



## Mayne Island Local Trust Committee Special Meeting Agenda

Date: March 5, 2018  
Time: 12:45 pm  
Location: Mary Winspear Centre  
2243 Beacon Ave  
Sidney, BC  
V8L 1W9

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|     |                                                      |                     | Pages  |
|-----|------------------------------------------------------|---------------------|--------|
| 1.  | CALL TO ORDER                                        | 12:45 PM - 12:50 PM |        |
| 2.  | APPROVAL OF AGENDA                                   |                     |        |
| 3.  | BUSINESS ITEMS                                       | 12:50 PM - 3:45 PM  |        |
| 3.1 | Commercial Land Use Review - Staff Report (attached) |                     | 2 - 19 |
| 4.  | ADJOURNMENT                                          | 3:45 PM - 3:45 PM   |        |



DATE OF MEETING: March 5, 2018  
TO: Mayne Island Local Trust Committee  
FROM: Gary Richardson, A/RPM  
Jason Youmans, A/Island Planner  
Southern Team  
SUBJECT: Commercial Land Use Review

## RECOMMENDATIONS

1. That the Mayne Island Local Trust Committee direct staff to draft amendments to Official Community Plan Bylaw No. 144 that will have the following effects:
  - a) Add a “Schedule I” to the Mayne Island Official Community Plan that shows a Miners Bay Commercial Core consistent with Appendix 1 of the staff report dated January 22, 2018.
  - b) Amend the OCP Land Use Designations of a number of properties within the Miners Bay Commercial Core as shown in Appendix 2 of the staff report dated January 22, 2018 from “Settlement Residential” to “Commercial.”
  - c) Amend the OCP to place the whole area shown as the Miners Bay Commercial Core in Appendix 1 in the Development Permit Area for the “Form and Character of Commercial, Visitor Accommodation and Industrial Development.” by adding the properties shown in Appendix 2 to the DPA. Also that the amendment exclude residences from this DPA.
  - d) Amend OCP Section 2.4 policies as shown in Appendix 3 of the staff report dated January 22, 2018.
  - e) Include a policy in Section 2.4 of the OCP to the effect that all properties zoned for commercial use within the Miners Bay Commercial Core should permit one residential dwelling per lot as a principal use.
  - f) Include a policy in Section 2.4 of the OCP that would support a maximum lot size for commercial zones in order to retain the small lot character of Miners Bay.
  - g) Amend the first paragraph under Section 2.4 to replace “retail commercial” with “general commercial” and change the title of subsection 2.4.1 from “Retail Commercial” to “General Commercial.”
  - h) Include a recommended floor area for future commercial uses authorized under the neighbourhood commercial policies of current OCP policy 2.4.1.4.

- i) Amend current policy 2.4.1.5 to state that strip development will be restricted through the rezoning process and through application of development permit area guidelines.
  - j) Delete current policy 2.4.1.3 which states that “Service based businesses should be dispersed in the Mayne Island Trust Area.”
  - k) Add an OCP policy that would allow the LTC to consider modest increases to the scale of home occupations provided the following are adequately addressed: neighbourhood impacts, parking, water and sewer.
  - l) Add a policy to Section 3.3.2 of the OCP to state that solid waste transfer stations should be located on industrially zoned property.
2. That the Mayne Island Local Trust Committee direct staff to draft amendments to Land Use Bylaw No. 146 that do the following:
- a) Permit single-family dwellings as a principal use in the Commercial 1 zone within the Miners Bay Commercial Core.
  - b) Rezone the Commercial 1 (a), (b) and (c) zones to allow the full range of uses permitted in Commercial 1 zones<sup>1</sup>.
  - c) Remove reference to Floor Area Ratio (FAR) in the commercial zones.
  - d) Reduce the permitted lot coverage to 25% in the Commercial 1 zone and its variants.
  - e) Remove “including financial services and travel agencies” from “office use” in Commercial 1 zone.
  - f) Establish a maximum lot size in the Commercial 1 zone to limit the consolidation of lots.
  - g) Amend “personal service” definition to remove exclusion of laundromats and dry cleaning.
  - h) Amend the titles of the C1, C2, C3 and C4 zones so they are simply “Commercial 1,” “Commercial 2,” “Commercial 3” and “Commercial 4”.
  - i) Amend permitted uses across the commercial zones to differentiate between repair shops and vehicle/boat repair.
3. That the Mayne Island Local Trust Committee direct staff to draft amendments to the Home Occupation section of Land Use Bylaw No. 146 to:

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<sup>1</sup> See Appendix 4 for Commercial 1 (a), (b) and (c) zoned properties.

- a) Authorize small tasting areas for home occupations producing food and drink items, including, but not limited to, wineries, cideries, distilleries, and meaderies.
  - b) Include a maximum area limit for tasting areas.
4. That the Mayne Island Local Trust Committee refer this staff report and any resolutions arising from it to the Mayne Island Advisory Planning Commission for review.

## REPORT SUMMARY

The purpose of this report is to provide the Mayne Island Local Trust Committee (LTC) with recommendations for amendments to Mayne Island Official Community Plan policies and Mayne Island Land Use Bylaw regulations concerning commercial activity on the Island.

The LTC has not identified any specific outcomes of this project, so staff have prepared this report based on issues to which the LTC has alluded over a number of years. Full assessment of all consequences of the proposed recommendations has not yet been undertaken.

## BACKGROUND

This report follows on a [discussion paper](#) received by the LTC in July 2017 reviewing the status of commercial regulations and policies on Mayne Island. See the discussion paper for existing OCP policies concerning commercial uses.

Following receipt of that discussion paper, the LTC directed staff to undertake a Community Information Meeting and forward the discussion paper on to the local business community and interested parties for review and comment per the following resolutions:

### MA-2017-032

#### **It was Moved and Seconded,**

That the Mayne Island Local Trust Committee direct staff to arrange a Community Information Meeting to obtain community comment on the commercial land use review discussion paper prepared by staff July 2017.

**CARRIED**

### MA-2017-033

#### **It was Moved and Seconded,**

That the Mayne Island Local Trust Committee direct staff to forward the discussion paper to business operators, commercial property owners and the Advisory Planning Commission Special Task Force to obtain their comments.

**CARRIED**

At the October 30, 2017 LTC meeting, discussion was had about consideration of changes to commercial zoning and policy on Mayne Island. This feedback included comments regarding the Miners Bay commercial core, aesthetics of commercial development, and cost of rezoning applications.

This project follows on work undertaken by a Mayne Island Commercial Land Use Review Task Force undertaken in 2011/12, and some of the recommendations contained in this staff report reflect the recommendations of that Task Force.

## **ANALYSIS**

### **Policy/Regulatory**

#### ***Islands Trust Policy Statement:***

Staff believe that changes proposed are consistent with the Islands Trust Policy Statement. Staff will provide a complete review of consistency with the Islands Trust Policy Statement Directives Only Checklist prior to public hearing of any bylaw amendments.

Of potential concern are changes that encourage the creation of new commercial zoned land relative to Policy Statement policy 4.4.2 which states that:

“Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.”

Staff will turn its attention to Policy Statement consistency as any bylaws are advanced.

#### ***Official Community Plan (OCP):***

Staff are proposing several amendments to the Official Community Plan. These proposals are considered generally consistent with the overall spirit and intent of the Mayne Island Official Community Plan.

A number of Land Use Bylaw amendments are also proposed. Where necessary, staff are proposing supportive Official Community Plan amendments to ensure the land use bylaw is consistent with the OCP.

#### ***Land Use Bylaw (LUB):***

Staff are proposing several amendments to existing LUB regulations. See existing commercial zone regulations in the [LUB here](#).

### **Issues and Opportunities**

#### ***Recommended Amendments***

The amendments being recommended for the Miners Bay commercial core give some certainty as to which properties can be used commercially and which ones will remain as residential. Changing the zoning in Miners Bay to allow either commercial use or residential use will allow a property owner to choose which use best suits the property at any given time without having to apply for a rezoning each time they want to change the use.

Alternatively OCP policies could support commercial use in Miners Bay and a property owner could apply for a rezoning to change the use. This is a costly and time consuming process that would not allow the flexibility of the dual commercial residential use permitted outright in zoning.

The amendments support and in some cases add uses to the existing commercial properties outside of Miners Bay and could allow commercial rezoning of residential properties in very limited circumstances.

### *Potable Water*

The creation of a Miners Bay Commercial Core that extends beyond the current Commercial 1 zone boundary may have servicing implications. As noted in Policy Statement discussion above, staff will consider the implications of OCP and LUB amendments on water servicing.

### *Unintended Consequences*

The creation of new commercial zones, changes to existing commercial zones, and OCP amendments that forecast future commercial use of properties may have implications vis-à-vis property value assessments and tax rates. Staff will investigate this further if and as any bylaw amendments are advanced.

### **Consultation**

If, and as, any LUB or OCP amendments advance, staff will provide the LTC with a recommended consultation plan. Per the recommendation above, staff recommend that this staff report and any resolutions arising from it be referred to the Mayne Island Advisory Planning Commission.

### **Statutory Requirements**

Statutory notification of any proposed OCP or LUB amendments will be made in accordance with Section 466 of the *Local Government Act* and Mayne Island Development Procedures Bylaw No. 83. This will involve newspaper advertising and neighbourhood notification and will be undertaken once the LTC directs staff to schedule a public hearing. Correspondence related to this project may be sent to the Mayne Island Planner.

As this project would involve OCP amendments, the LTC is required by the *Local Government Act* to consider opportunities for consultation with persons, organizations and authorities it considers will be affected. As noted in the Consultation section above, staff will provide a consultation and communications plan if and as any bylaw amendments advance.

### **Agencies**

Any OCP and LUB amendments will be forwarded to relevant agencies for review and comment following first reading.

### **First Nations**

As this project will involve OCP amendments, referral to First Nations with a stated territorial interest in the Mayne Island Local Trust Area will be referred the proposed bylaw amendments for review and comment, as well as any further consultation deemed necessary as the project evolves.

## Rationale for Recommendation

These amendments are being recommended to: provide certainty and clarity regarding commercial land use on Mayne Island, clarify language, allow flexibility in the Miners Bay core to allow either commercial or residential use without rezoning, give certainty and clarity to the policies and zoning that applies to existing commercial properties outside of Miners Bay, and to give future LTCs and property owners policies to consider when a commercial zoning of a residential lot is applied for outside of Miners Bay.

### **1) Recommended OCP Amendments**

- a) Add a “Schedule I” to the Mayne Island Official Community Plan that shows a Miners Bay Commercial Core consistent with Appendix 1 of the staff report dated January 22, 2018.**

Staff Comment: If there are particular uses that the LTC wishes to see limited to Miners Bay, defining the limits of that commercial core is important. This way, a particular geographic area can be referenced in policy as discussed below. The Miners Bay Commercial Core shown in Appendix 1 is consistent with the recommendations the 2011 Mayne Island Commercial Land Use Review Task Force sub-committee provided to the LTC in 2012.

- b) Amend the OCP Land Use Designations of a number of properties within the Miners Bay Commercial Core as shown in Appendix 2 of the staff report dated January 22, 2018 from “Settlement Residential” to “Commercial.”**

Staff Comment: Creating additional commercially-designated properties within a Miners Bay Commercial Core will ensure that future rezoning applications to create new commercially-zoned properties do not require a corresponding OCP amendment. Creating additional commercial designated land is a signal that the LTC is generally supportive of new commercial zones in the Island’s traditional commercial area.

Alternatively, the LTC could adopt a specific Miners Bay Commercial Core land use designation with its own set of unique policies.

- c) Add a policy to Section 2.4 to state that all rezonings from non-commercial to commercial uses will require a corresponding OCP amendment to include the subject property in the Development Permit Area for the “Form and Character of Commercial, Visitor Accommodation and Industrial Development.”**

Staff Comment: If the LTC is inviting the creation of new commercial zones, then development on the subject properties should maintain the form and character desired by the Mayne Island community. Residential Use should be exempt from this DPA.

- d) Amend OCP Section 2.4 policies as shown in Appendix 3 of the staff report dated January 22, 2018.**

Staff Comment: These draft policies would provide guidance concerning how to assess rezoning applications outside of the Miners Bay Commercial core.

2.4.1.2 – This proposed amendment creates guidance that retail and personal service type uses should be focused in the Miners Bay Commercial Core. Generally, these uses are high traffic, but of low noise, dust and odour impacts. This suggests that rezoning applications for such uses outside of the Miners Bay

Commercial Core may not receive LTC support, unless in areas referenced in the proposed policy 2.4.1.4 in Appendix 3.

2.4.1.3 – This proposed amendment serves as policy guidance that the LTC supports ongoing commercial use of existing commercial zones outside of Miners Bay.

2.4.1.4 – This proposed policy provides the LTC with guidance as to the types of uses, and therefore the types of rezonings, that may be entertained on the subject properties in the noted areas.

2.4.1.5 – This proposed amendment lays out policy guidance to assist future LTC's in assessing rezoning applications for existing commercial zoned properties outside of the Miners Bay Commercial Core.

2.4.1.6 – This proposed policy provides the LTC with policy guidance in the consideration of the creation of new commercial zones outside of the Miners Bay Commercial Core.

The LTC will note that proposed policy 2.4.1.6 contains two additional guidelines to proposed policy 2.4.1.5. The rationale behind this is that it seems desirable to intensify the use on existing commercial land if possible, rather than create new commercially zoned properties.

- e) **Include a policy in Section 2.4 of the OCP to the effect that all properties zoned for commercial use should also simultaneously permit single-family dwellings.**

Staff Comment: This policy will ensure that commercially-zoned properties that are not being used for commercial purposes can continue to be used as single-family residential purposes, thus maintaining present form and character, and allowing buildings to alternate between commercial uses and residential uses as the market dictates.

- f) **Include a policy in Section 2.4 of the OCP to the effect that the LTC could consider a maximum lot size for Commercial 1 zones in order to retain the small lot character of Miners Bay.**

This is an enabling policy to establish an LUB amendment that limits the maximum size of lots in the Miners Bay Commercial Core to retain the traditional pattern of development and discourage lot consolidation and the creation of larger buildings and strip development.

- g) **Amend the first paragraph under Section 2.4 to replace “retail commercial” with “general commercial” and change the title of subsection 2.4.1 from “Retail Commercial” to “General Commercial.”**

Staff Comment: The heading “Retail Commercial” does not reflect the substance of the policies that follow, which deal with both “retail” and “service” commercial uses. Therefore, a more accurate heading is warranted. This disjuncture was noted by the Commercial Land Use Review Task Force in 2012.

- h) **Include a recommended floor area for future commercial uses authorized under the neighbourhood commercial policies of current OCP policy 2.4.1.4.**

Staff Comment: Existing policy 2.4.1.4 states that the LTC could consider “small developments” within neighbourhoods to serve neighbourhood needs. Establishing a floor area limitation or other such restrictions would help add clarity to what constitutes “small” development.



- i) Amend current policy 2.4.1.5 to state that strip development will be restricted through the rezoning process and through application of development permit area guidelines.**

Staff Comment: Current policy 2.4.1.5 states that “strip development of businesses outside the commercial centres shall not be permitted.” This policy does not indicate whether strip development refers to multiple adjacent lots zoned for commercial uses, or to a particular building/development style. Guidelines around strip development are best included in development permit area guidelines. Meanwhile, if a rezoning is proposed to create a new commercial zone adjacent to an existing commercial zone, the LTC could cite this as the creation of a “strip” and on this basis consider declining further consideration.

- j) Delete current policy 2.4.1.3 which states that “Service based businesses should be dispersed in the Mayne Island Trust Area.”**

Staff Comment: Staff consider this statement problematic as it does not indicate whether it is a description of current conditions, or a guiding policy for future land use changes. Additionally, it does not differentiate between different types of service uses, like vehicle repair, and personal service uses, like hair-dressing. The proposed revisions would focus particular uses to particular areas.

- k) Add an OCP policy that would allow the LTC to consider modest increases to the scale of home occupations provided the following are adequately addressed: neighbourhood impacts, parking, water and sewer.**

Staff Comment: There may be parts of the island where larger home occupations could thrive with minimal detrimental impacts. The proposed policy amendment provides the LTC with guidance in entertaining applications for expanded home occupations.

- l) Add a policy to Section 3.3.2 of the OCP to state that solid waste transfer stations should be located on industrially zoned property.**

Staff Comment: Inclusion of this policy would fulfil one of the recommendations of the Mayne Island Commercial Land Use Review Task Force

## ***2. Recommended Land Use Bylaw Amendments - Commercial***

- a) Permit single-family dwellings as an outright use in the Commercial 1 zone**

Staff Comment: Allowing single-family dwellings in the Commercial 1 zone will allow properties to transition between commercial and residential use or a combination of the two as the market dictates and help retain the existing character of Miners Bay.

- b) Rezone the Commercial 1 (a), (b) and (c) zones to allow the full ranges of uses permitted in the Commercial 1 zones.**

Staff Comment: The current use limitations in these zone variants precludes an easy transition from one business to another to reflect market conditions. They should be relaxed.

- c) Remove reference to Floor Area Ratio (FAR) in the commercial zones**

Staff Comment: Floor Area Ratio (FAR) can be a confusing concept for the general public not involved in real estate development. The 0.25 FAR included in the C1 zone is a tool by which to ensure that downtown development remains of a scale characteristic of traditional development patterns in the Miners Bay Commercial Core. However, the same effect can likely be achieved through a combination of lot coverage limits and the application of development permit area guidelines.

**d) Reduce the permitted lot coverage to 25% in the Commercial 1 zone and its variants**

Staff Comment: If the LTC is concerned that eliminating the Floor Area Ratio as recommended above could lead to a larger scale of development, it could reduce the permitted lot coverage in commercial zones to 25%.

**e) Remove “including financial services and travel agencies” from “office use” in Commercial 1 zone.**

Staff Comment: These uses would fall within a common understanding of what constitutes an “office”, there is no need to distinguish them.

**f) Establish a maximum lot size in the Commercial 1 zone to prevent the consolidation of lots**

Staff Comment: If the LTC is concerned about the consolidation of properties in Miners Bay and that this could lead to larger developments, it could create a maximum lot size in the zone that would limit lot consolidation.

**g) Amend definition of “personal service” to remove laundromat and dry cleaning exclusion**

Staff Comment: Laundromats and dry cleaners seem like valid personal service uses, albeit they may have additional water requirements that make them undesirable.

**h) Amend the titles of the C1, C2, C3 and C4 zones so they are simply “Commercial 1,” “Commercial 2,” “Commercial 3” and “Commercial 4”**

Staff Comment: The current titles, “Settlement Commercial,” “Commercial Tourist Accommodation,” “Service Commercial” and “Automotive Commercial” do not reflect the range of actual uses permitted. This was noted by the Commercial Lands Review Task Force in 2012.

**i) Amend permitted uses across the commercial zones to differentiate between repair shops and vehicle/boat repair and servicing.**

Staff Comment: The LUB could use greater clarity between small types of repair and larger, more intensive types of repair.

**3) Recommended Land Use Bylaw Amendments – Home Occupation**

**That the Mayne Island Local Trust Committee direct staff to draft amendments to the Home Occupation section of Land Use Bylaw No. 146 to:**

**a) Authorize small tasting areas for home occupations producing food and drink items, including, but not limited to, wineries, cideries, distilleries, and meaderies.**

Staff Comment: On Mayne Island, as on other islands in the Islands Trust Area, development of wineries, cideries, distilleries and meaderies are an increasingly popular type of home occupation. Current home

occupation regulations preclude the service of food or drink. However, the types of uses listed typically require some type of sampling service for customers. Staff recommend that a floor area limit for such be established.

## **ALTERNATIVES**

### **1. Miners Bay Commercial Core**

The LTC may determine that the extent of the Miners Bay Commercial Core proposed in Appendix 1 of this staff report is too great. An alternative Miners Bay Commercial Core of smaller dimensions is included in Appendix 4 of this staff report. The LTC may therefore direct staff to draft a map amendment to establish a smaller Miners Bay Commercial Core. Recommended wording for the resolution is as follows:

*That the Mayne Island Local Trust Committee direct staff to Add a "Schedule G" to the Mayne Island Official Community Plan that shows a Miners Bay Commercial Core consistent with Appendix 5 of the staff report dated January 22, 2018.*

If the LTC has other ideas about the appropriate boundaries of a Miners Bay Commercial Core, those ideas can be further explored within an LTC meeting.

### **2. OCP "Commercial" Policies**

If the LTC determines that the OCP policies proposed in Appendix 3 of this staff report do not achieve its objectives vis-à-vis guiding the future course of commercial development on Mayne Island, it may direct staff to draft bylaw amendments that will achieve the LTC's objectives.

For example, if it is the LTC's intention that no more commercial zoned land be created on Mayne Island, it could make the following resolution:

*That the Mayne Island Local Trust Committee direct staff to draft an OCP policy that will strongly discourage the creation of new commercial zoned property on the island.*

There are a range of possible policy options that can facilitate the creation of more commercial zoned land, hold commercial zoned land at its present levels, or even reduce it if that is the LTC's objectives.

### **3. Pre-zone new commercial land**

Amending the OCP designation of land in the Miners Bay Commercial Core so that it is all considered "Commercial" under the OCP establishes an expectation that, provided uses proposed are consistent with guiding policies, a rezoning from Settlement Residential to Commercial 1 or similar will be successful. If the LTC wishes to save property owners the cost of submitting a rezoning application that already aligns with the underlying land use designation and guiding policies, then it could consider proactively rezoning all non-commercial land in the Miner's Bay Commercial Core to Commercial 1. This was a recommendation of the Mayne Island Commercial Land Use Review Task Force in 2012.

Recommended wording for such a resolution is as follows:

*That the Mayne Island Local Trust Committee direct staff to draft a land use bylaw amendment that would rezone all non-Commercial properties within the Miners Bay Commercial Core as shown on Appendix 1 of the staff report dated January 22, 2018 to Commercial 1.*

## **NEXT STEPS**

Describe the next steps in the process, if applicable.

|               |                                              |                   |
|---------------|----------------------------------------------|-------------------|
| Submitted By: | Jason Youmans, A/Island Planner              | February 28, 2018 |
| Concurrence:  | Gary Richardson, A/Regional Planning Manager | February 28, 2018 |

#### **ATTACHMENTS**

1. Miners Bay Commercial Core - Full
2. Commercial Land Use Designations in full MBCC adopted
3. Recommend Commercial OCP Policies
4. Commercial 1 (a), (b) and (c) Zones
5. Miners Bay Commercial Core - Limited





**PROPERTIES PROPOSED FOR “COMMERCIAL” LAND USE DESIGNATION UNDER  
OCP (IF FULL MINERS BAY COMMERCIAL CORE ADOPTED)**



## **PROPOSED OCP “COMMERCIAL” POLICY AMENDMENTS**

### **Current:**

2.4.1.2 – Retail businesses shall be clustered at Miners Bay with the exception of; the Montrose/Fernhill area, the Building Centre at Whalen/Fernhill, and the auto repair yard at Horton/Fernhill.

### **Proposed:**

2.4.1.2 - Retail, restaurant, office, personal service, medical and dental clinic, and other similar uses should be clustered in the Miners Bay Commercial Core as shown on OCP Map G.

2.4.1.3 - Existing commercial zones outside of Miners Bay Commercial Core at Montrose/Fernhill, Whalen/Fernhill, Horton/Fernhill, and Dalton/Village Bay should remain.

2.4.1.4 – Where rezoning applications are received for existing commercially designated properties outside of the Miners Bay Commercial Core, the following types of uses are considered appropriate for the specified areas:

- Fernhill/Montrose: Uses similar to those permitted in the Miners Bay Commercial Core.
- Fernhill/Whalen: Building supply sales, and other similar types of uses.
- Fernhill/Horton: Vehicle and/or boat repair, machining, assembly, fabrication, and other similar types of uses provided they are carried out indoors.
- Dalton/Village Bay: Uses similar to those permitted by zoning in the Miners Bay Commercial Core. Buildings and structures should be limited in floor area.

2.4.1.5 - Rezoning applications to change or add uses in existing commercial zones outside of the Miners Bay Commercial Core should demonstrate:

- that there is adequate parking to service the proposed use.
- that the proposed use will not have adverse impacts on neighbouring properties.
- that there is adequate water and septic capacity to support the proposed use.

2.4.1.6 – Applications proposing to rezone non-commercial land to commercial land should only be considered if the application demonstrates:

- that there is no other suitable, appropriately-zoned land.
- that there is community need for the proposed use.
- that there is adequate parking to service the proposed use.
- that the proposed use will not have adverse impacts on neighbouring properties.

- that there is adequate water and septic capacity to support the proposed use.
- that proposed use, buildings and structures be small in scale.



## **MAYNE ISLAND COMMERCIAL 1 (a), (b), and (c) ZONES**



**Commercial 1 (a) Zone: Lot 36, Dalton Drive.**



**Commercial 1 (b) Zone: 454 Village Bay Road**



**Commercial 1 (b) Zone: 568 Fernhill Road**

**MINERS BAY COMMERCIAL CORE - LIMITED**



**MINERS BAY COMMERCIAL CORE - LIMITED**