



Mayne Island Local Trust Committee Regular Meeting Agenda

Date: March 25, 2024
Time: 1:30 pm
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island, BC

			Pages
1.	CALL TO ORDER	1:30 PM - 1:30 PM	
2.	APPROVAL OF AGENDA	1:30 PM - 1:35 PM	
3.	TOWN HALL AND QUESTIONS	1:35 PM - 1:50 PM	
4.	COMMUNITY INFORMATION MEETING - None		
5.	PUBLIC HEARING - None		
6.	MINUTES	1:50 PM - 2:00 PM	
6.1	Local Trust Committee Minutes Dated February 26, 2024 (for Adoption)		3 - 10
6.2	Section 26 Resolutions-without-meeting Report - None		
6.3	Advisory Planning Commission Minutes - None		
7.	BUSINESS ARISING FROM THE MINUTES		
7.1	Follow-up Action List Dated Mar 2024		11 - 12
8.	DELEGATIONS		
9.	CORRESPONDENCE		
<i>Correspondence received concerning current applications or projects is posted to the LTC webpage</i>			
10.	APPLICATIONS AND REFERRALS		
11.	LOCAL TRUST COMMITTEE PROJECTS	2:00 PM - 3:00 PM	
11.1	Land Use Bylaw Review - Staff Report (attached)		13 - 23
11.2	Housing Project - Staff Report (attached)		24 - 25

12.	REPORTS	3:00 PM - 3:10 PM
12.1	Work Program Reports (attached)	
12.1.1	<u>Active Projects Report Dated Mar 2024</u>	26 - 26
12.1.2	<u>Future Project List Report Dated Mar 2024</u>	27 - 27
12.2	Applications Report Dated Mar 2024 (attached)	28 - 31
12.3	Trustee and Local Expense Report Dated Jan 2024 (attached)	32 - 32
12.4	Adopted Policies and Standing Resolutions (attached)	33 - 37
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	
14.	UPCOMING MEETINGS	
14.1	Next Regular Meeting Scheduled for May 27, 2024 at the Agricultural Hall, Mayne Island	
15.	TOWN HALL	3:10 PM - 3:25 PM
16.	CLOSED MEETING (Distributed Under Separate Cover)	
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)(f) for the purpose of considering:	
	(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;	
	AND that the recorder and staff attend the meeting.	
16.2	Recall to Order	
16.3	Rise and Report	
17.	ADJOURNMENT	3:25 PM - 3:25 PM

Mayne Island Local Trust Committee

Minutes of Regular Meeting

Date: February 26, 2024
Location: Electronic Meeting

Members Present: Tobi Elliott, Chair (electronic)
David Maude, Local Trustee (electronic)
Jeanine Dodds, Local Trustee (electronic)

Staff Present: Narissa Chadwick, Island Planner (electronic)
Warren Dingman, Bylaw Compliance and Enforcement Manager (electronic)
Pat Todd, Recorder (electronic)

Others Present: There were approximately sixteen (16) members of the public present.
Kevin Webber, Capital Regional District (CRD) Park Planner

1. CALL TO ORDER

Chair Elliott called the meeting to order at 1:30 p.m. Trustee Maude acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

Tim Mackie asked if the letter sent Sunday had been received and read. They are opposed to DVP-2024.1 and the rationale is included in the letter.

Chair Elliott acknowledged receipt of the letter.

Nico Preston was opposed to DVP-2024.1 and made the following comments:

- Questioned statement “no responses received to notice”
- A Bylaw complaint has been filed regarding encroachments
- Questioned if complaint to Planner had been received
- Noted a letter sent to Local Trust Committee in 2022 regarding encroachments
- Variance has impacts on own property: visual, possible increased occupancy

Island Planner Chadwick (sitting in for Planner Testemale) stated that Bylaw complaints are independent of applications. The proposed Development Variance Permit is an effort to bring the site into compliance.

4. **COMMUNITY INFORMATION MEETING - None**

5. **PUBLIC HEARING - None**

6. **MINUTES**

6.1 **Local Trust Committee Minutes Dated January 29, 2024**

By general consent the Mayne Island Local Trust Committee meeting minutes of January 29, 2024 were adopted.

6.2 **Section 26 Resolutions-without-Meeting Report - None**

6.3 **Advisory Planning Commission Minutes Dated February 13, 2024**

Received for information

7. **BUSINESS ARISING FROM THE MINUTES**

7.1 **Follow-up Action List Dated Feb 2024 – Received for information.**

8. **DELEGATIONS**

9. **CORRESPONDENCE**

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

9.1 **Lee-Ann McKintuck re Dog Park Proposal for BC Ferries**

Trustee Dodds spoke to this item. BC Ferries had contacted Planner regarding a community use for property next to ferry terminal that is currently occupied through a Temporary Use Permit by a trail crew. Trustee Dodds asked Island Planner Chadwick how to proceed.

Island Planner Chadwick stated a letter from Local Trust Committee would be most efficient.

MA-2024-009

It was Moved and Seconded,

that Trustee Dodds, in conjunction with Chair Elliott and Trustee Maude, draft a letter to British Columbia Ferries regarding exploring interim community usage, such as, a dog park, for property located on Letour Road.

CARRIED

9.2 **Adrienne Brown re Vegetation Cutting and Removal on Local Roads**

- Recent mowing has caused a number of issues related to machines used and extent of brush cutting
- Vegetation holds water
- Prime topic for protocol agreement
- Trust Council to add to ongoing concern with Ministry of Transportation and Infrastructure
- Gabriola had similar concerns

MA-2024-010

It was Moved and Seconded,

that Mayne Island Local Trust Committee send a letter to Ministry of Transportation and Infrastructure, with copies to Emcon Services (contractor responsible for mowing) and other Local Trust Committees, expressing concerns regarding road side brush cutting and roadside clearing practices.

CARRIED

10. APPLICATIONS AND REFERRALS

10.1 MA-DVP-2024.1 (McHugh)

Island Planner Chadwick reviewed the development variance application on behalf of Planner Testemale. It was noted that the site allows for a dwelling and a cottage. The application appears reasonable. The site would be 4 acres following subdivision.

Applicant added:

- Buildings on site when purchased in 2012
- Moving buildings not feasible
- Need to upgrade to meet Building Code and bring structures into compliance
- Attempts to rectify neighbour's concerns have been unsuccessful
- Only one of the existing buildings can be used as a dwelling
- Septic needs to be upgraded, along with electrical, and would be located away from setbacks
- Trying to resolve issues for past 2 years
- Some urgency to close out Permits

Discussion

- Unfortunate neighbours are at odds
- Historic issue: past owners aware of situation and accepted
- New owners while aware at time of purchase less accepting
- Consider what option has the least impact/harm – ecological damage
- Bylaw complaint lodged after rezoning application submitted

MA-2024-011

It was Moved and Seconded,

that Mayne Island Local Trust Committee approve issuance of Development Variance Permit application MA-DVP-2024.1 (McHugh).

CARRIED

10.2 MA-LCB-2023.1 (Witteman)

Island Planner Chadwick reviewed the community feedback from the open house. Six community members attended and all of them were in favour of the application. The proposal conforms to current zoning. The licencing change is a moderate expansion of service and within the existing Land Use Bylaws for Mayne Island.

MA-2024-012

It was Moved and Seconded,

that Mayne Island Local Trust Committee direct staff to send a response to the Liquor and Cannabis Regulation Branch regarding the application for a Lounge License for 490 Fernhill Road (Mayne Island Brewing Company) that states:

- a. The public within the vicinity of the establishment as well as the rest of the Island have been provided opportunity to comment on the application
- b. The impacts on nearby neighbours would be negligible
- c. The activity is permitted by zoning
- d. The Local Trust Committee recommends the application be approved.

CARRIED

MA-2024-013

It was Moved and Seconded,

that Mayne Island Local Trust Committee direct staff to include a record of information received at the February 23, 2024 Public Meeting, and any additional public input, with the response to the Liquor and Cannabis Regulation Branch regarding the Mayne Island Brewing Company Lounge License.

CARRIED

Trustee Maude spoke to unavailability to attend the recent Advisory Planning Commission meeting. Trustee Maude suggested that there is a need to avoid overlapping of meetings.

The Committee took a break from 2:40 p.m. to 2:50 p.m.

10.3 MA-ALR-2023.1 (CRD)

Capital Regional District Planner Kevin Webber joined the meeting.

Island Planner Chadwick reviewed the Capital Regional District's application to the Agricultural Land Commission. The application is to allow a non-farm use within a piece of land that is included in the Agricultural Land Reserve. The area would be used to create a park entrance hub and would be located on a previously cleared site. It was noted that the application appears to be practical.

Discussion:

- Plan to rezone to Conservation Resource and tell Agricultural Land Commission of intentions
- Question of referral to First Nations and consultation
- The question of which jurisdiction is responsible for consulting with First Nations was raised
- Could note no First Nations consultation with the expectation that the Agricultural Land Commission would do this
- Access road to park

- Question raised regarding legal access for public – to address during rezoning process

MA-2024-014

It was Moved and Seconded,

that Mayne Island Local Trust Committee support the review of application MA-ALR-2023.1 (CRD) for nonfarm use and request staff to forward the application to the Agricultural Land Commission (ALC) for further consideration.

CARRIED

MA-2024-015

It was Moved and Seconded,

that Mayne Island Local Trust Committee direct staff to include with the referral to the Agricultural Land Commission a note identifying that there has been no First Nations consultation on this application.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Land Use Bylaw Review

The Local Trust Committee discussed patios:

- 8 m setback from sea in place
- Few empty waterfront lots
- Question changing the Land Use Bylaw now
- Remove this component for separate consideration
- Could be a minor project moving forward – would progress independently through Readings – additional time
- Currently asphalt and concrete allowed in setbacks
- Noted size too small – expense of Development variance Permit

MA-2024-016

It was Moved and Seconded,

that Mayne Island Local Trust direct staff to amend the Bylaw such that non porous materials (asphalt and concrete) are not permitted in the setback of the sea, and that patios made of wood be restricted to 20 metres.

CARRIED

The Local Trust Committee discussed Contractors Yards:

Island Planner Chadwick spoke to the recommendations from the Advisory Planning Commission.

Discussion:

- Include as a Home Occupation
- Address smaller equipment

- Need to address larger equipment
- Consider lot size, number of pieces of machinery, percentage of lot coverage
- Can put a limit on number of vehicles
- Other Trust area bylaws could give direction (North Pender and Gabriola)

MA-2024-017

It was Moved and Seconded,

that Mayne Island Local Trust Committee direct staff to return with options related to contractor yard lot coverage, restrictions for set backs on lot lines, regulating the number and types of equipment and home industry as an allowed use.

CARRIED

Trustee Maude stated that shipping containers should be addressed

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12. REPORTS

12.1 Work Program Reports

12.1.1 Active Projects Report Dated Feb 2024 – received for information

12.1.2 Future Project List Report Dated Feb 2024 – received for information

12.2 Applications Report Dated Feb 2024 – received for information

12.3 Trustee and Local Expense Report Dated Dec 2023 - received for information

12.4 Adopted Policies and Standing Resolutions – received for information

12.5 Local Trust Committee Webpage – to be updated upon closure of meeting

12.6 Chair's Report

Chair Elliott spoke to recent meetings:

- Regional Planning Committee (draft budget to be presented to Trust Council March 12)
- Chief Executive Officer Hiring Committee proceeding
- Good discussion regarding Bylaw Review and proposal for Bylaw Enforcement Review is forthcoming
- Trust Council Strategic Plan – critical to have direction from Trust Council.

12.7 Trustee Report

Trustee Maude reported on:

- Final drafting of budget
- Number of meetings this past month
- Community negotiations take time

Trustee Dodds spoke to:

- Attended the opening of the new Teacherage – restored through volunteer efforts and now home to new Vice-Principal
 - Great community spirit.
- Attended open house regarding brewery
 - Unique locale.
- Recent Advisory Planning Commission meeting
 - A lot of effort by members
- Fallow Deer report is with the Capital Regional District
 - MLA Adam Olsen still working to obtain funding for First Nations hunters
 - Fallow deer are now on Pender

12.8 Electoral Area Director's Report - none

12.9 Islands Trust Conservancy Report Dated Jan 2024 – received for information

13. NEW BUSINESS

13.1 Housing Statute Changes to British Columbia Legislation

Discussion:

- Gabriola has opted into Short Term Vacation Rental residency requirement
- Question of Municipal Bylaw – ticketing process
- Bylaw Compliance and Enforcement Manager Dingman noted that this requires personal service/delivery
 - Adds extra step
 - Bylaw notice easier and can be mailed
- Trustee Dodds spoke to complications involved in getting documents served on island

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for March 25, 2024 at the Agricultural Hall, Mayne Island

15. TOWN HALL - none

16. CLOSED MEETING

16.1 Motion to Close Meeting

MA-2024-018

It was Moved and Seconded,

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1)(f) for the purpose of considering:

(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

AND that the recorder and staff attend the meeting.

CARRIED

Committee closed the meeting at 4:11 p.m.

By general consent Mayne Island Local Trust Committee reconvened in open meeting at 4:48 p.m. to rise and report.

17. RISE AND REPORT

Chair Elliott reported on the adoption of the In-camera meeting minutes for Nov. 27, 2023.

18. ADJOURNMENT

By general consent the meeting was adjourned at 4:50 p.m.

Tobi Elliott, Chair

Certified Correct:

Pat Todd, Recorder

Follow Up Action Report

Mayne Island

29-May-2023

Activity	Responsibility	Dates	Status
1 14.3 Siting and Use Permits - letter from LTC Chairs to be sent to the CRD regarding the feasibility of siting and use permits over building permits on the southern gulf islands (David Maude)	Narissa Chadwick	Target: 15-Jun-2023	In Progress

25-Sep-2023

Activity	Responsibility	Dates	Status
1 13.2 Wooddale - Explore changes to zoning in red zone.	Narissa Chadwick	Target: 14-Feb-2022	In Progress

29-Jan-2024

Activity	Responsibility	Dates	Status
1 10.3 MA-RZ-2023.1 (Blaney) = Proceed with application, Applicant to provide options related to density, design and amenity for discussion at February LTC meeting.	Charly Caproff	Target: 16-Feb-2024	In Progress

26-Feb-2024

Activity	Responsibility	Dates	Status
1 6.1 Minutes approved	Emily Bryant	Target: 08-Mar-2024	Completed

Follow Up Action Report

Mayne Island

26-Feb-2024

Activity	Responsibility	Dates	Status
2 9.2 Mayne LTC to write a letter to MOTI re: roadside brush clearing practices	Emily Bryant	Target: 22-Mar-2024	In Progress
3 9.1 Trustee Dodds to draft letter to BC Ferries regarding community use of their property (possible dog park)	Emily Bryant	Target: 15-Mar-2024	In Progress
4 10.1MA-DVP-2024.1 (McHugh) DVP Approved. Issue DVP.	Jas Chonk Phil Testemale	Target: 08-Mar-2024	Completed
5 10.2 MA-LCB-2023.1 (Witteman) Send referral response to LCRB.	Emily Bryant Narissa Chadwick	Target: 08-Mar-2024	Completed
6 10.3 MA-ALR-2023.1 (CRD) Forward application to ALC (update resolution to include "review of application". Include in referral a note that identifies that no FN consultation had occurred to date.	Emily Bryant Narissa Chadwick	Target: 08-Mar-2024	Completed
7 11.1 LUB Review - Do not permit non-porous materials in the set back from the sea and permit patios limited to 20m squared. staff to identify options for contractor yard coverage, restrictions for setbacks, number and type of home business and number of pieces of equipment. Education on accessory buildings.	Narissa Chadwick	Target: 15-Mar-2024	Completed

DATE OF MEETING: March 25, 2024

TO: Mayne Island Local Trust Committee

FROM: Narissa Chadwick, Island Planner
Southern Team

COPY: Robert Kojima, Regional Planning Manager

SUBJECT: LUB Minor Amendments – Bylaw Presented for 1st Reading

RECOMMENDATION

1. That, pursuant to Local Government Act s. 464(2), the Mayne Island Local Trust Committee resolves to not hold a public hearing for Bylaw No.193, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2023” and that staff give notice of First Reading in accordance with s.467 of the Local Government Act.
2. That the Mayne Island Local Trust Committee request staff to send referrals related to Bylaw No.193, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2023” to all relevant agencies, and First Nations.

REPORT SUMMARY

This report:

- Presents draft amendments to the Mayne LTC for review;
- Recommends the LTC not hold a public hearing; and
- Recommends that Draft Bylaw No. 193 be sent out for referral prior to the LTC’s May 2024 meeting.

BACKGROUND

The Mayne Island Local Trust Committee’s Official Community Plan (OCP) and Land Use Bylaw (LUB) minor amendments project was launched with a project charter in July 2023. Since then the Mayne LTC has focused on LUB amendments only. Direction to draft bylaws was provided via resolution at the LTC’s November 27th, 2023 regular meeting. Since that meeting, the LTC has identified and discussed a number of topics and made two referrals to the Advisory Planning Commission. At their February 26th, 2024 regular meeting the following motions were passed:

It was Moved and Seconded,

That the Mayne Island Local Trust direct staff to amend the Bylaw such that non-porous materials (that is asphalt and concrete) are not permitted in the setback of the sea, and that patios made of wood be restricted to 20m².

It was Moved and Seconded,

That the Mayne Island Local Trust Committee direct staff to return with options related to contractor yard lot coverage, restrictions for set backs on lot lines, regulating the number and types of equipment and home industry as an allowed use.

The draft bylaws presented in Attachment 1 include the above direction. The draft bylaws also include an amendment to permit a dwelling unit (the Teacherage) at 453 Deacon which is located in the Community Service Zone (S1). The proposed site specific zoning will permit one dwelling unit as an accessory use.

The table below provides a list of all the draft amendments contained in Bylaw 193 with the associated number in the draft bylaw for reference.

Table 1: Summary of Draft Bylaws

TOPIC	#	Draft Amendment
Permitted Livestock	2.1 2.5	Definition of livestock changed to indicate “ <i>livestock</i> ” can include more than those animals currently listed.
Personal Watercraft	2.2 2.6	Reference to “rental or sale of personal watercraft” deleted from list of prohibited uses .
Permit poultry in residential areas	2.4	Permission to have poultry in all zones added.
Removal of permission for paving and asphalt from the setback from the sea	2.7	Amendment made to prohibit concrete and asphalt paving in setback from the sea
Woodsheds in Setbacks	2.8	Added permission for “ <i>structures used exclusively for storing fire wood, that are open on at least one side and do not exceed 100ft²/10m²</i> ” in setbacks
Patios in setback from the sea	2.9 2.10	Permission for “ <i>wooden patios up to 20m² (215ft²)</i> ” in setback from sea added.
Adding contractor yards to home occupation	2.3 2.12 2.13 2.14 2.15	Contractor yards recognized as home occupation. Regulations specific to contractor yard as home business drafted. Note: Some items to be confirmed by LTC.
Derelict boats and trailers	2.16 2.17 2.19	Changes made in order that derelict boats and trailers on properties will be regulated in the same way as derelict cars.
Permitting Vet Clinic in zoning	2.20 2.21 2.30	Vet clinic permitted at 500 Felix Jack Road.
Permitting musicfest in zoning	2.21 2.22 2.31	Musicfest permitted at 327 Campbell Bay Road (with attached plan). Note: A plan showing only parking and camping area will replace map in draft bylaw.
Permitting Teacherage (453 Deacon)	2.23 2.32	Permitting accessory dwelling in Community Service Zone.
Agricultural Society Lands Setbacks	2.23 2.29 2.33	Change setback for 430 and 437 Fernhill Road to 0.
Permitting Thrift Store	2.23 2.34	Permitting Thrift Store and other Agricultural Society uses
Limiting lot coverage in resources conservation zone	2.24	Limiting lot coverage to 2%. Note: need to discuss with LTC

Increasing the flexibility of housing type on Church lands	2.25 2.26 2.27 2.28	Changing “Senior Citizen” housing to “ Seniors and Multi-family Residential” and 8 duplexes to 16 units.
Bennett Estate (Naylor Road)	2.29	Change to site specific zone to allow all uses throughout CD2 zone.

The LTC has an opportunity to review the draft amendments and provide further direction related to revisions prior to first reading of the bylaw.

ANALYSIS

Islands Trust Policy Statement:

The proposed amendments are consistent with the Islands Trust Policy Statement. If the LTC decides to proceed, the ITPS policy checklist will be presented to LTC for review and consideration in a future staff report when the draft bylaws are presented for 1st reading.

Official Community Plan:

All proposed amendments are consistent with the Official Community Plan.

Land Use Bylaw:

The proposed amendments are consistent with all other parts of the Land Use Bylaw.

Islands Trust Conservancy:

The proposed amendments do not impact Islands Trust Conservancy interests.

Consultation

Statutory Requirements

In accordance with regular statutory requirements, a public hearing is typically required and it is normal practice to hold a Community Information Meeting (CIM) prior to that. This would occur after draft bylaws have received at least first reading. Public hearing notice would be posted as per statutory and bylaw requirements in advance of a public hearing.

In this case, where land use bylaw amendments are consistent with the OCP, under *Local Government Act* s. 464 (2), the LTC could decide to not hold a public hearing. However, notice would need to be given prior to First Reading. The draft amendments are suitable for moving straight to first reading without public hearing as appear not to be minor in nature and respond to a variety of community interests.

The LTC can decide whether they would like to hold a CIM prior to First Reading.

Agencies

Draft bylaws will be referred to the following agencies:

The Mayne Island Agricultural Hall Society
Campbell Bay Musicfest Society
Galiano Island Local Trust Committee

Saturna Island Local Trust Committee
North Pender Island Local Trust Committee
CRD Building Inspection

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 Snuneymuxw First
Nation Stz'uminus First Nation
Tsartlip First Nation

Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation
WSANEC Leadership Council

Rationale for Recommendation

- The amendments are consistent with the OCP.
- Not holding a public hearing and sending referrals out prior to 1st reading will allow the LTC to move through 1st, 2nd and 3rd readings at a single LTC meeting.

ALTERNATIVES

1. Request further information

The LTC may request further information prior to making a decision. If the LTC chooses this option they will need to provide staff with detailed direction on the information requested.

“That the Mayne Island Local Trust Committee request staff to provide the following information:”

2. Amend the draft bylaws

The LTC could choose to amend the draft bylaws. In this case the LTC will need to provide staff with specific direction on how they would like the draft bylaw to be amended.

“That the Mayne Island Local Trust Committee request staff to amend Draft Bylaw No. 193, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2023” as follows:....”

3. Decide to read the bylaws for the first time and hold a public hearing

The LTC may decide to read the bylaws for the first time. In this case a public hearing will need to be held. Notice of public hearing will be sent out before 3rd reading. This may delay adoption of the bylaw.

That the Mayne Island Local Trust Committee Bylaw No.193, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2023” be read for the first time.

That the Mayne Islands Local Trust Committee request staff to circulate notice of public hearing for Bylaw No.193, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2023”

4. Decide not to have staff send out referrals at this stage

If this is the case, referrals will need to be sent before 3rd reading. This may delay adoption of the bylaw.

That the Mayne Island Local Trust Committee request staff send out referrals prior to 3rd reading.

5. Decide to hold a Community Information Meeting before First Reading

The LTC could decide to hold a community information meeting before first reading. If this is the case the LTC will need to pass a related resolution.

That the Mayne Islands Local Trust Committee request staff schedule a CIM prior to first reading of Bylaw No. 193

NEXT STEPS

If the staff recommendations are supported, staff will:

- Circulate notice of first reading
- Send out referral
- Present Bylaw No. 193 for 1st, 2nd and third reading and referral to EC at the May 2024 LTC meeting

Submitted By:	Narissa Chadwick RPP, Island Planner	March 11, 2024
Concurrence:	Robert Kojima, Regional Planning Manager	March 12, 2024

ATTACHMENTS

1. Draft Bylaws

DRAFT

MAYNE ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 193

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

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

1. Citation

This bylaw may be cited for all purposes as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2023”.

2. Mayne Island Local Trust Committee Bylaw No. 146, cited as “Mayne Island Land Use Bylaw No. 146, 2008,” is amended as follows:

2.1 Section 1.1 – Definitions is amended by inserting:

“Livestock” means grazing animals kept either in open fields or structures for training, boarding, home use, sales, or breeding and production, including but not limited to: cattle, horses, goats, sheep, hogs, llamas, and alpacas.

2.2 Section 1.1 – Definitions is amended by deleting the definition for “Personal watercraft” in its entirety

2.3 Section 1.1 – Definitions is amended by deleting the definition of “contractor yard” and replacing it with ““contractor yard” means the use of land, buildings, or structures for the storage of materials, equipment, and vehicles for a building, construction, landscaping business, or other trades and services.”

2.4 Section 3.1 – Permitted in All Zones, Subsection 3.1 is amended by adding “(9) the raising of poultry excluding roosters”.

2.5 Section 3.2 – Prohibited in All Zones, Subsection 3.2(1) is amended by deleting “cattle, sheep, goats, pigs, donkeys, llamas, ostriches, emus” and replacing it with “livestock.”

2.6 Section 3.2 – Prohibited in All Zones, Subsection 3.2(3) is deleted in its entirety and the following subsections re-numbered.

2.7 Section 3.3 – Siting and Setback Regulations, Subsection 3.3(3) is amended by adding “and for the purposes of this subsection paved parking areas or similar surfacing, concrete and asphalt paving, or similar surfacing of the land are “structures” after “(e) stairs or walkways required to access the foreshore or a permitted dock”.

2.8 Section 3.3 – Siting and Setback Regulations, Subsection 3.3(2) is amended by adding “structures used exclusively for storing fire wood, that are open on at least one side and do not exceed 108ft²/10m² in area” after “height,” and before “or utility shed”.

- 2.9 Section 3.3(– Siting and Setback Regulation, Subsection 3.3(3) is amended by adding “(f) wooden patios up to 20m² (215ft²)”
- 2.10 Section 3.3 – Siting and Setback Regulation, Subsection (4) is amended by adding “(f) wooden patios up to 20m² (215ft²)”
- 2.11 Section 3.3 – Siting and Setback Regulations, article 3.3(6)(a) is amended by deleting “area less than 3 metres in width” and replacing it with “of 3.0 metres or less.”
- 2.12 Section 3.6 Home Occupation Regulations, Subsection 3.6(1) is amended by adding “(j) contractor yards”.
- 2.13 Section 3.6 Home Occupation Regulations, Subsection 3.6(3) is amended by adding “or contractor yard” after “agricultural” and before “use”.
- 2.14 Section 3.6 Home Occupation Regulations, Subsection 3.6(5) is amended by adding “On properties with home occupations other than contractor yards” before “There may be no”.
- 2.15 Section 3.6 Home Occupation Regulations is amended by adding “(13) The following additional regulations apply to contractor yards as a home occupation:
 - (a) The storage of a maximum of one contractor vehicle is permitted on lots smaller than 1.0ha
 - (b) No vehicles, equipment or materials may be stored within a setback area
 - (c) Vehicles, equipment and material storage must be screened from residential uses on adjoining lots by a landscape screen not less than 1.5m in height and complying with the provisions of Section 3.8.
 - (d) The area used for the storage of vehicles, equipment, and materials, in combination with all other buildings and structures, may not exceed the maximum permitted lot coverage.
 - (e) The total exterior area used for the storage of vehicles, equipment, and materials may not exceed 19m² (200ft²)
 - (d) Contractor vehicles and equipment may only be operated on the property from 8:00am to 8:00pm Monday to Saturday.”
- 2.16 Section 3.14 – Derelict Vehicles, is amended by inserting “, Boats and Trailers” in the section title.
- 2.17 Section 3.14 – Derelict Vehicles, Subsection 3.14(1) is amended by inserting after “one” “of the following: trailer, boat, or” before “unlicensed motor vehicle” and replacing “the vehicles” with “they.”
- 2.18 Section 3.14 – Derelict Vehicles, Subsection 3.14(2) is amended by inserting “,boats,” after “trailers” and before “or”.

2.19 Section 3.14 Derelict Vehicles, Subsection 3.14(3) is amended by inserting “, boat or trailer” after “motor vehicle,” and before “parts or scrap”.

2.20 Section 5.5 Rural (R) Zone, Subsection 5.5(14) Site-Specific Zone R(c) is amended by deleting “Lot 1, Section 8, Mayne Island Cowichan District, Plan VIP70074 and” and “500 and.”

2.21 Section 5.5 Rural (R) Zone, Subsection 5.5(14) is amended by inserting two new rows in the table as follows:

Column 1	Column 2	Column 3
Site-Specific Zone	Location Description	Site Specific Regulations
R (h)	Lot 1, Section 8, Mayne Island, Cowichan District, Plan VIP70074 500 Felix Jack Road	(1) In addition to the uses permitted in 5.5(1) above, community water storage and distribution facilities, and a veterinarian clinic are permitted in this location.
R (i)	Lot 1, Section 11, Mayne Island, Cowichan District, Plan 39587 327 Campbell Bay Road	(1) In addition to the uses permitted in 5.5(1) above, a music festival is permitted in this location, subject to: (a) Camping and occupancy of recreational vehicles is restricted to the area designated as ‘Camping Area’ on Schedule 5.5(a). (b) The owner must provide on-site parking for two hundred (200) vehicles on the property in the areas designated as ‘Day Parking’ and ‘Overnight Parking’ on Schedule 5.5(a).

2.22 Section 5.5 Rural (R) Zone, Subsection 5.5(14) is amended by inserting Plan 1, attached to and forming part of this bylaw, as ‘Schedule 5.5(a)’ following the table.

2.23 Section 5.14 Community Service (S1) Zone is amended by inserting four new rows into the table as follows:

Column 1	Column 2	Column 3
Site-Specific Zone	Location Description	Site Specific Regulations
S1 (b)	Lot 6, Section 8 and 11, Mayne Island, Cowichan District, Plan 8200	(1) In addition to the uses permitted in 5.14(1) above, an accessory dwelling unit is permitted in this location
S1 (c)	Lot 19, Section 12, Mayne Island, Cowichan District, Plan 23126 437 Fernhill Road	(1) In addition to the uses permitted in 5.14(1) above, a thrift store, archive, museum storage, and fall fair activities are permitted in this location. (2) Despite 5.14 (3), front, rear, exterior and interior site line setback are 0 metres (0 feet)

S1(d)	Lot 9, Section 12, Mayne Island Cowichan District, Plan 3138	(1) Despite 5.14 (3), front, rear, exterior and interior site line setbacks are 0 metres (0 feet)
S1 (e)	Lot 16, Section 12, Mayne Island, Cowichan District, Plan 715 430 Fernhill Road	(1) Despite 5.14 (3), front, rear, exterior and interior site line setback are 0 metres (0 feet)

2.24 Section 5.19 Resource Conservation (RC) Zone, Subsection 5.19 (2) is amended by replacing “The maximum lot coverage is 5%” with “The maximum lot coverage is 2%.”

2.25 Section 5.25 Senior Citizens Housing Comprehensive Development One (CD1) Zone, is amended by deleting “Senior Citizens Housing” and inserting “Housing” after “Comprehensive Development One” in the section title.

2.26 Section 5.25 Senior Citizens Housing Comprehensive Development One (CD1) Zone is amended by replacing “The purpose of Senior Citizens Comprehensive Development One Zone is to provide for and regulate the development of housing for senior citizens in one location in a comprehensive manner” with “The purpose of the Housing Comprehensive Development One Housing Zone is to provide for, and regulate, the development of multiple units of attached and detached housing, including housing for seniors and affordable housing, in a concentrated area”.

2.27 Section 5.25 Senior Citizens Housing Comprehensive Development One (CD1) Zone, Subsection 5.25(1)(a) is amended by replacing “Senior citizen residential use” with “residential use”.

2.28 Section 5.25 Senior Citizens Housing Comprehensive Development One (CD1) Zone, Subsection 5.25(2) is amended by replacing “A maximum of eight duplexes, containing two dwellings each to “16 dwelling units”.

2.29 Section 5.26 Comprehensive Development Two (CD2) Zone, is amended by deleting subsection 5.26(17), subsection 5.26(18), and removing “Schedule 5.26 (a) CD2 zone”.

2.30 Schedule “B” – Zoning Map, is amended by changing the zoning classification of Lot 1, Section 8, Mayne Island, Cowichan District, Plan VIP70074 from “R” to “R(h)”.

2.31 Schedule “B” – Zoning Map, is amended by changing the zoning classification of Lot 1, Section 11, Mayne Island, Cowichan District, Plan 39587 from “R” to “R(i)”.

2.32 Schedule “B” – Zoning Map, is amended by changing the zoning of Lot 6, Section 8 and 11, Mayne Island, Cowichan District, Plan 8200 from “S1” to “S1 (b)”

2.33 Schedule “B” – Zoning Map, is amended by changing the zoning classification of Lot 19, Section 12, Mayne Island, Cowichan District, Plan 23126 from “S1” to “S1(c)”.

2.34 Schedule "B" – Zoning Map, is amended by changing the zoning classification of Lot 9, Section 12, Mayne Island Cowichan District, Plan 3138 from "S1" to "S1(d)".

2.34 Schedule "B" – Zoning Map, is amended by changing the zoning classification of Lot 16, Section 12, Mayne Island, Cowichan District, Plan 715 from "S1" to "S1 (e)".

3. SEVERABILITY

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

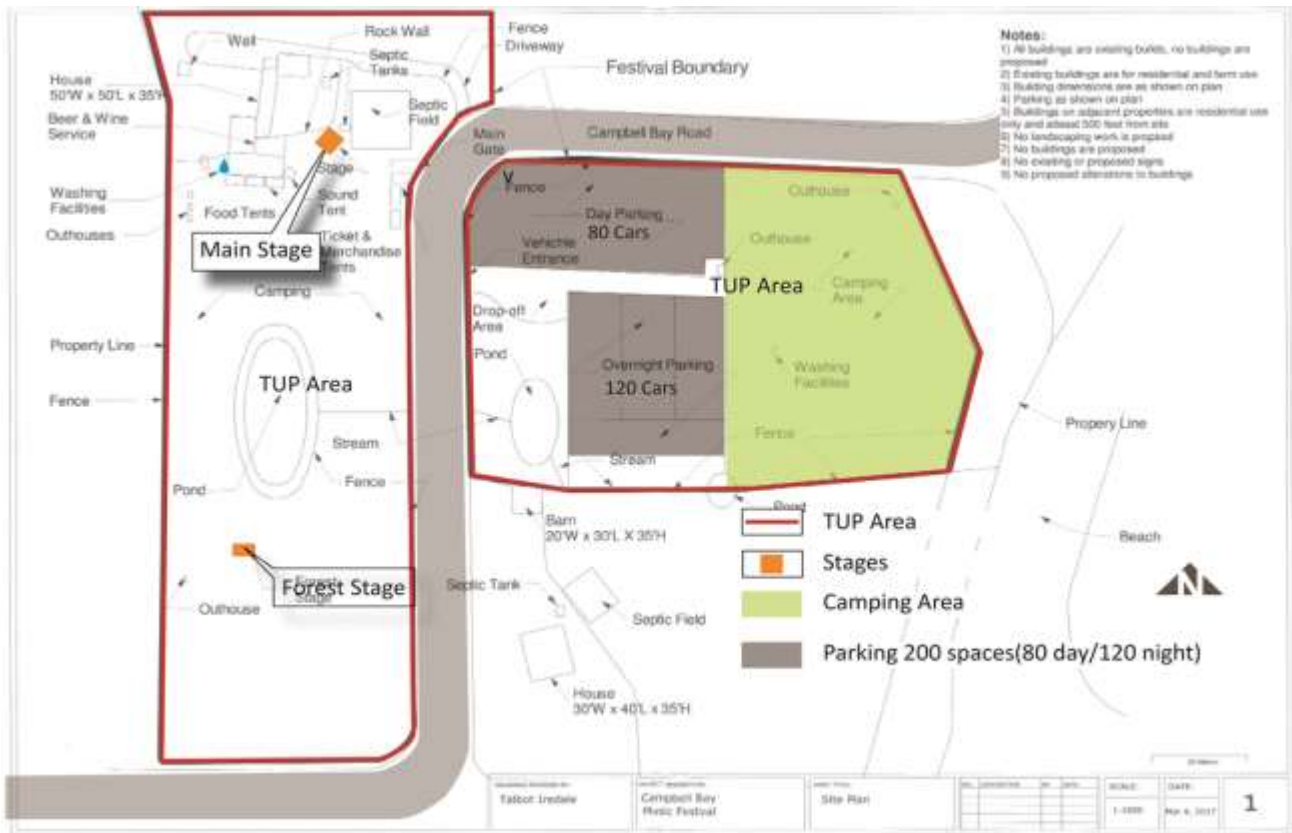
READ A FIRST TIME THIS	_____	DAY OF	_____	20____
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____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

CHAIR

SECRETARY

Mayne Island Local Trust Committee
Bylaw No. 193

Plan 1



DATE OF MEETING: March 25, 2024
TO: Mayne Island Local Trust Committee
FROM: Narissa Chadwick, Island Planner
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: Housing Options – Phase 2 Initiation

RECOMMENDATION

1. That the Mayne Island Local Trust Committee request staff to report back with a Project Charter, Work Plan and updated Housing Action Plan to support Phase 2 of the Mayne Island Housing Options Project

REPORT SUMMARY

This report identifies some of the outcomes of the first phase of Mayne Island's Housing Options Project and recommends staff prepare a project charter for the second phase.

BACKGROUND

The Mayne Island LTC has been engaged in work to address the housing challenge on the Island since 2019 when the Housing Bylaw and Policy Review Project was launched. That project contributed to the first phase of Mayne Island's Housing Options Project. During this phase the LTC:

- Engaged the public, including water districts, in discussions related to housing options
- Designed and Implemented a flexible housing pilot project
- Contributed to the design of the Island's Trust Suitable Land Analysis tool by demonstrating the use of data related to groundwater and other factors to inform decisions related to increasing density and intensity of residential use
- Engaged with Habitat for Humanity
- Created a draft Housing Action Plan identifying options to move forward with
- Applied for CMHC Housing Accelerator funding in collaboration with the CRD

These activities have contributed to providing Mayne Island with clear focus for additional bylaw amendments directed toward further increasing housing options. The work done with the CRD to apply for the Housing Accelerator funding, while not successful, has contributed to Mayne being a potential pilot for programs supporting the CRD's Southern Gulf Islands Housing Strategy once funding is available.

A business case to support the Mayne Island Housing Options Project (Phase 2) with \$10,000 and staff time was supported by Trust Council at their March Trust Council meeting. The proposed timeline for the Mayne Island Housing Options Project (Phase 2) is identified in the business case is as follows:

Timeline As Identified in Business Case

LTC Option Review / Action Plan Finalization	April – July 2024
Bylaw Drafting	July – Oct. 2024
Public Engagement/ First Nations Consultation/Referrals/Legal Review	Oct 2024 – Jan 2025
Referrals, Community Information Meeting(s), revisions and first reading	March- May 2025
Second Reading/Third Reading/EC review	July – Sept. 2025
Ministry Approval of bylaws	TBD
Bylaw approval	TBD

As an initial step in this project, staff will need develop a project charter, workplan and revise Mayne Island's Housing Action Plan. The project charter will be based on what was proposed in the business case.

Rationale for Recommendation

A project charter is required in order to initiate the phase 2 of Mayne Island's Housing Options Project.

ALTERNATIVES

1. The LTC could choose not to proceed with this project

If the LTC chooses not to proceed with this project they open the opportunity to proceed with an alternative major project. However, they will not have funding to support this alternative in the 2024/25 fiscal year unless Trust Council agrees to redirect funding that was supported for the Housing Options Project. This approach will threaten the momentum that has been built in support of moving forward with the Housing Options Project.

NEXT STEPS

If the staff recommendation is supported:

- Staff will draft a project charter, work plan and revised Mayne Island Housing Action Plan to be presented to the LTC at their May 2024 regular meeting

Submitted By:	Narissa Chadwick RPP, Island Planner	March 12, 2024
Concurrence:	Robert Kojima, Regional Planning Manager	March 12, 2024

Active Projects Report

Mayne Island

1. *Housing Options Project - Phase 2*

Continuation of Housing Options Project

- To define scope of project through community consultation, LTC deliberation
- Business case to be developed for submission by September 2023

Responsible

Narissa Chadwick

Dates

Rec'd: 30-Jan-2023
Target: 31-Mar-2025

2. *Minor LUB Review*

Minor updates to LUB

Responsible

Narissa Chadwick

Dates

Rec'd: 29-May-2023

Future Projects Report

Mayne Island

1. *Groundwater Implementation*

Responsible

Date Received

Will wait until Galiano has completed project

30-Nov-2020

2. *Housing Implementation*

Responsible

Date Received

Connecting with water service providers regarding flexible housing and secondary suites

05-May-2022

3. *Foreshore Education*

Responsible

Date Received

To provide education on foreshore uses and climate change adaptation as a minor LTC project

30-Jan-2023



Applications

Agricultural Land Reserve

File Number	Applicant Name	Date Received	Purpose
MA-ALR-2023.1	Capital Regional District	17-Oct-2023	LOT B, SECTION 1, HORTON BAY RD: Application for exclusion of land from the Agricultural Land Reserve
Planner: Narissa Chadwick			
Planning Status			
Status Date: 01-Mar-2024 Application for change of use forwarded to the ALC			
Status Date: 26-Feb-2024 Staff report to LTC			
Status Date: 05-Jan-2024 Planner Chadwick assigned to application.			

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
MA-DVP-2023.7	MSR Solutions	12-Oct-2023	340 GEORGINA POINT RD: Application for a variance for siting of a retaining wall in a setback.
Planner: Narissa Chadwick			
Planning Status			
Status Date: 14-Mar-2024 Waiting for MOTI review of drawings.			
Status Date: 14-Feb-2024 Site visit			
Status Date: 11-Jan-2024 Revised geotechnical report sent to MOTI for review.			



Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
MA-DVP-2024.2	Gray, Michael	22-Jan-2024	609 EDITH POINT RD: Application for a variance for siting of a garage/boat shed in a setback.

Planner: Phil Testemale

Planning Status

Status Date: 07-Mar-2024

Planner Testemale Assigned

Status Date: 29-Jan-2024

Requested updated site plan

Status Date: 24-Jan-2024

Application received

Liquor Control Branch

File Number	Applicant Name	Date Received	Purpose
MA-LCB-2023.1	Mayne island Brewing Company Ltd	06-Nov-2023	490 FERNHILL RD: Application for a Manufacturing and Lounge License.

Planner: Narissa Chadwick

Planning Status

Status Date: 26-Mar-2024

Approval for review sent to LCDB.

Status Date: 26-Feb-2024

Staff report to March meeting re: support for application

Status Date: 23-Feb-2024

Public meeting held



Applications

Rezoning

File Number	Applicant Name	Date Received	Purpose
MA-RZ-2023.1	Robert Blaney Design Inc.	17-May-2023	630 DINNER BAY RD: Application for rezoning to amend the OCP to permit temporary housing for seasonal visitors (both tourists and staff).
Planner: Narissa Chadwick			
Planning Status			
<u>Status Date:</u> 12-Mar-2024 Re-connection with applicant. Applicant to submit new design.			
<u>Status Date:</u> 05-Mar-2024 Re-assigned to Narissa			
<u>Status Date:</u> 27-Feb-2024 Applicant determining how they would like to proceed.			

Subdivision

File Number	Applicant Name	Date Received	Purpose
MA-SUB-2018.1	Brent Mayenburg (Maude)	09-Apr-2018	Referral of a subdivision for 3 lots
Planner: Narissa Chadwick			
Planning Status			
<u>Status Date:</u> 22-Apr-2020 Extension of the PLA has been requested			
<u>Status Date:</u> 18-Sep-2019 Waiting for applicant to work through PLA conditions.			
<u>Status Date:</u> 16-May-2019 PLA received from MoTI April 25, 2019.			

Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
MA-SUB-2023.1	Mayne Island Housing Society	17-Jan-2023	375 Village Bay Road - Referral of subdivision application for 3 new lots.
Planner: Phil Testemale			
Planning Status			
Status Date: 05-Mar-2024			
Re-assigned to Phil			
Status Date: 30-Jan-2024			
Met with Mayne Island Housing Society on January 30, 2024. They are proceeding with a restrictive covenant on lot 2 in regards to proof of water. CRD has been contacted as S. 219 covenant would be granted to MI LTC and CRD restricting development until water supply standards are met.			
Status Date: 06-Dec-2023			
Applicant to speak with lawyer regarding drafting a restrictive covenant in favour of Mayne Island LTC for water access for lot 2 from lot 3.			

Islands Trust
LTC EXP SUMMARY REPORT F2024
Invoices posted to Month ending January 2024

645 Mayne	Invoices posted to Month ending January 2024	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-645	LTC "Trustee Expenses"	297.00	0.00	297.00
LTC Local				
65200-645	LTC - Local Exp - LTC Meeting Expenses	470.00	1,575.21	-1,105.21
65210-645	LTC - Local Exp - APC Meeting Expenses	333.00	150.70	182.30
65220-645	LTC - Local Exp - Communications	250.00	718.00	-468.00
65230-645	LTC - Local Exp - Special Projects	276.00	0.00	276.00
TOTAL LTC Local Expense		<u>1,329.00</u>	<u>2,443.91</u>	<u>-1,114.91</u>
Projects				
73001-645-4100	Mayne Island Housing	1,000.00	274.09	725.91
73001-645-4130	Mayne LUB Minor Amendments	2,000.00	0.00	2,000.00
TOTAL Project Expenses		<u>3,000.00</u>	<u>274.09</u>	<u>2,725.91</u>

Standing Resolutions Log

Mayne Island

Resolution Number	Action	Date
2022-012 (Standing) 5.4 Outhouses that the Mayne Island Local Trust Committee direct Bylaw staff to suspend enforcement on outhouses and that the Bylaw Enforcement Manager be invited to attend a future Local Trust Committee meeting.	Carried	14-Nov-2022
2021-011 (Standing) Advisory Planning Commission - Re-appointments and Expression of Interest Advertisement that the Mayne Island Local Trust Committee request that prior to expiration of Advisory Planning Commission members terms of office, staff write to commissioners asking if they wish to be re-appointed and also advertise for expressions of interest for new commissioners	Carried	25-Jan-2021

Standing Resolutions Log

Mayne Island

Resolution Number	Action	Date
2020-022 (Standing)	Carried	24-Feb-2020

that the Mayne Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area:

Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission (TRC) Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to:

- a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities;
- b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory;
- c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history;
- d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols;
- e) Establish and maintain government-to-government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area.

Standing Resolutions Log

Mayne Island

Resolution Number	Action	Date
2018-049 (Standing)	Carried	24-Sep-2018
Cannabis Retail Referrals - Proposed or amended licenses for non-medical cannabis retail establishments require an application to the local trust committee. - The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical. - The public consultation process shall be determined by the local trust committee after initial review of the proposal. - However, as a minimum, the local trust committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: - o Name of the applicant and a description of the proposal in general terms - o The location of the proposed establishment and the subject site - o The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered. - o The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application - o How public comments may be submitted to the local trust committee		

Standing Resolutions Log

Mayne Island

Resolution Number	Action	Date
2017-028 (Standing) 13.3 Short Term Vacation Rentals (STVR) Enforcement Policy - Staff Report 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. 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.	Carried	26-Jun-2017
2017-027 (Standing) 13.2 Bylaw Enforcement Policy, Unlawful Dwelling - Staff Report 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.	Carried	26-Jun-2017

Standing Resolutions Log

Mayne Island

Resolution Number	Action	Date
2016-055 (Standing) 12.4 Adopted Policies and Standing Resolutions (attached) that the Mayne Island Local Trust Committee direct staff to create a policy to advertise all statutory public notices in the Mayne Liner.	Carried	27-Jun-2016
2012-000 (Standing) 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.	Carried	01-Feb-2012
2011-044 (Standing) Options for adopting In Camera Minutes 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.	Carried	02-May-2011