bylaw to establish a separate fee for Retail Cannabis sale application referrals.

BACKGROUND

At the last meeting, the LTC adopted a standing policy regarding processing notices of retail cannabis applications that may be received from the Liquor & Cannabis Regulation Branch and requested staff to bring back an amendment with a fee of \$2000.

The attached bylaw would amend the fees bylaw to include a new fee for cannabis retail applications, also update the agency name for liquor referrals, as well as correct numbering in the subsequent section of the bylaw.

As an administrative bylaw, a public hearing is not part of the legislative process for such a bylaw, the LTC can give the bylaw three readings at a single meeting and refer it to Executive Committee for approval. Following EC approval the bylaw would be considered for adoption by the LTC.

RATIONALE FOR RECOMMENDATION

Local trust committees must be referred notice of any cannabis license proposals, and are obligated to respond to such notices. Because of the likelihood that these applications will attract significant public interest and involve significant staff resources to process, staff are recommending that LTCs amend their fees bylaws to include a specific fee for LCRB cannabis retail applications, which is distinct from and higher than liquor license applications.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Do not amend the fees bylaw

The fee for any referrals would remain at the current amount for referrals.

2. Request further information

Submitted By:	Robert Kojima, Regional Planning Manager	October 18, 2018
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DRAFT

MAYNE ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 176

A BYLAW TO AMEND THE MAYNE ISLAND LOCAL TRUST COMMITTEE FEES BYLAW NO 145, 2007

WHEREAS Section 462 of the *Local Government Act* provides that a local government may, by bylaw, impose fees related to applications and inspections;

NOW THEREFORE the Mayne Island Local Trust Committee, being the local trust committee having jurisdiction in respect of the Mayne Island Local Trust Area in the Province of British Columbia pursuant to the *Islands Trust Act*, enacts as follows:

1. Citation:

This bylaw may be cited for all purposes as “Mayne Island Local Trust Committee Fees Bylaw No. 145, 2007, Amendment No. 1, 2018”.

2. Mayne Island Local Trust Committee Fees Bylaw No. 145, 2007 is amended as shown on Schedule 1 attached to and forming part of this bylaw.

READ A FIRST TIME THIS DAY OF , 2018

READ A SECOND TIME THIS DAY OF , 2018

READ A THIRD TIME THIS DAY OF , 2018

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

DAY OF , 201X

ADOPTED THIS DAY OF , 201X

Chair

Secretary

DRAFT

Mayne Island Local Trust Committee

Bylaw No. 176

Schedule 1

1. Part 3, **Application Fees**, Section 3.1, **TABLE 4 – Other Applications**, is amended by deleting row 3 and replacing it with the following new rows:

3.	Liquor & Cannabis Regulation Branch – Liquor Licensing Applications	\$825
4.	Liquor & Cannabis Regulation Branch – Non-Medical Cannabis Retail License Applications	\$2,000

2. Part 3, **Application Fees**, Sections 3.3 through 3.6 are renumbered as Sections 3.2 through 3.5.

File No.: 6500-20 (Mayne RAR)

DATE OF MEETING: November 26, 2018

TO: Mayne Island Local Trust Committee

FROM: Gary Richardson, Island Planner
Southern Team

SUBJECT: Proposed Bylaw 171 – Riparian Area DPA for Mayne Island
Applicant: Mayne LTC Project
Location: Mayne Island Local Trust Area

1. That the Mayne Island Local Trust Committee Bylaw No. 171 cited as, “Mayne Island Official Community Plan Bylaw 144, 2007, Amendment No.1, 2017” 2018 be adopted.

REPORT SUMMARY

Proposed Bylaw (171) amends the Mayne Island OCP by adding a Riparian Area Development Permit Area. The bylaw has now received approval from the Minister and may be considered for adoption. The report recommends adoption as it would result in the Mayne LTC bylaws being consistent with provincial legislation.

BACKGROUND

The Riparian Areas Regulation, enacted under Section 12 of the Riparian Areas Protection Act in July 2004, requires local governments to protect riparian areas during residential, commercial and industrial development by ensuring that proposed activities are subject to a science based assessment, conducted by a Qualified Environmental Professional (QEP).

Proposed Bylaw 171 has been prepared create a Riparian Area DPA that satisfies the requirements of the Riparian Areas Regulation.

A public hearing was held March 26, 2018, with second and third reading following the close of the hearing. The bylaw was approved by Executive Committee on April 11, 2018 and was approved by the Minister of Municipal Affairs and Housing on November 5, 2018.

ALTERNATIVES

1. Proceed no further

The LTC may decide to proceed no further with Bylaw 171.

Submitted By:	Gary Richardson, Island Planner	November 8, 2018
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Concurrence:	Robert Kojima, Regional Planning Manager	November 15, 2018
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ATTACHMENTS

1. Proposed Bylaw 171

PROPOSED

MAYNE ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 171

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

The Mayne Island Local Trust Committee enacts in open meeting assembled as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2017”.

2. SCHEDULES

Mayne Island Official Community Plan No. 144, 2007 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

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

READ A FIRST TIME THIS 29TH DAY OF JANUARY 2018

PUBLIC HEARING HELD THIS 26TH DAY OF MARCH 2018

READ A SECOND TIME THIS 26TH DAY OF MARCH 2018

READ A THIRD TIME THIS 26TH DAY OF MARCH 2018

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
11TH DAY OF APRIL 2018

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING
THIS 5th DAY OF NOVEMBER 2018

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

MAYNE ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 171

SCHEDULE 1

The MAYNE Island Official Community Plan No. 144, 2007, is amended as follows:

1. Schedule A (Policy Document) of Mayne Island Official Community Plan No. 144, 2007 is amended by inserting the following as new Sections 2.8.7, 2.8.8 and Section 2.8.9 following Section 2.8.6:

“2.8.7 Riparian Area Development Permit Area

Designation

This development permit area includes all land that is designated as the Riparian Area Development Permit Area on Schedule I. The Development Areas shown on Schedule I have been designated as a result of: 1) a detailed assessment carried out by Madrone Environmental Services Ltd. (Madrone) which are detailed in a March 7, 2017 report prepared by Madrone; and 2) mapping carried out by Islands Trust staff December 15, 2017. In the report Madrone identified Streamside Protection and Enhancement Areas (SPEAS) for the Riparian Area designated watercourses on Mayne Island. The Development Permit Areas on Schedule I consist of the SPEAs. The actual location of the streams and water bodies may need to be determined on a site-specific basis by a qualified environmental professional or a surveyor.

Authority

This development permit area is established, pursuant to Section 488(1)(a) of the *Local Government Act*, for the purpose of establishing objectives for the protection of the natural environment, its ecosystems and biological diversity.

Objectives

The objective of this development permit area is to protect the biological diversity and habitat values of aquatic ecosystems.

It is the Object of the Islands Trust to “Preserve and protect the Trust Area and its unique amenities and environment of the Trust Area for the benefit of the residents of the Trust Area, and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia.”

It is a policy of the Islands Trust Council that local trust committees shall in their Official Community Plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or water courses, wetlands or riparian zones and to protect aquatic wildlife.

Furthermore, the province of British Columbia’s Riparian Area Regulation (RAR), under the *Riparian Areas Protection Act*, requires that local governments establish

regulations to protect riparian areas. The reason for this designation is to protect riparian areas from development so that the areas can provide natural features, functions and conditions that support fish life processes.

General Applicability

The following residential, commercial, and/or industrial activities shall require a development permit whenever they occur within the DPA, unless specifically exempted below:

- (a) construction of, addition to, or alteration of a building or other structure;
- (b) removal, alteration, or destruction of vegetation;
- (c) soil removal, soil deposit or soil disturbance;
- (d) development of drainage systems;
- (e) creation of non-structural impervious or semi-impervious surfaces;
- (f) subdivision, as defined in the *Local Government Act*; and
- (g) development, as that term is defined under the provincial *Riparian Areas Regulation*.

Work Not Requiring a Permit (Exemptions)

The following activities are exempt from any requirement for a development permit:

- a. The reconstruction, repair or maintenance of a pre-existing permanent structure on its existing foundation
- b. Interior or structural exterior alterations, renovations, maintenance, reconstruction or repair to a pre-existing permanent building or structure on an existing foundation or footprint to an extent that does not alter, extend or increase the footprint. For clarity, this includes pre-existing septic and water systems.
- c. The removal of trees that have been examined by an arborist and certified to pose an immediate threat to life or property.
- d. Emergency procedures to prevent, control or reduce immediate threats to life or property including: emergency actions for flood-protection and erosion protection, clearing of an obstruction from a bridge or culvert or an obstruction to drainage flow, and repairs to bridges and safety fences carried out in accordance with the *Water Act*.
- e. Gardening and yard maintenance activities not involving the cosmetic application of pesticides, within an existing landscaped area, including mowing, pruning, planting and minor soil disturbance that does not alter the general contours of the land.
- f. Restoration and enhancement activities by persons undertaking to only restore and enhance the natural features, functions and conditions of riparian areas as approved in a signed and sealed letter from a Qualified Environmental Professional.
- g. Proposals for the subject property which have an existing development permit and demonstrate that the proposed development shall not in any way compromise the permit and continue to demonstrate meeting or beating all protective measures and recommendations in accordance with a Riparian Assessment Report from a Qualified Environmental Professional submitted to the *Riparian Areas Regulation* Notification System.

- h. Farm Operations as defined in the *Farm Practices Protection (Right to Farm) Act* and farm uses as defined in the Agricultural Land Reserve Use, Subdivision, and Procedure Regulation. For clarity, a farm operation or farm use means agricultural activities conducted by a farm business.
- i. forest management activities, as defined in the *Private Managed Forest Land Regulation*, on land classified as managed forest land under the *Private Managed Forest Land Act*;
- j. forest management activities on land that is the subject of a woodlot license or tree farm license under the *Forest and Range Practices Act*;

2.8.8 Guidelines

Prior to undertaking any development activities within the Riparian Area DPA an owner of property shall apply to the LTC for a development permit, and the following guidelines apply:

1. The property owner shall be required, in addition to any other application requirements enacted or imposed by the Local Trust Committee, to provide at their expense an assessment report from a Qualified Environmental Professional which has been submitted per the *Riparian Areas Regulation*.
2. The Local Trust Committee should impose permit conditions based on the assessment report including:
 - a. Require specified natural features or areas to be preserved, protected, restored or enhanced in accordance with the permit.
 - b. Require natural water courses to be dedicated.
 - c. Require works to be constructed to preserve, protect, restore or enhance natural water courses or other specified natural features of the environment.
 - d. Require protection measures, including that vegetation or trees be planted or retained in order to:
 - i. preserve, protect, restore or enhance fish habitat or riparian areas;
 - ii. control drainage, or;
 - iii. control erosion or protect banks.
3. The Local Trust Committee may require a security for developments clearing greater than 280m² (3,012 ft²) of land within the Development Permit Area. Security shall be returned upon confirmation by a Qualified Environmental Professional that assessment report conditions have been satisfactorily addressed.
4. Security shall be provided to secure satisfactory completion of habitat protection works, restoration measures, or other works for the streams and streamside habitat (the "required works"). The security shall be 150% of the estimated value of the required works as determined by the Local Trust Committee.
5. The development permit should not allow any development activities to take place within any Streamside Protection and Enhancement Area identified by the Qualified Environmental Professional and the property owner should be

required to follow any measures identified by the Qualified Environmental Professional for protecting the Streamside Protection and Enhancement Area over the long term and these measures should be included as conditions of the development permit. The width of the Streamside Protection and Enhancement Area may be less than the width of the Development Permit Area.

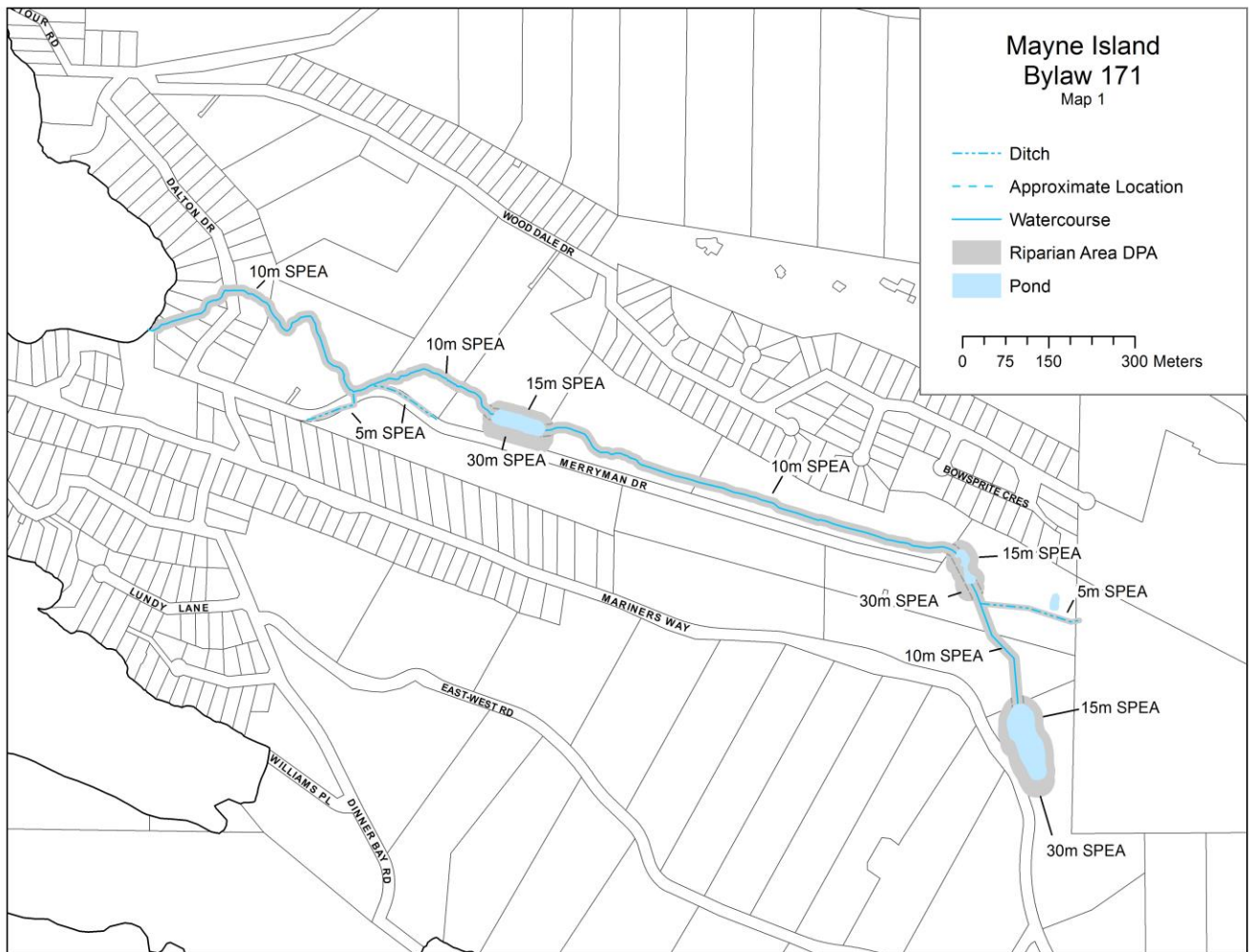
6. Where a Qualified Environmental Professional or other professional's report describes an area within the Development Permit Area as suitable for development, that is, where the Streamside Protection and Enhancement Area is less than the width of the Development Permit Area, the development permit should only allow the development to occur in compliance with the measures described in the report. Monitoring and regular reporting by a Qualified Environmental Professional or other professional at the property owner's expense may be required during construction and development phases, as specified in a development permit.
 7. If the nature of the proposed project within the Development Permit Area changes after the professional report has been prepared such that it is reasonable to assume that the professional's assessment of the impact of the development may be affected, the Local Trust Committee may require the property owner to have the professional update the assessment at the property owner's expense and development permit conditions may be amended accordingly.
 8. The Local Trust Committee may consider variances to the subdivision, siting or size regulations of this Bylaw where the variance may result in enhanced protection of a Streamside Protection Enhancement Area, riparian buffer or riparian ecosystem in compliance with recommendations of a professional's report.
 9. If a proposed land subdivision is to create additional new lots within this Development Permit Area, then any new lots, roads, building sites, septic fields and driveways should be located and constructed in a way that meets the objectives of this Area."
2. Mayne Island Official Community Plan No. 144, 2007 is amended by adding the following Maps as Schedule I - Riparian Area Development Permit Areas.

MAYNE ISLAND OFFICIAL COMMUNITY PLAN

Bylaw No. 144

SCHEDULE I

RIPARIAN AREA DEVELOPMENT PERMIT AREAS

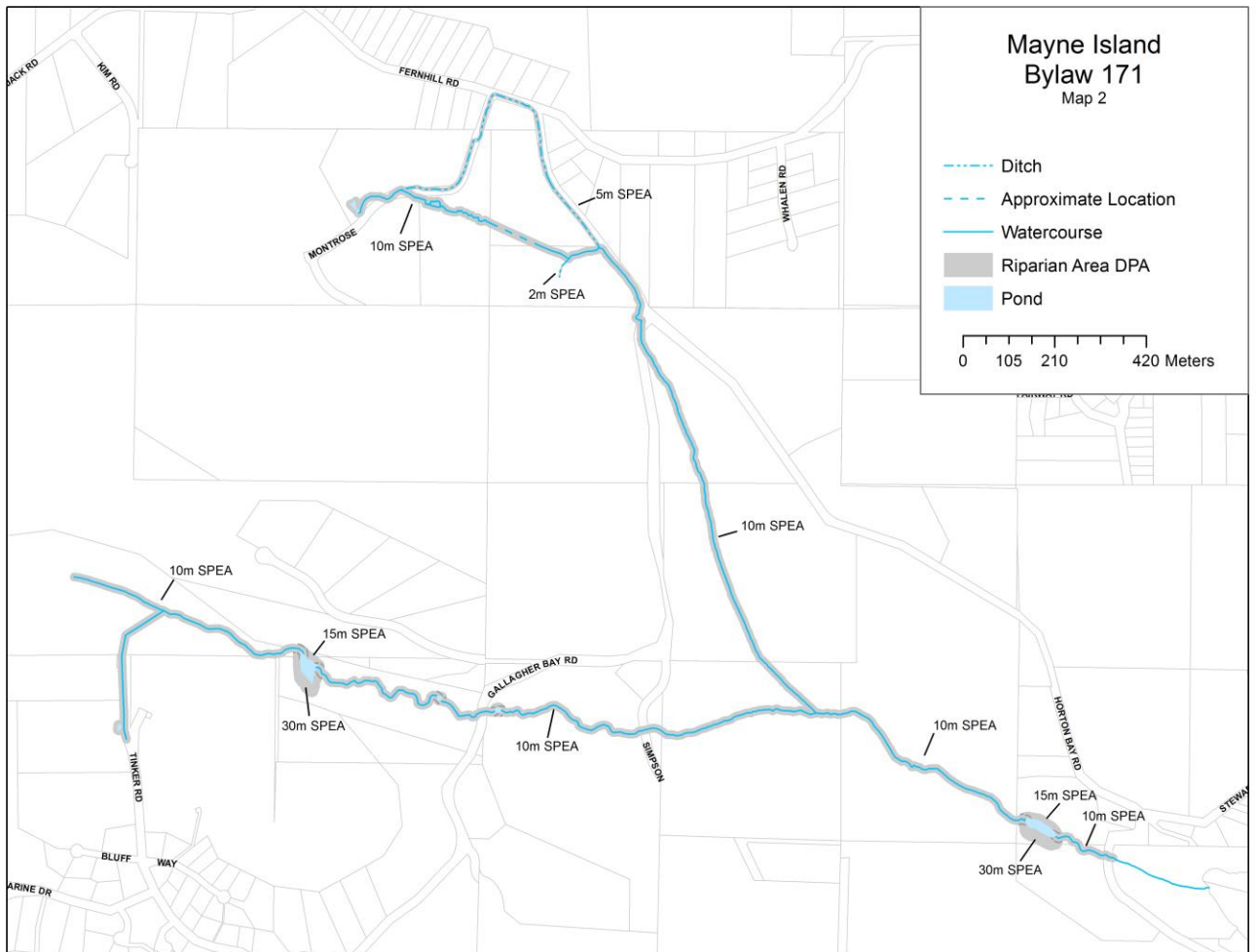


MAYNE ISLAND OFFICIAL COMMUNITY PLAN

Bylaw No. 144

SCHEDULE I

RIPARIAN AREA DEVELOPMENT PERMIT AREAS



Top Priorities

Mayne Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Commercial Land Use Review	Commercial Land Owners being advised of proposed changes and notice to be put in Mayne Liner.	27-Apr-2015	Gary Richardson	31-Oct-2018
2	Review of Zoning for Contractors Yards	Initial staff report and project charter to be prepared.	26-Mar-2018	Gary Richardson	
3	Riparian Area Regulation Implementation	Placed on Nov 26, 2018 agenda for adoption.	25-Apr-2016	Gary Richardson	31-Mar-2018

Projects

Mayne Island

Description	Activity	R/Initiated
Waste Management		31-Oct-2017
Fallow Deer		26-Mar-2018
Review permitted accessory building height		30-Jul-2018
Cannabis Production - Regulating structures		24-Sep-2018
Climate Change Adaptation	Consider regulatory changes and implementation of new DPA authority	02-Mar-2009
Density on large lot remainders	to review covenants on remainder lots and review zoning to density of dwellings and cottages	30-Sep-2015

**Development Variance Permit**

File Number	Applicant Name	Date Received	Purpose
MA-DVP-2018.4	WEY MAYENBURG LAND SURVEYING (MAUDE) Planner: Gary Richardson	25-Jul-2018	484 Cherry Tree Bay Road - Lot A & B depth to width ratio
Planning Status			
Status Date: 06-Nov-2018 Staff report and draft permit prepared for Nov 26, 2018 LTC meeting for LTCs consideration.			
Status Date: 12-Sep-2018 Staff report and draft permit to be prepared for October 29, 2018 LTC Mtg. for LTCs consideration.			
Status Date: 25-Jul-2018 Application received via email forwarded from Planner; created electronic and hard files.			

Subdivision

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

File Number	Applicant Name	Date Received	Purpose
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Islands Trust

Print Date: November 14, 2018

Applications

MA-SUB-2018.3

Wey Mayenburg Land
Surveying Inc

16-Oct-2018

proposed subdivision to create 2 parcels for residential use

Planner: Gary Richardson

Planning Status

Status Date: 06-Nov-2018

Staff response to to MoTI to be prepared by Dec 7, 2018

Status Date: 18-Oct-2018

created file, fees processed, passed on to planner

Islands Trust
LTC EXP SUMMARY REPORT F2019
Invoices posted to Month ending September 2018

645 Mayne	Invoices posted to Month ending September 2018	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-645	LTC "Trustee Expenses"	750.00	0.00	750.00
LTC Local				
65200-645	LTC - Local Exp - LTC Meeting Expenses	1,500.00	704.30	795.70
65210-645	LTC - Local Exp - APC Meeting Expenses	500.00	146.99	353.01
65220-645	LTC - Local Exp - Communications	250.00	490.00	-240.00
65230-645	LTC - Local Exp - Special Projects	500.00	0.00	500.00
TOTAL LTC Local Expense		<u>2,750.00</u>	<u>1,341.29</u>	<u>1,408.71</u>
Projects				
73001-645-4059	Mayne Commercial Land Use Review	2,000.00	0.00	2,000.00
TOTAL Project Expenses		<u>2,000.00</u>	<u>0.00</u>	<u>2,000.00</u>

Mayne Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Updated: July 13, 2017

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

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



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

October 9, 2018

Submitted by email
(rkojima@islandstrust.bc.ca)

Mayne Island Local Trust Committee
c/o Islands Trust
1627 Fort Street, Suite 200
Victoria, BC
V8R 1H8

Dear Mayne Island Local Trust Committee:

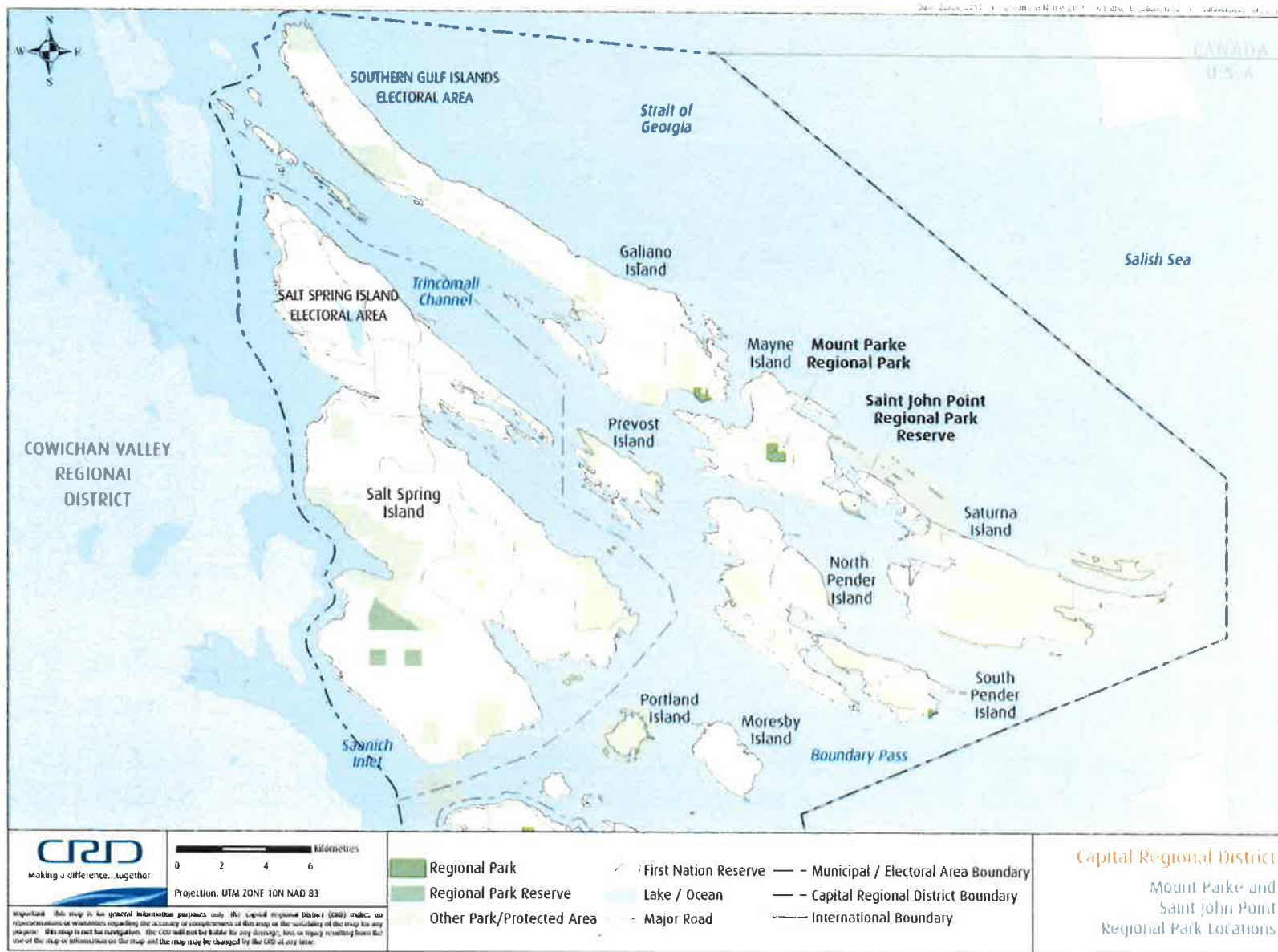
**RE: CAPITAL REGIONAL DISTRICT (CRD) – DEVELOPMENT OF MANAGEMENT PLANS
FOR SAINT JOHN POINT REGIONAL PARK AND MOUNT PARKE REGIONAL PARK,
MAYNE ISLAND**

The CRD recently initiated a project to develop park management plans for two regional parks on Mayne Island—Saint John Point Regional Park Reserve and Mount Parke Regional Park. Saint John Point is a 26 hectare waterfront park at the south-east end of the island while the 49 hectare Mount Parke is centrally located on the island (see map over).

The purpose of this correspondence is to invite the Committee to provide any information or ideas about the management of these parks that it would like to be considered as the CRD begins to draft the management plans and to request that the Committee make an administrative change to the zoning of St. John Point Regional Park lands when the Local Trust Committee undertakes its next comprehensive update of the island's zoning, to reflect the change in use of this land from Rural to Park.

With respect to public engagement for the management plans, a project webpage has been established (<https://www.crd.bc.ca/project/mt-parke-st-john-pt-management-plans>).

The webpage provides information about the parks and the planning processes and includes an online input form for interested individuals to provide initial information for the CRD to use in developing the draft management plans over the next few months. The CRD will use a variety of tools to let people know of this opportunity (e.g. word of mouth, posters, media release). CRD staff will also meet with representatives of the Mayne Island Conservancy Society the Mayne Island Parks & Recreation Commission to discuss the project and park related information. Once the draft management plans are available, likely in the spring of 2019, the CRD will post the plans and draft plan comment forms on the webpage. A public session will be hosted on Mayne Island to engage residents on the draft management plan and a copy of the draft park management plan will be provided to the Local Trust Committee for review and comment. All comments received throughout the planning process will be considered by the project team before finalizing the plans for approval by the CRD Board, which is expected to occur later in 2019.





DATE OF MEETING: November 26, 2018
TO: Mayne Island Local Trust Committee
FROM: Miles Drew Bylaw Enforcement Manager, Local Planning Services
SUBJECT: Bylaw Enforcement Notification Bylaw Amendments

RECOMMENDATION

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

1. That Mayne Island Local Trust Committee Bylaw No. 173, cited as “Mayne Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 156, 2011, Amendment No. 1, 2018”, be read a first time.
2. That Mayne Island Local Trust Committee Bylaw No. 173, cited as “Mayne Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 156, 2011, Amendment No. 1, 2018”, be read a second time.
3. That Mayne Island Local Trust Committee Bylaw No. 173, cited as “Mayne Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 156, 2011, Amendment No. 1, 2018”, be read a third time.
4. That Mayne Island Local Trust Committee Bylaw No. 173, cited as “Mayne Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 156, 2011, Amendment No. 1, 2018”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

REPORT SUMMARY

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

Background:

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

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

Next Steps:

As this is an administrative bylaw no approval from the Province is necessary. The LTC can give three readings to the bylaw at a single meeting and refer the bylaw to the Executive Committee for approval and then returned to the Mayne Island LTC for final adoption.

Submitted By:	Miles Drew Bylaw Enforcement Manager	November 15, 2018
Concurrence:	Robert Kojima, Regional Planning Manager	November 15, 2018

ATTACHMENT

1. MALTC-BEN-Amendment-Bylaw-173

**MAYNE ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 173**

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

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

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

READ A FIRST TIME THIS DAY OF ,20__

READ A SECOND TIME THIS DAY OF ,20__

READ A THIRD TIME THIS DAY OF ,20__

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

ADOPTED THIS DAY OF ,20__

SECRETARY

CHAIR

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

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

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

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

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MAYNE ISLAND LAND USE BYLAW NO. 146, 2008
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Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment Penalty (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.1.6	Exceed Maximum Floor Area Restriction For Cottages In Settlement Residential Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.1.7	Encroachment Into Setbacks In Settlement Residential Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.1.8	Exceed Height Restriction For Dwelling Unit/Cottage In Settlement Residential Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.1.9	Exceed Height Restriction For Accessory Building/Structure In Settlement Residential Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.2.1	Non Permitted Use In Rural Residential One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.2.2	Exceed Maximum Number Of Dwelling Units In Rural Residential One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.2.3	Exceed Maximum Number Of Cottages In Rural Residential One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.2.4	Exceed Maximum Number Of Accessory Buildings In Rural Residential One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.2.5	Exceed Maximum Lot Coverage Restriction In Rural Residential One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.2.6	Exceed Maximum Floor Area Restriction For Cottages In Rural Residential One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.2.7	Encroachment Into Setbacks In Rural Residential One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.2.8	Exceed Height Restriction For Dwelling Unit/Cottage In Rural Residential One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.2.9	Exceed Height Restriction For Accessory Building/Structure In Rural Residential One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.3.1	Non Permitted Use In Rural Residential Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.3.2	Exceed Maximum Number Of Dwelling Units In Rural Residential Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.3.3	Exceed Maximum Number Of Accessory Buildings In Rural Residential Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.3.4	Exceed Maximum Lot Coverage Restriction In Rural Residential Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.3.6	Encroachment Into Setbacks In Rural Residential Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.3.7	Exceed Height Restriction For Dwelling	\$300.00	\$225.00	\$450.00	Yes	100%

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

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

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

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

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

Schedule A
MAYNE ISLAND LAND USE BYLAW NO. 146, 2008
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Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment Penalty (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Restriction In Commercial Tourist Accommodation Zone					
5.9.3	Exceed Maximum Floor Area Ratio Restriction In Commercial Tourist Accommodation Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.9.4	Exceed Maximum Units And Maximum Total Floor Area In Commercial Tourist Accommodation Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.9.5	Exceed Maximum Floor Area Of Any Tourist Accommodation Unit In Commercial Tourist Accommodation Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.9.6	Exceed Maximum Floor Area Of Accessory Retail Sales Uses In Commercial Tourist Accommodation Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.9.7	Exceed Maximum Accessory Employee Housing Units In Commercial Tourist Accommodation Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.9.8	Exceed Maximum Floor Area Of Accessory Employee Housing In Commercial Tourist Accommodation Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.9.9	Exceed Maximum Accessory Dwelling Units In Commercial Tourist Accommodation Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.9.10	Exceed Maximum Buildings Accessory To Tourist Accommodation Uses In Commercial Tourist Accommodation Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.9.11	Encroachment Of Building/Structure Into Setback In Commercial Tourist Accommodation Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.9.12	Exceed Maximum Height Restriction Of Building/Structure In Commercial Tourist Accommodation Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.9.14	Fail To Meet Site Specific Regulations In Commercial Tourist Accommodation Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.10.1	Non Permitted Use In Service Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.10.2	Exceed Maximum Number Of Principal Buildings/Accessory Dwelling Units In Service Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.10.3	Exceed Maximum Number Of Accessory Buildings In Service Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%

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MAYNE ISLAND LAND USE BYLAW NO. 146, 2008
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Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment Penalty (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.10.4	Exceed Maximum Floor Area Ratio Restriction In Service Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.10.5	Exceed Maximum Lot Coverage Restriction In Service Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.10.6	Encroachment Into Setbacks In Service Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.10.7	Exceed Height Restriction For Principal Building/Accessory Dwelling Unit In Service Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.10.8	Exceed Height Restriction For Accessory Building/Structure In Service Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.10.10	Stored Materials Not Located Within Buildings/Enclosed Storage Areas In Service Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.10.11	Non Permitted Storage Of Hazardous Materials In Service Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.10.12	Inadequate Landscape Screen For Lots With Commercial Uses In Service Commercial Zone	\$100.00	\$75.00	\$150.00	Yes	100%
5.10.13	Fail To Meet Site Specific Regulations In Service Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.11.1	Non Permitted Use In Automotive Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.11.2	Exceed Maximum Number Of Principal Buildings/ Accessory Dwelling Units In Automotive Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.11.3	Exceed Maximum Number Of Accessory Buildings In Automotive Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.11.4	Exceed Maximum Floor Area Ratio Restriction In Automotive Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.11.5	Exceed Maximum Lot Coverage Restriction In Automotive Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.11.6	Encroachment Into Setbacks In Automotive Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.11.7	Exceed Height Restriction For Principal Building/Accessory Dwelling Unit In Automotive Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.11.8	Exceed Height Restriction For Accessory Building/Structure In Automotive Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.11.11	Stored Materials Not Located Within Buildings/Enclosed Storage Areas In Automotive Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%

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Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment Penalty (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.11.12	Inadequate Landscape Screen For Lots With Commercial Uses In Automotive Commercial Zone	\$100.00	\$75.00	\$150.00	Yes	100%
5.12.1	Non Permitted Use In Country Guest House Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.12.2	Exceed Maximum Lot Coverage Restriction In Country Guest House Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.12.3	Exceed Maximum Number Of Guest Houses Permitted In Country Guest House Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.12.4	Exceed Maximum Number Of Accessory Dwelling Units Permitted In Country Guest House Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.12.5	Exceed Maximum Number Of Accessory Restaurants Located Within A Guest House In Country Guest House Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.12.6	Exceed Maximum Number Of Accessory Buildings In Country Guest House Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.12.5	Encroachment Into Setbacks In Country Guest House Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.12.6	Exceed Height Restriction For Guest House/Dwelling Unit In Country Guest House Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.12.7	Exceed Height Restriction For Accessory Building/Structure In Country Guest House Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.12.8	Exceed Height Restriction For Accessory Building/Structure Used For Agricultural Purposes In Country Guest House Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.12.13	Inadequate Landscape Screen For Outdoor Storage Areas And Tourist Accommodation Uses In Country Guest House Commercial Zone	\$100.00	\$75.00	\$150.00	Yes	100%
5.12.14	Fail To Meet Site Specific Regulations In Country Guest House Commercial Zone	\$250.00	\$187.50	\$375.00	Yes	100%
5.13.1	Non Permitted Use In Industrial One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.2	Exceed Maximum Number Of Principal Buildings Or Accessory Dwelling Units In Industrial One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.3	Exceed Maximum Number Of Accessory Buildings In Industrial One	\$300.00	\$225.00	\$450.00	Yes	100%

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Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment Penalty (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Zone					
5.13.4	Exceed Maximum Floor Area Ratio Restriction In Industrial One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.5	Exceed Maximum Lot Coverage Restriction In Industrial One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.6	Encroachment Into Setbacks In Industrial One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.7	Waste Transfer Station Uses Closer than 15 metres	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.8	Exceed Height Restriction For Principal Building/Accessory Dwelling Unit In Industrial One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.9	Exceed Height Restriction For Accessory Building/Structure In Industrial One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.11	Stored Parts, Machinery And Equipment Not Located Within Buildings Or Enclosed Storage Areas In Industrial One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.12	Storage Of Toxic\ Noxious\ Explosive\ Odorous\ Radioactive Materials In Industrial One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.13	Storage Of Goods, Materials And Equipment Within 7.5 Metres Of Watercourse/Wetland/Water Body	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.14	Waste Transfer on Lot less than 0.4 Hectare	\$300.00	\$225.00	\$450.00	Yes	100%
5.13.15	Fail to Screen Industrial\Warehouse\Storage\Highways Maintenance Use	\$100.00	\$75.00	\$150.00	Yes	100%
5.13.16	Fail To Meet Site Specific Regulations In Industrial One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.14.1	Non Permitted Use In Community Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.14.2	Exceed Maximum Lot Coverage Restriction In Community Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.14.3	Encroachment Into Setbacks In Community Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.14.4	Exceed Height Restriction For Any Principal Building/Structure In Community Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.14.5	Exceed Height Restriction for Accessory Building	\$300.00	\$225.00	\$450.00	Yes	100%
5.14.7	Fail To Meet Site Specific Regulations In Community Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.15.1	Non Permitted Use In Local Community Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%

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Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment Penalty (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.15.2	Exceed Maximum Lot Coverage Restriction In Local Community Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.15.3	Encroachment Into Setbacks In Local Community Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.15.4	Exceed Height Restriction For Any Principal Building/Structure In Local Community Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.15.6	Exceed Height Restriction for Accessory Building	\$300.00	\$225.00	\$450.00	Yes	100%
5.15.7	Fail To Meet Site Specific Regulations In Local Community Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.16.1	Non Permitted Use In Transportation Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.16.2	Exceed Maximum Lot Coverage Restriction In Transportation Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.16.3	Encroachment Into Setbacks In Transportation Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.16.4	Exceed Height Restriction For Any Principal Building/Structure In Transportation Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.16.5	Exceed Maximum Combined Floor Area Restriction For All Accessory Commercial Uses In Transportation Service Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.16.6	Exceed Height Restriction for Accessory Building	\$300.00	\$225.00	\$450.00	Yes	100%
5.17.1	Non Permitted Use In Community And Regional Park Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.17.2	Exceed Maximum Lot Coverage Restriction In Community And Regional Park Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.17.3	Encroachment Into Setbacks In Community And Regional Park Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.17.4	Exceed Height Restriction For Any Building/Structure In Community And Regional Park Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.17.6	Fail To Meet Site Specific Regulations In Community And Regional Park Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.19.1	Non Permitted Use In Resource Conservation Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.19.2	Exceed Maximum Lot Coverage Restriction In Resource Conservation Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.20.1	Non Permitted Use In Water Protection Zone	\$300.00	\$225.00	\$450.00	Yes	100%

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

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment Penalty (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.21.1	Non Permitted Use In Water Moorage Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.21.2	Exceed Height Restriction For Any Structure In Water Moorage Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.21.3	Fail To Meet Site Specific Regulations in Water Moorage Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.22.1	Non Permitted Use In Water Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.22.2	More Than One Building/Building Exceeds Maximum Floor Area Restriction In Water Commercial Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.22.3	Exceed Height Restriction For Any Structure In Water Moorage Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.22.4	Fail To Provide Off-street Parking Or Parking Not Located On Adjacent Upland Lot In Water Moorage Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.23.1	Non Permitted Use In Community Wharf Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.23.2	Exceed Height Restriction For Any Building/Structure Constructed On Dock In Community Wharf Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.23.3	Building/Structure Exceeds Maximum Floor Area Restriction In Community Wharf Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.23.4	Fail To Provide Off-street Parking Or Parking Not Located On Adjacent Upland Lot In Community Wharf Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.23.5	Fail to Meet Site Specific Regulations in the Community Wharf Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.25.1	Non Permitted Use In Senior Citizens Housing Comprehensive Development One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.25.2	Exceed Maximum Number Of Permitted Duplexes In Senior Citizens Housing Comprehensive Development One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.25.3	Exceed Maximum Floor Area Restriction Of Dwelling Unit In Senior Citizens Housing Comprehensive Development One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.25.4	Exceed Maximum Number/Floor Area Of Attached Carports Per Dwelling Unit In Senior Citizens Housing Comprehensive Development One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.25.5	Exceed Maximum Combined Floor Area Of All Accessory Buildings In Senior	\$300.00	\$225.00	\$450.00	Yes	100%

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

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment Penalty (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Citizens Housing Comprehensive Development One Zone					
5.25.6	Permitted Accessory Uses Sited In More Than One Building In Senior Citizens Housing Comprehensive Development One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.25.7	Encroachment Of Building/Structure Into Setbacks In Senior Citizens Housing Comprehensive Development One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.25.8	Exceed Maximum Height Restriction Of Dwelling Unit In Senior Citizens Housing Comprehensive Development One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.25.9	Exceed Maximum Height Restriction Of Any Accessory Building/Structure In Senior Citizens Housing Comprehensive Development One Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.25.11	Inadequate Landscape Screen For Accessory Buildings And Structures And Parking Areas In Senior Citizens Housing Comprehensive Development One Zone	\$100.00	\$75.00	\$150.00	Yes	100%
5.26.1	Non Permitted Use In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.2	Exceed Maximum Lot Coverage Restriction In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.3	Exceed Maximum Floor Area Restriction In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.4(a)	Exceed Maximum Floor Area Restriction Of Tourist Accommodation Uses In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.4(b)	Exceed Maximum Floor Area Restriction Of Residential Uses In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.4(c)	Exceed Maximum Floor Area Restriction Of Retail Sales Uses In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.4(d)	Exceed Maximum Floor Area Restriction Of Combined Restaurant, Office, Personal Service, Medical And Dental Clinic Uses In Comprehensive	\$300.00	\$225.00	\$450.00	Yes	100%

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

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment Penalty (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Development Two Zone					
5.26.5	Exceed Maximum Floor Area Restriction Of Any Tourist Accommodation Unit In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.6	Exceed Maximum Number Of Tourist Accommodation Units In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.7	Exceed Maximum Number Of Residential Dwelling Units In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.8	Exceed Maximum Floor Area Of Any Residential Dwelling Unit In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.9	Exceed Maximum Number Of Accessory Employee Housing Units In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.10	Exceed Maximum Floor Area Of Any Accessory Employee Housing Unit In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.11	Exceed Maximum Number Of Accessory Dwelling Units In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.12	Exceed Maximum Floor Area Of Any Accessory Dwelling Unit In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.13	Encroachment Of Building/Structure Into Setbacks In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.14	Exceed Maximum Height Restriction Of Building Containing Tourist Accommodation Units/Accessory Dwelling Unit/Restaurant In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.15	Exceed Maximum Height Restriction Of Residential Dwelling Unit In Comprehensive Development Two Zone	\$300.00	\$225.00	\$450.00	Yes	100%
5.26.16	Exceed Maximum Height Restriction Of Any Accessory Building/Structure In	\$300.00	\$225.00	\$450.00	Yes	100%

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

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

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

Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment Penalty (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Spaces					



MAYNE ISLAND LOCAL TRUST COMMITTEE

NOTICE OF 2019 BUSINESS MEETINGS

THE LTC HAS _____ THE FOLLOWING DATES FOR ITS 2019 MEETING SCHEDULE. MEETINGS ARE SUBJECT TO CHANGE. PLEASE VISIT THE MAYNE LTC WEBSITE FOR UP-TO-DATE SCHEDULE INFORMATION. THE LTC WILL MEET ON THE LAST MONDAY OF EACH MONTH @1:00 P.M. UNLESS OTHERWISE NOTED*

January 28, 2019	Time: Location:
February 25, 2019	Time: Location:
March 25, 2019	Time: Location:
May 27, 2019	Time: Location:
June 24, 2019	Time: Location:
July 29, 2019	Time: Location:
September 30, 2019	Time: Location:
October 28, 2019	Time: Location:
November 25, 2019	Time: Location:

These are regular business meetings of the Local Trust Committee, where they will consider items such as bylaws, applications, and correspondence.

ALL MEETINGS ARE OPEN TO THE PUBLIC

Website: www.islandstrust.bc.ca/maybe
 Email: information@islandstrust.bc.ca
 Phone: 250-405-5151