



ADOPTED

Mayne Island Local Trust Committee Minutes of Special Meeting

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

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

Staff Present: Gary Richardson, Island Planner
Jason Youmans, Island Planner
Lori Foster, Planning Team Assistant / Recorder

Staff Present: There were 3 members of the public present.

1. CALL TO ORDER

Chair Grams called the meeting to order at 1:01 pm. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. BUSINESS ITEMS

3.1 Commercial Land Use Review - Staff Report

Discussion of the recommendations contained within the staff report ensued and the following comments were made to the bulleted items:

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.
 - Separate the commercial development, take the triangular section out, screening can be insisted upon;
 - Do not extend into the residential area on Minty Drive;
 - Comprehensive zoning as presented, proposed catchment area;

- Proposed boundaries were discussed, past the Ruggles into Derek’s property, follow the depth of the Ruggles property line;
 - Fernhill commercial aspect, run line parallel to Fernhill to give a buffer;
 - Commercial designation on the roadside, Planner Richardson to draw up the maps to show;
 - Should not create split zones;
 - Possibly changing commercial setbacks, risk of getting into too much control;
 - Buffer along Maple Drive, move line to just beyond the creek, north of the creek that is fairly parallel to Maple Drive;
 - Zone boundary already comes on the downtown side of the creek;
 - This would add another schedule to the official community plan.
- 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”.
- Still allow residential use but have tax implications;
 - Target mail owners in the area;
 - Put the dotted area into a development permit (DP) area unless they are already residential, would have to change if commercial, then a DP would be needed.
- 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.
- No discussion.
- d) Amend OCP Section 2.4 policies as shown in Appendix 3 of the staff report dated January 22, 2018.
- Current interpretation of OCP is too open and this puts more structure into place;
 - Cited uses that should be in Miners Bay;
 - Discussion on increasing density (in the Miners Bay area) and mixed use;
 - Check mixed uses, and use redline to show changes;
 - High traffic low-intensity uses is the purpose of this policy, should be in Miners Bay;
 - 2.4.1.3 should remain as it is and if it captures the commercial zone, does it preclude an adjacent property;
 - Follow up on site specific location zoning, make it non-conforming, i.e., Village Bay Repairs, tried to address this for non-Miners Bay properties;
 - Suggestions for less parking area, or a higher level of parking;
 - Keep section rural;

- 2.4.1.5 – to inform the LTC of decision making, low and high impact within, noise and buffering;
 - Expand on noise reduction, buffers and parking;
 - Discussion re: small in scale, reverting properties, rezoning.
- 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.
- Allows owners to go back and forth.
- 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.
- Create one clear policy.
- 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”.
- No remarks.
- h) Include a recommended floor area for future commercial uses authorized under the neighbourhood commercial policies of current OCP policy 2.4.1.4.
- No remarks.
- 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.
- Discussion about rezoning and what is a strip development, could have a statement in the DPA guidelines.
- j) Delete current policy 2.4.1.3 which states that “Service-based businesses should be dispersed in the Mayne Island Trust Area.”
- Remove as this is defined already.
- 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.
- Define “modest increase”;

- Breweries, home occupation, temporary use permits and limits that zoning brings were discussed; discussed screening etc.; maybe the limits are high enough;
 - Remove K.
- 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.
- Leave for now, do not add until the time this is addressed as a project;
 - When is a home occupation an industry;
 - Planner Richardson to do a blackline version.
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.
- Keep.
- b) Rezone the Commercial 1 (a), (b) and (c) zones to allow the full range of uses permitted in Commercial 1 zones.
- Yes.
- c) Remove reference to Floor Area Ratio (FAR) in the commercial zones.
- Yes, remove; current commercial lot coverage is 35.
- d) Reduce the permitted lot coverage to 25% in the Commercial 1 zone and its variants.
- Yes.
- e) Remove “including financial services and travel agencies” from “office use” in Commercial 1 zone.
- Yes, remove.
- f) Establish a maximum lot size in the Commercial 1 zone to limit the consolidation of lots.
- Yes, establish.

- g) Amend “personal service” definition to remove exclusion of laundromats and dry cleaning.
 - Yes amend.
 - 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”.
 - Yes, amend – remove industrial zone on Springwater.
 - i) Amend permitted uses across the commercial zones to differentiate between repair shops and vehicle/boat repair.
 - Yes, amend.
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:
- a) Authorize small tasting areas for home occupations producing food and drink items, including, but not limited to, wineries, cideries, distilleries, and meaderies.
 - Yes, include.
 - b) Include a maximum area limit for tasting areas.
 - Yes, include.
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.
- Planner Richardson to create blackline version before going to the APC.

MA-2018-016

It was Moved and Seconded;

That the Mayne Island Local Trust Committee direct staff to create a blackline version of the Official Community Plan and the Land Use Bylaw with agreed-to changes as presented in this meeting.

CARRIED

4. ADJOURNMENT

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

George Grams, Chair

Certified Correct:

Lori Foster, Recorder