



*Islands Trust*

**MAYNE ISLAND LOCAL TRUST COMMITTEE**

**OFFICIAL COMMUNITY PLAN**

**Proposed Bylaw No. 144**

# PROPOSED

## MAYNE ISLAND LOCAL TRUST COMMITTEE BYLAW No. 144

\*\*\*\*\*  
A BYLAW TO ADOPT THE OFFICIAL COMMUNITY PLAN FOR  
MAYNE ISLAND LOCAL TRUST AREA  
\*\*\*\*\*

WHEREAS the Mayne Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Mayne Island Local Trust Area, pursuant to the Islands Trust Act;

AND WHEREAS Section 29 of the *Islands Trust Act* gives the Mayne Island Local Trust Committee the same power and authority of a Regional District under Part 26, except sections 932 to 937 and 939, of the *Local Government Act*;

AND WHEREAS the Mayne Island Local Trust Committee has held a Public Hearing;

NOW THEREFORE the Mayne Island Local Trust Committee enacts in open meeting assembled as follows:

### TITLE

1. This Bylaw shall be cited as the "Mayne Island Official Community Plan Bylaw No. 144, 2007".

### APPLICATION

2. This Bylaw applies to:

Mayne Island and the islets, islands or other land areas and the surface of water within the Mayne Island Trust Area as shown on Schedule "AA" which is attached to and forms part of this bylaw.

### ORGANIZATION

3. Schedules AA, A, B, C, D, E F, G and H attached to and forming part of this Bylaw, are hereby designated as the "Mayne Island Official Community Plan Bylaw No. 144, 2007".

4. The Schedules comprising this Bylaw are as follows:

Schedule AA - Map of Mayne Island Local Trust Area  
Schedule A - Policy Document  
Schedule B - Map of Land Use  
Schedule C - Map of Development Permit Areas  
Schedule D - Map of Land Status  
Schedule E - Map of Water Resources  
Schedule F - Map of Environmental Resources and Sensitive Areas  
Schedule G - Design Open Spaces Subdivisions  
Schedule H - Excerpt from Parks and Recreation Master Plan

BYLAW REPEAL

5. The "Mayne Island Official Community Plan Bylaw No. 86, 1994" is repealed upon adoption of the Bylaw.

READINGS

READ A FIRST TIME this 14th day of February , 2007.

PUBLIC HEARING HELD this 10th day of March , 2007.

READ A SECOND TIME this 2nd day of April , 2007.

READ A THIRD TIME this 2nd day of April , 2007.

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this  
24th day of April , 2007.

APPROVED BY THE MINISTER OF COMMUNITY SERVICES this  
day of , 2007.

ADOPTED this day of , 2007.

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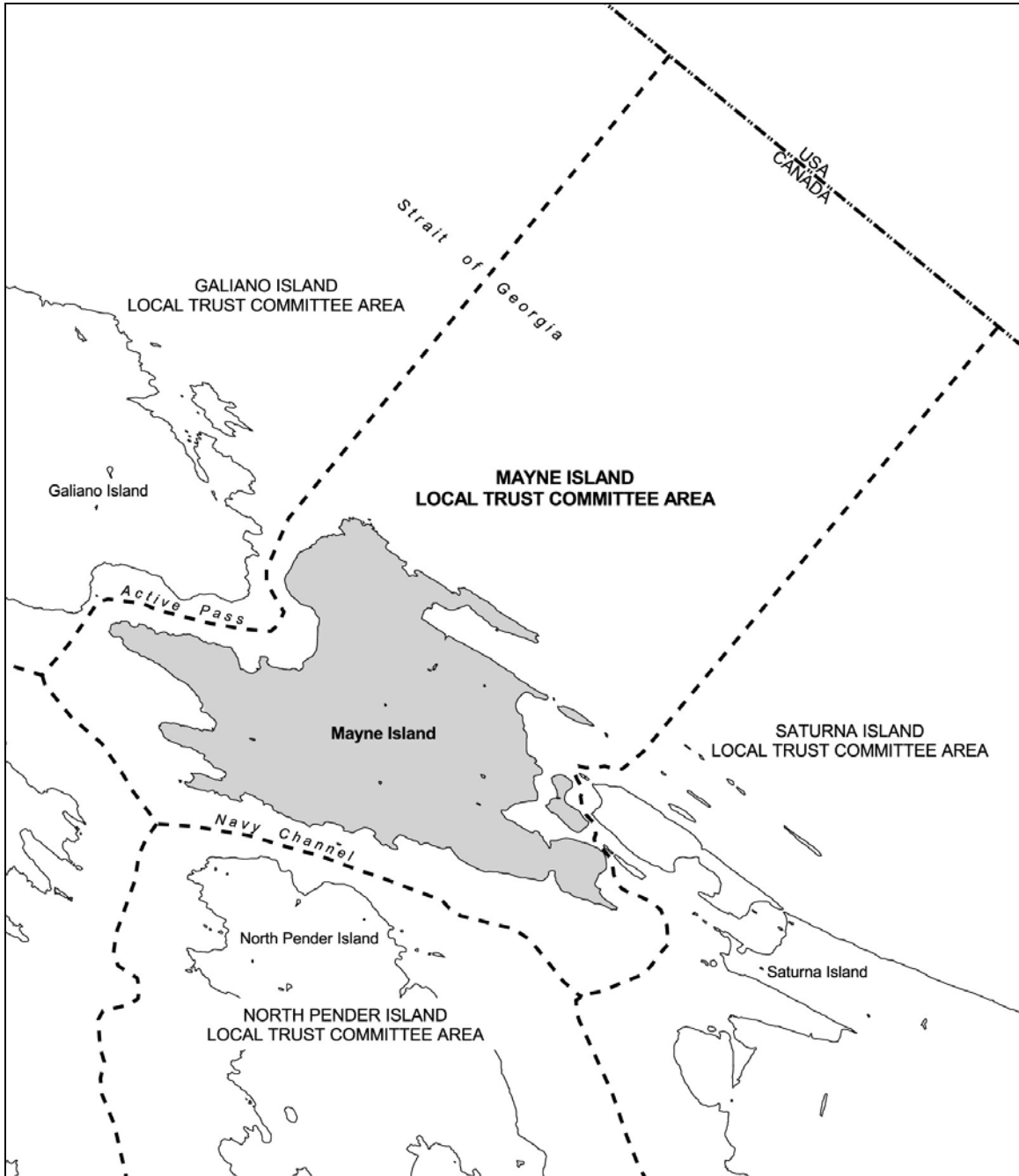
**DEPUTY SECRETARY**

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**CHAIRPERSON**

**SCHEDULE "AA"**

**MAYNE ISLAND LOCAL TRUST AREA MAP**



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**MAYNE ISLAND TRUST COMMITTEE**  
**MAYNE ISLAND OFFICIAL COMMUNITY PLAN**

**SCHEDULE "A" POLICY DOCUMENT**

**SECTION 1 BACKGROUND AND BROAD COMMUNITY OBJECTIVES**

**1.1 BACKGROUND**

**1.1.1 Historical Perspective**

Mayne Island shares with the other islands in the Islands Trust a rich settlement and natural history. Its geographical location, on Active Pass, a busy waterway midway between the mainland and Vancouver Island, ensured accessibility for transient food gathering by native tribes, and later for settlement and development. Its location is currently important to marine transportation, as a transfer point for the B.C. Ferry system.

Beginning in 1858, gold miners used Miners Bay as a half way stop between Victoria and the Fraser River. When the gold rush declined, a number of the miners returned to settle on Mayne Island, carving out large farms that are still maintained today. Because of its central location, Mayne Island gained a wharf, postal service and community facilities, such as a church, jail, school, hotels and stores, all before the turn of the last century.

In the early 1900's agriculture was an important activity with farms providing such products as tomatoes, fruit, dairy products and strawberries to the Vancouver, Salt Spring Island and Victoria markets. Logging and fishing rounded out the economic base.

Soon men and women of all nationalities arrived to farm and fish most notably the families of Japanese origin. Some 22 families of Japanese descent settled on the Island forming one third of the population, Some families relied on fishing and there was a fish saltery at Dinner Bay. Other families farmed, raising chickens and growing tomatoes under some eight acres of glass greenhouses in various locations. Much economic activity occurred at this time but was significantly reduced with the evacuation of the Japanese from Mayne Island, Tuesday, April 21, 1942.

Mayne Island had also begun to develop as a summer place for residents of Vancouver and the lower mainland. Hotels at Georgina Point and Miners Bay, and farm homes around the Island provided low-key accommodation that has continued into present time. Efficient ferry and passenger services to the island made it increasingly attractive for summer cabins with many of those users electing to retire when possible to the Island. This pattern of part-time and summer residents

continues today with a small but active group of permanent residents. Currently the demographic changes found throughout B.C. have led to a smaller school population and fewer young people.

The history of Mayne has led to a diverse community with well developed services. Our active community members continue to offer many volunteer based services with the recent addition of a full service library, second Community Centre, the Japanese Garden project, the Emma and Felix Jack Garden and an increasing network of Park and trail options.

### **1.1.2 Islands Trust Context**

The context of this Plan is based on the object of the *Islands Trust Act*, "to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of the Province generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of the Province."

Based on the Islands Trust mandate, the objectives of the Mayne Island Community Plan are complex and focus on two main priorities. A first priority is to provide a balance between preservation of the natural environment and development associated with human settlement and economic activity. A second priority is to preserve the unique personality of the community while providing for its needs and those of its visitors in a manner and at scale that does not overburden the limited resources of the Island or its residents.

The Mayne Island Trust Area consists of the land, foreshore and coastal waters surrounding Mayne, Georgeson and Curlew Islands and the adjacent rocks and islets as indicated on the Official Community Plan maps.

It is through community concern and understanding along with a sense of stewardship and responsibility that the Mayne Island Trust Area will be effectively protected and preserved. This Plan presents a community consensus about what is valued and should be protected and it is hoped that the Plan will influence governing agencies to respect the policies of the Plan.

There is a parcel of land on Mayne Island under the authority of First Nations and it is recognized that local regulations do not apply. It is hoped the Community Plan will provide some guidance to the Tsartlip Band in its consideration of potential development of this land on Mayne Island.

### **1.1.3 Population Projections**

While the Mayne Island Trust Area has many features common to all the Gulf Islands there are important characteristics that make it different from the others. It is a central point of exchange on the ferry system and is therefore more conveniently accessible in terms of travel time from all the other Gulf Islands, Vancouver Island and the Lower Mainland. This location creates additional land use pressures from visitors and from summer residents or non-permanent population.

The island has an area of approximately 2,300 hectares (5,750 acres). The permanent population on Mayne Island according to the 2001 census was 880 resulting in a population density of one person per 2.6 hectares (6.5 acres).

The rate of population growth in each of the inter-censal periods between 1986-91 and 1991 – 96 was around 18% followed by a slight reduction in the population between 1996 – 2001. Based on these past patterns of population growth, and on projections prepared for larger areas, the projected growth rate will average approximately 1% per year up to 2031. This would translate into a permanent population of about 1150 in 2031, an increase of approximately 270 permanent residents from 2001.

There are currently about 1550 lots that would permit a residence. Of this number, about 1160 have been built on with the majority of vacant lots (~300) zoned Settlement Residential. A rough estimate of future subdivision of residential zoned lots (this includes Rural, Agriculture and Upland) suggests there is further potential of an additional 170 lots for a total of about 1720 lots. Based on the current average household size of 1.9 persons this would result in a population of roughly 3268 if all residential lots were occupied on a full-time basis.

## 1.2 BROAD COMMUNITY OBJECTIVES

The following statements of general objectives express the values that are significant to the people of the Mayne Island Trust Area and together with the specific objectives listed in each topic area set the direction to be followed when interpreting and implementing the policy statements.

The Broad Community Objectives of this Plan are:

- 1) To preserve and protect the natural environment of the Mayne Island Trust Area, the quantity and quality of its surface and groundwater, and the diversity of its flora and fauna.
- 2) To support a rural island community by preserving for resident and visitor enjoyment, the aesthetic, historic, scenic and natural resource values from the forests, farmlands, gardens, waterways, coastline and marine environment of the Mayne Island Trust Area.
- 3) To protect the coastal systems and preserve land areas which are of natural or scenic interest, critical to wildlife, or sensitive to development and contamination.
- 4) To support incentives that will assist in the retention of large parcels of land for reasons of preserving open green space and encouraging sustainable agriculture and silviculture.
- 5) To support a diverse and vital community structure through effective housing policies for affordability, long term rental opportunities and special needs while maintaining flexibility for a range of dwelling types.
- 6) To recognize the important role that varied livelihoods and a vibrant economy play in our community's unique character through the encouragement of economic diversity and a vital local economy.

## **SECTION 2 OBJECTIVES AND POLICIES FOR LAND USE AND DEVELOPMENT**

### **Background**

One of the main functions of the Mayne Island Official Community Plan is to establish agreed upon patterns for future land uses. The designations are based on historical development patterns, physical features or constraints, initiatives of senior government and specific objectives defined by the community. Policies for each land use are contained in this Section.

Schedule B, the land use map, specifies areas of present and future land uses.

### **Objectives**

The objectives of this section are:

- 1) to ensure that all land uses are based on the sustainability of the natural systems of the island,
- 2) to maintain the characteristic rural island lifestyle,
- 3) to protect the environmental qualities of the area and maintain natural topography of the landscape and minimizing impacts on adjoining properties; and,
- 4) to maintain the stability of ground and water catchment potential.

## **2.1 RESIDENTIAL**

### **2.1.1 Settlement Residential**

#### **Background**

The settlement residential areas, approved prior to the inception of the Islands Trust in 1975, include the existing small lot residential lots of approximately 1/4 acre. It is not intended to perpetuate small lot development in the Mayne Island Trust Area but rather to enhance the rural nature of the community with particular regard for the protection of the vegetation, soils, groundwater sources and ecology of the life of the area.

#### **Objectives**

The objectives of this section are:

- 1) to ensure compatibility of the residential use with adjoining land uses,
- 2) to protect the health and safety of the residential neighbourhoods, and
- 3) to ensure that ecologically sensitive areas are not disturbed by future development.

### Policies

- 2.1.1.1 The principal use shall be residential with accessory uses consistent with the residential character.
- 2.1.1.2 One dwelling unit shall be permitted on a parcel, and one guest cottage limited by size shall be permitted on parcels 0.6 hectares (1.48 acres) or larger.
- 2.1.1.3 On parcels greater than 0.6 hectares (1.48 acres) the residential density shall be one dwelling unit for each additional 0.6 hectares (1.48 acres) of lot area.
- 2.1.1.4 The minimum parcel size for subdivision shall be 0.4 hectares (0.99 acres) and amalgamation of existing lots is encouraged.
- 2.1.1.5 Location, number and size of buildings and structures shall be regulated to protect the quiet enjoyment of property.
- 2.1.1.6 Affordable housing is encouraged through joined or multiple housing units which may be considered by site specific rezoning of a parcel subject to compliance with Section 2.8 (Amenity Zoning Guidelines) of this Plan.
- 2.1.1.7 The number and size of accessory buildings permitted on a parcel shall be regulated.
- 2.1.1.8 The commercial keeping of animals shall be regulated by bylaw.

### **2.1.3 Rural Residential**

#### Background

This is a special transitional designation of limited application used for acknowledging historical situations of multiple land owners. In the two areas identified on the Official Community Plan map, individuals bought land cooperatively as a company expecting that each share holder could build a dwelling and guest cottage. This designation permits zoning to accommodate this expectation.

#### Objectives

The objectives of this section are:

- 1) to maintain a rural residential density, and
- 2) to rationalize historical situations of cooperative ownership.

#### Policies

- 2.1.3.1 The principal use shall be residential with accessory uses consistent with a rural character.

- 2.1.3.2 One dwelling unit shall be permitted per parcel.
- 2.1.3.3 On parcels greater than 2.8 hectares (7 acres) residential density shall be one dwelling unit for each additional 2.8 hectares (7 acres) and one guest cottage for each dwelling unit permitted.
- 2.1.3.4 The minimum parcel size for subdivision shall be 2.8 hectares (7 acres).
- 2.1.3.5 This designation only applies to existing historical situations to accommodate the needs of long term corporate or strata ownerships and is not intended for future development proposals.
- 2.1.3.6 Regulations at this density shall not be applied to land not already developed.

## **2.1.4 Rural**

### Background

The rural land use designation as indicated on the Official Community Plan Map includes areas in which residential use on large parcel sizes predominate. Large residential parcels provide relief from the higher density areas and contribute to the rural landscape. This area is appropriate for consideration of new provisions in the *Local Government Act* for granting higher density in exchange for securing a community amenity.

### Objectives

The objectives of this section are:

- 1) to provide for low density rural settlement options which are sensitive to the Island's carrying capacity and rural environment, and
- 2) to ensure compatibility of the rural use with adjoining land uses.

### Policies

- 2.1.4.1 The principal use shall be residential with accessory uses consistent with the rural character.
- 2.1.4.2 One dwelling unit shall be permitted per parcel provided that on parcels greater than 4 hectares (9.8 acres) residential density will be one dwelling unit for each additional 4 hectares (9.8 acres) of parcel area.
- 2.1.4.3 One guest cottage, limited by size, is permitted on each parcel having an area of 1 hectare (2.47 acres) or more, in respect of each permitted dwelling unit, provided that provision be made to allow guest cottages on parcels of less than 1 hectare (2.47 acres) but not less than 0.6 hectare (1.48 acres) where at the time of adoption of Mayne Island

Official Community Plan No.86, 1994, Amendment Bylaw No.2, 1996, they were permitted on such parcels.

- 2.1.4.4 Affordable housing is encouraged through joined or multiple housing units which may be considered by site specific rezoning of a parcel subject to compliance with Section 2.8 (Amenity Zoning Guidelines) of this Plan.
- 2.1.4.5 A number of different parcel sizes for subdivision shall be allowed provided the average lot size is not less than 4 hectares (9.88 acres) and the minimum lot size is not less than 1 hectare (2.47 acres).
- 2.1.4.6 Despite the average parcel size provision applicable to this designation, increased density may be permitted on a parcel subject to compliance with the Amenity Zoning Guidelines (Section 2.8) and the Density Transfer Provisions (Section 2.9) of this Plan.
- 2.1.4.7 The keeping of animals, storage of materials and the number and size of buildings and structures in the rural area shall be regulated to maintain the rural character.
- 2.1.4.8 Agricultural uses shall be permitted in Rural areas.
- 2.1.4.9 Despite the parcel size provisions of Policy 2.1.4.5, in a case where through density transfer within a parcel, it may be demonstrated that through utilizing the concept of "Open Space Subdivision Design" (as detailed in Schedule G), a property may be developed in a manner which permits the more efficient use of the land, the protection of resource lands and/or the conservation of features with significant environmental and aesthetic appeal, the minimum parcel size may be reduced to 0.4 hectares through rezoning. This may be accomplished in conjunction with the policies in Sections 2.8 (Amenity Zoning Guidelines) and 2.9 (Density Transfer Provisions).
- 2.1.4.10 The density of land designated Upland may be transferred to contiguous land in the Rural designation. The affected lands may be within the same parcel or an adjoining parcel and the proposed density transfer shall be required to comply with Section 2.9 (Density Transfer Provisions) of this Plan.
- 2.1.4.11 Site specific rezoning to permit small-scale campgrounds as an accessory use may be considered, subject to policy 2.3.2.2, upon application.

## **2.1.5 Upland**

### Background

The upland slopes on Mayne Island have special features, including forested slopes, habitat areas, ground water recharge areas, steep terrain conditions and aesthetic and recreational attributes. Due to these characteristics, residential development should be limited in these areas and instead the uplands should be considered as appropriate sites for density transfer, including the granting of a

higher density in another designation in exchange for securing land in the Upland designation as a community amenity.

### Objective

The objectives of this section are:

- 1) to preserve scenic and aesthetic value of high rocky bluffs,
- 2) to retain large parcels of land in balance with developed settlement residential areas, and
- 3) to ensure that development in this designation does not affect ecologically sensitive areas including water recharge areas.

### Policies

- 2.1.5.1 The principal use shall be residential with accessory uses consistent with the rural character.
- 2.1.5.2 One dwelling unit shall be permitted per parcel provided that on parcels greater than 10 hectares (24.47 acres) residential density will be one dwelling unit for each additional 10 hectares (24.47 acres) of parcel area.
- 2.1.5.3 One guest cottage, limited by size, is permitted on each parcel having an area of 1 hectare (2.47 acres) or more, in respect of each permitted dwelling unit.
- 2.1.5.4 The minimum parcel size for subdivision in the Upland designation shall be 1 hectare (2.47 acres) provided that the average lot size is not less than 10 hectares.
- 2.1.5.5 Development shall be designed to protect water recharge areas.
- 2.1.5.6 The density of land designated Upland may be transferred to contiguous land in the Rural designation. The affected lands may be within the same parcel or an adjoining parcel and the proposed density transfer shall be required to comply with Subsection 2.9.1 (Density Transfer Provisions) of this Plan.
- 2.1.5.7 Joined or multiple housing units shall be permitted by site specific rezoning only.
- 2.1.5.8 Recognizing the importance of land in the Upland designation to the environmental, recreational and aesthetic integrity of Mayne Island, subject to the policies of this Plan, consideration shall be given to:
  - i) permitting the transfer of density from a parcel in the Upland designation to contiguous Rural-designated land, or
  - ii) the receipt of a portion of the Upland as part of an amenity zoning exchange.

- 2.1.5.9 Site specific rezoning to permit small-scale campgrounds as an accessory use may be considered, subject to policy 2.4.2.3, upon application.

## 2.2 AGRICULTURE

### 2.2.1 Agriculture

#### Background

The majority of agricultural land in the Mayne Island Trust Area is within the Provincial designation of the Agricultural Land Reserve (ALR) which is governed by the *Agricultural Land Commission Act*. In addition to satisfying local bylaw regulations, any subdivision or non farm use other than one dwelling, proposed in the ALR is subject to the regulations of the *Agricultural Land Commission Act*.

Historically, agriculture has been important in the development of Mayne Island with products traditionally marketed off-island. However, there has been a recent increase in the production of and the purchase of locally produced foods. Farmland is important to the rural lifestyle and character of Mayne Island.

#### Objectives

The objectives of this section are:

- 1) to recognize and protect the ability to farm except as it may be limited in residential areas outside of the ALR,
- 2) to identify and protect land suitable for agricultural uses,
- 3) to retain farmland as part of the rural landscape,
- 4) to give a high priority toward encouragement of food production and horticulture in the Mayne Island Trust Area, and
- 5) to recognize the extra burden of transportation costs by supporting local farm-gate sales.

#### Policies

- 2.2.1.1 The principal uses shall be agricultural and residential.
- 2.2.1.2 Accessory uses which support existing agricultural operations may be permitted where such uses do not impinge on the principal farm use.
- 2.2.1.3 The minimum parcel size for subdivision in the Agriculture Areas shall be 8 hectares (19.76 acres).
- 2.2.1.4 In order to preserve farm units, density rights may be transferred to another parcel or portion of the same parcel.

- 2.2.1.5 Despite the parcel size provision of Policy 2.2.1.3, in a case where, through density transfer within a parcel or between adjacent Agricultural parcels, it may be demonstrated that such a transfer would not result in decreased agricultural potential, the minimum parcel size may be reduced through rezoning, subject to Provincial Agricultural Land Commission approval where required.
- 2.2.1.6 The density of land designated Agricultural may be transferred to contiguous land in the Rural designation. The affected lands may be within the same parcel or an adjoining parcel and the proposed density transfer shall be required to comply with Section 2.11 (Density Transfer Provisions) of this Plan.
- 2.2.1.7 Zoning regulations shall ensure setbacks on properties adjacent to agricultural uses shall be sufficient to protect continuation of the agricultural operation.
- 2.2.1.8 Site specific rezoning to permit small-scale campgrounds as an accessory agri-tourist use may be considered upon application, subject to policy 2.3.2.2 and the approval of the Land Reserve Commission.

**Advocacy Policies**

- 2.2.1.9 Agricultural use of agricultural land shall be encouraged
- 2.2.1.10 The fragmentation of agricultural land by roads or other service corridors shall be avoided wherever possible.
- 2.2.1.11 The retention of the Agricultural Land Reserve to protect land with a potential for agricultural use shall be supported.
- 2.2.1.12 The removal of gravel and soil from Agricultural Land Reserve lands shall not be permitted except with the approval of the Provincial Agricultural Land Commission.
- 2.2.1.13 The use of catchment systems for irrigation and livestock watering is supported and encouraged.
- 2.2.1.14 The Ministry of Agriculture and Lands is encouraged to maintain and promote the development of agricultural activity on the Island.
- 2.2.1.15 Where there is potential for conflict between agriculture and the environment, the Provincial Agricultural Land Commission and the Ministry of Environment shall be consulted.

**2.3. Home Occupation**

**Background**

Home occupations are permitted in most zones and are a significant part of the economic base of the Mayne Island Trust Area. Home occupations are small scale enterprises that are clearly an accessory use of residential property while allowing for economic activities. The character of the property must remain residential in

appearance and when business is at such a scale that the impact on the property would be to change the residential character, it becomes defined as a commercial use, requiring appropriate commercial zoning. The use is not mapped separately on the Plan map because it is not the principal use.

### Objectives

The objectives of this section are:

- 1) to provide opportunities for residents to support themselves in the Mayne Island Trust Area, and
- 2) to retain a rural or residential character in all neighbourhoods.

### Policies

- 2.3.1.1 Home occupations shall be permitted only as an accessory use to a permitted residential use.
- 2.3.1.2 Only goods that are produced on Mayne Island may be sold as part of the home occupation.
- 2.3.1.3 Bed and Breakfast accommodation shall be permitted as a home occupation use, the zoning bylaw shall specify other conditions, including a limit on the number of guest accommodation rooms
- 2.3.1.4 The size of bed and breakfast operations shall be limited by the number of bedrooms and the sewage disposal system shall be sufficient to accommodate the number of guests.
- 2.3.1.5 Home occupations shall be confined to the interior of a dwelling or a permitted accessory building and employ a maximum of three full-time equivalent employees, one of whom must reside permanently on the property on which the home occupation is conducted.
- 2.3.1.6 Signage, parking and screening of materials associated with a home occupation shall be regulated to protect the residential or rural character of neighbourhoods.

## 2.4 COMMERCIAL

There are two classifications of commercial use policies in this section: retail commercial and visitor accommodation. The policies that determine the criteria for locating these uses differ.

### 2.4.1 Retail Commercial

#### Background

Historically, the major focus of centralized commercial activity was concentrated at Miners Bay with a secondary commercial centre at the junction of Fernhill and Montrose Roads and Fernhill and Whalen Roads.

### Objectives

The objectives of this section are:

- 1) to supply services necessary to residents and visitors of the Mayne Island Trust Area,
- 2) to protect the integrity of quiet residential and rural neighbourhoods,
- 3) to provide employment opportunities within the community,
- 4) to protect the rural and marine character of the Mayne Island Trust Area, and
- 5) to ensure the scale, form and character of all new commercial developments harmonize with the natural surroundings.

### Policies

- 2.4.1.1 The principal land use shall be small scale commercial businesses.
- 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.
- 2.4.1.3 Service based businesses should be dispersed in the Mayne Island Trust Area.
- 2.4.1.4 The retail commercial needs of the community should be addressed by small developments within the immediate neighbourhood they serve, for example, small neighbourhood corner stores.
- 2.4.1.5 Strip development of businesses outside the commercial centres shall not be permitted.
- 2.4.1.6 The scale of use, the degree of servicing, including roads and parking, the provision of open space, signage and form and character of commercial development shall be regulated through development permit.
- 2.4.1.7 Recreation commercial businesses shall be subject to rezoning on a site specific application only.
- 2.4.1.8 The density of use on a parcel or within a building in this designation may be increased subject to compliance with Section 2.8 (Amenity Zoning Guidelines) of this Plan.

### 2.4.2 Visitor Accommodation

## Background

The historic pattern of visitor accommodations followed the settlement pattern in the Miners Bay and Bennett Bay areas as represented by the 5 original Commercial Accommodation zones. Visitor accommodations are dispersed throughout the island and vary from inns and motels to bed and breakfast operations. Bed and breakfasts are home occupations and policies for them are located in the home occupation section.

## Objectives

The objectives of this section are:

- 1) to ensure a supply of accommodations that are safe and offers a healthy environment,
- 2) to disperse accommodations in quiet natural settings having the least impact on the quiet rural character of the Mayne Island Trust Area,
- 3) to ensure all accommodations can be adequately serviced, and
- 4) to ensure all restaurants are at an appropriate scale to service residents and visitors.

## Policies

- 2.4.2.1 Accommodation for visitors shall be at a low density as defined in the Land Use Bylaw and shall be dispersed around the Mayne Island Trust Area.
- 2.4.2.2 There should be regulation in the Land Use Bylaw that would limit the length of stay for visitor accommodation units while acknowledging that the Springwater Lodge and Blue Vista, for example, has for many years allowed works crews to stay for longer durations.
- 2.4.2.3 Commercial campgrounds may be permitted by rezoning application only. The Local Trust Committee should consider the following guidelines in assessing any application for rezoning to permit a commercial campground:
  - i) Large scale campgrounds and facilities oriented to recreational vehicles are discouraged.
  - ii) Applications to permit small scale, low impact campgrounds, primarily oriented to tent camping, without individual power and water hook-up, shall be considered. Such campgrounds should not include retail commercial uses and structures should be limited to tables, picnic and cooking areas and necessary water and septic facilities.
  - iii) Small scale campgrounds may be considered as a site specific accessory use on larger properties in the Rural, Agricultural and Upland designations.
  - iv) Applications may also be considered for small scale campgrounds which would be the principal use on a smaller property in any

designation outside the ALR; such applications should rezone and re-designate the property to an appropriate commercial accommodation zone and land use designation and may include designating the property as a development permit area for commercial visitor accommodation.

- v) Applications for accessory campgrounds on land in the Agricultural Land Reserve may be considered as a form of agri-tourist accommodation; such applications must comply with Provincial Agricultural Land Commission policies for agri-tourist accommodation.
- vi) In assessing an application to rezone to permit a campground, the Local Trust Committee should ensure that the application includes demonstration of an adequate supply of potable water, appropriate sewage disposal facilities, approved fire suppression measures, adequate access and egress, parking and a site layout in which the individual sites are well screened and adequately separated. The Local Trust Committee should also consider any potential impacts on neighbouring land uses, traffic impacts, environmental impacts and the cumulative impact of campgrounds on the community in assessing the application.
- vii) Approval of a rezoning for a campground should include measures to ensure that accommodation is temporary and short term only.
- viii) The Local Trust Committee should consider an appropriate combination of site-specific zoning regulations such as increased setbacks from lot lines, rezoning to a commercial accommodation zone, designation as a development permit area and Section 219 covenants in the implementation of these guidelines.

2.4.2.4 Bed and breakfasts at a small scale shall be permitted as a home occupation but accommodations of a larger scale may be permitted by rezoning on site specific application only.

2.4.2.5 The scale of use, the degree of servicing, including roads and parking, the provision of open space, signage and the form and character of any new visitor accommodation development shall be regulated through development permit.

2.4.2.6 The density of use on a parcel or within a building in this designation may be increased subject to compliance with Section 2.8 (Amenity Zoning Guidelines) of this Plan.

## **2.5 INDUSTRIAL USE**

### **2.5.1 Industry**

#### Background

There are several existing industrial areas mostly on Fernhill Road. Permitted industrial uses may include processing, fabricating, assembly, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking or salvaging of goods and materials including the operation of truck terminals and docks. These uses may also be subject to other regulatory agencies.

#### Objective

The objectives of this section are:

- 1) to allow for small scale, non-polluting industrial activities, and
- 2) to protect the environment and minimize the impact on neighbours.

#### Policies

- 2.5.1.1 Industrial use shall be subject to rezoning on a site specific application only.
- 2.5.1.2 The form and character of any new industrial development shall be subject to a Development Permit to help minimize the impact on adjacent land uses, and the community generally.
- 2.5.1.3 Industrial uses shall be regulated to establish adequate setbacks and screening from roads and neighbours.
- 2.5.1.4 Industrial rezoning proposals shall require an assessment of impact on local water flow patterns, groundwater, pollution and waste disposal.
- 2.5.1.5 All goods, materials and equipment associated with or produced by an industrial operation must be stored in a manner that does not cause environmental damage.
- 2.5.1.6 The map does not identify sand and gravel deposits because they are small and dispersed around the island, removal shall be under a temporary use permit.

## **2.6 PUBLIC USE AND PUBLIC SERVICES**

### **2.6.1 Public Use, Services and Utilities**

#### Background

These objectives and policies address the community's current and future needs for public services, public use facilities and utilities.

#### Objectives

The objectives of this section are:

- 1) to provide public services on a scale appropriate for the island,

- 2) to protect the health and safety of residents and visitors, and
- 3) to ensure that services and utilities are of a scale and cost appropriate for the island.

#### Policies

- 2.6.1.1 Multiple uses of public facilities and services shall be encouraged.
- 2.6.1.2 Off street parking, signage and lighting shall be regulated in keeping with the rural character of the island.
- 2.6.1.3 Locations for service depots such as Telus or B.C. Hydro shall be considered upon application for rezoning.
- 2.6.1.4 All goods, materials and equipment associated with a public use, service or utility must be stored in a manner that does not cause any environmental damage and be adequately screened from roads and neighbours.

#### Advocacy Policies

- 2.6.1.5 The recycling depot shall be encouraged to maintain the highest environmental health standards and shall ensure that the storage of recyclable material be designed with special regard for the protection of groundwater.
- 2.6.1.6 All public use facilities and services must meet the strictest interpretation of all health and environment standards.
- 2.6.1.7 B.C. Hydro is encouraged to conduct an appropriate level of tree trimming to minimize downed power lines.
- 2.6.1.8 The community is encouraged to implement Fire-smart practices in order to minimize the impact that a wildfire can have on the island.

## **2.7 PARKS AND RECREATION**

There are a number of parks of varying uses on Mayne Island most under the jurisdiction of the Capital Regional District through a local Parks Commission. There is a Regional Park, Mount Parke, situated in the centre of the island. There are areas of the Mayne Island Trust area that have recently become part of the Gulf Island National Park Reserve.

### 2.7.1 Regional Parks

#### Background

Mount Parke, a Regional Park is situated inland on the south western portion of the Island and includes approximately 40 hectares (100 acres) of land. A management plan for this park has been completed by the CRD Parks.

#### Objectives

The objectives of this section are:

- 1) to support education, aesthetics, recreation and spiritual values of the park system, and
- 2) to protect the natural system from degradation by public use of land.

#### Advocacy Policies

- 2.7.1.1 Owners of land located adjacent to the park shall be encouraged at the time of subdivision to dedicate land for purposes of park expansion or to provide trail easements.
- 2.7.1.2 The Capital Regional District shall be encouraged to present their parks plans to the Mayne Island Trust Area community and to invite public consultation in the plan process.
- 2.7.1.3 The Capital Regional District shall be requested to preserve the natural features and provide maximum protection of the environment in all park uses.
- 2.7.1.4 The Capital Regional District shall be requested to maintain the natural features of the Regional Park.
- 2.7.1.5 The development of outdoor education or interpretive facilities is supported.
- 2.7.1.6 Owners of land located adjacent to the park shall be encouraged to dedicate land or grant covenants, easements or right-of-ways for purposes of park expansion or to provide trails.

### **2.7.2 Community Parks**

#### Background

The Mayne Island Parks and Recreation Commission is active in assisting with the creation and maintenance of community parks in the Mayne Island Trust Area. The Mayne Island Parks and Recreation Commission has completed a Parks and Recreation Master Plan and a portion of their plan is attached to the OCP for public information and implementation.

#### Objectives

The objectives of this section are:

- 1) to develop a community park plan,
- 2) to expand the Mayne Island Trust Area community park system and public trails under the authority of the local Mayne Island Parks and Recreation Commission,

- 3) to encourage a system of parks including walkways, hiking easements and linear parks in residential areas.

#### Policies

- 2.7.2.1 An owner of land being subdivided shall provide park dedication pursuant to Section 941 of the *Local Government Act* for purposes of park expansion including trails subject to review by the Mayne Island Parks and Recreation Commission.
- 2.7.2.2 No overnight use or camping shall be permitted in Community parks.
- 2.7.2.3 Only those accessory buildings or structures specified in the zone shall be permitted.
- 2.7.2.4 Open fire pits shall not be permitted in community parks.

#### Advocacy Policies

- 2.7.2.5 The acquisition to rights ~~to~~ for walking trails on private land by purchase or donation shall be encouraged.

### **2.7.4 Outdoor Recreation**

#### Background

The Mayne Island Trust Area has extensive outdoor recreational opportunities.

#### Objectives

The objectives of this section are:

- 1) to retain the public accesses to shoreline and beach areas,
- 2) to encourage a system of walking trails, with minimal impact during development and
- 3) to manage the recreational development to meet the island populations recreational needs while minimizing impacts on the environment and ensuring that there is no negative impact on agricultural activities resulting from such development.

#### Policies

- 2.7.4.1 Where possible, at time of rezoning, dedication or donation of trails, easements, parkland, or cash in lieu shall be received.
- 2.7.4.2 An owner of land being subdivided shall provide park ~~land~~ dedication pursuant to Section 941 of the *Local Government Act* for purposes of park expansion including trails subject to review by the Mayne Island Parks and Recreation Commission.

- 2.7.4.3 Public access to the foreshore and parks, as shown on the Plan maps, shall be preserved and additional accesses shall be obtained, where possible, at time of subdivision or rezoning.
- 2.7.4.4 Rezoning applications to permit golf courses and driving ranges may be permitted considered on all lands on Mayne Island in all of the Land Use Designations with the exception of land in the Resource Conservation designation (as identified on Schedule B).
- 2.7.4.5 Golf courses and/or driving ranges should only be considered on sites where the proposed development is designed to that minimize impacts to the agricultural land base and to surrounding agricultural uses.
- 2.7.4.6 Non-agricultural land is the preferred location for golf courses and/or driving ranges. Any proposals to rezone land in the Agriculture designation (as identified on Schedule B) to a golf course and/or driving range should comply with the following:
- a) No portion of the land should contain soils with land capability rating for Agriculture of Class 1, 2 or 3, under improved conditions (drained and irrigated) using, the Canada Land Inventory Mapping System (CLIMS)
  - b) Agricultural areas should remain contiguous and not be fractured by golf course and/or driving range development.
- 2.7.4.7 Golf courses and/or driving ranges should only use rainwater collection or catchment.
- 2.7.4.8 In order to encourage responsible stewardship of the proposed golf course lands, the Local Trust Committee in reviewing a rezoning application for a golf course should assess the potential environmental impact of on values such as wildlife, vegetation, ground and surface waters, adjacent land uses and viewscapes.

An environmental review should also include the requirements, where applicable, of the Provincial Agricultural Land **Commission Reserve**, Capital Regional District and any other provincial or federal government agencies involved in the approval process. An environmental review should provide proposed mitigation measures for any values negatively impacted.

#### Advocacy Policies

- 2.7.4.9 The Mayne Island Parks and Recreation Commission shall be requested to develop a network of walking trails on the Island.
- 2.7.4.10 The Ministry of Transportation shall be requested to maintain and mark public accesses and ensure they are not used for camping or overnight parking or obstructed in other ways.

- 2.7.4.11 Dedicated public access to beaches, and access across the foreshore shall not be restricted or obstructed.
- 2.7.4.12 The Ministry of Transportation shall be requested to provide cycling paths along all major roads at the time of road construction or major upgrading.

### **2.7.3 National Parks**

#### Background

Recently Parks Canada has acquired land in the Mayne Island Trust Area. These land holdings which are on Georgeson Island, Campbell Point and Georgina Point form part of the Gulf Islands National Park Reserve. Parks Canada has approved Interim Management Guidelines for the national park reserve which will guide management until a Park Management Plan is completed.

#### Objectives

The objectives of this section are:

- 1) to work cooperatively with Parks Canada to advance the goals of this plan,

#### Policies

- 2.7.3.1 Lands located within the Gulf Islands National Park Reserve should have a separate designation on Schedule 'B' of this plan and should be zoned appropriately, recognizing that the Local Trust Committee has no jurisdiction over federal land.
- 2.7.3.2 The Local Trust Committee will work with Parks Canada to address community impacts arising from the establishment of the Gulf Islands National Park Reserve and to address impacts to the national park arising from potential community development.

## **2.8 DEVELOPMENT PERMIT AREAS**

#### Background

The Local Government Act authorizes that a Local Trust Committee may designate Development Permit Areas (DPA) within an OCP for one or more of six purposes. In this plan, the Local Trust Committee has designated DPA for the establishment of objectives for the form and character of commercial and industrial development. The Mayne Island Local Trust Committee will undertake to amend the OCP to include DPA for environmental protection and steep slopes when detailed information is available.

### **2.8.1 Development Permits to Define the Form and Character of Commercial, Visitor Accommodation and Industrial Development**

Development permits for this purpose may vary or supplement bylaw regulations to specify the general character of the development and the siting and form of buildings and structures.

#### **Designation**

This development permit area includes all land that is designated Retail Commercial, Visitor Accommodation and Industry.

#### **Authority**

This development permit area is established, pursuant to Section 919.1(1)(f) of the *Local Government Act*, for the purpose of establishing objectives for the form and character of commercial and industrial development.

#### **Objectives**

The objective of this development permit area is to ensure that new or additional commercial or industrial uses are developed in a manner that is consistent with and enhances rural character and avoids impacts on adjacent properties.

#### **General Applicability**

The following activities shall require a development permit whenever they occur within the DPA, unless specifically exempted below.

- (a) Construction of, addition to or alteration of a building or other structure.

#### **Work Not Requiring a Permit (Exemptions)**

The following activities are exempt from any requirement for a development permit, upon determination by Islands Trust staff:

- a) subdivision of land;
- b) the maintenance of existing landscaping;
- c) the repair or maintenance of existing buildings or structures, including lighting and signage, provided there is no addition to lot coverage or area, no exterior alterations requiring a building permit or no change in the use of external materials that results in the alteration to the form or character of the building or structure;
- d) internal renovations or alterations;
- e) new construction not requiring a building permit, new landscaping, new roads and paved driveways, and new parking areas;
- f) repair and maintenance of existing roads, parking areas, paths and trails; and
- g) construction of unpaved driveways and walkways.

### **2.8.2 Guidelines**

The intent of this development permit area is to ensure that development in the form of new buildings or structures, or major additions to buildings or structures, meets the objectives described above. In considering the issuance of a development permit, the LTC should be satisfied that the following guidelines have been met where applicable and impose conditions where appropriate:

Guideline 1      Where an application involves retail commercial buildings or structures, which are buildings and structures designed and intended for commercial uses other than for visitor accommodation, the building form and character should adhere to the following guidelines:

- 1) Buildings and other structures should utilize existing topography and vegetation to be sited in a manner that is relatively unobtrusive and blends into the surrounding landscape.
- 2) Buildings should be designed and sited with the main entrance oriented to the front lot line or to the main point of entry from the road.
- 3) Building form and character should be similar to the scale, mass and character of adjacent non-commercial properties.
- 4) Building mass should be appropriately proportioned. in comparison to building height by limiting building frontage length in relation to building height.
- 5) Building mass should be softened by the use of small-scale elements such as windows, panels, entrances and other detail features in order to avoid monotony in design.
- 6) Buildings should not be designed with blank walls presenting an aspect to the highway or to highly visible areas; features such as garage doors and windowless facades should be minimized.
- 7) Buildings giving the impression of strip development should not be considered.
- 8) Natural materials should be incorporated into the design of buildings with construction materials and styles relating to the vernacular style of coastal architecture.
- 9) Architectural variety should be provided through the use of pitched roofs, dormers and similar features.
- 10) New buildings should be sited in a manner that results in minimal disturbance to existing vegetation.
- 11) In order to reduce noise elements such as roof top mechanical equipment, shipping and loading areas, exterior storage areas, transformers, and meters should be screened from public view as effectively as possible through the use of any combination of landscaping, solid fencing and building design.

- 12) Social gathering should be encouraged by creating spaces such as porches, patios and gardens that are visible and accessible.

Guideline 2 Where an application involves visitor accommodation buildings or structures, which are buildings designed and intended for use as commercial visitor accommodation units, building form and character should adhere to the following guidelines:

- 1) Buildings and structures should utilize existing topography and vegetation to be sited in a manner that is relatively unobtrusive and blends into the surrounding landscape.
- 2) Where there are significant numbers of visitor accommodation units proposed or permitted on a site, development should incorporate a variety of building types, including attached or multi-unit buildings, in order to minimize the development footprint on the site and to minimize impacts on adjacent properties.
- 3) Building form and character should be similar to the scale, mass and character of adjacent non-commercial properties without being imitative or derivative of adjacent dwellings.
- 4) Building mass should be limited to two storeys above grade.
- 5) Building mass should be appropriately proportioned in comparison to building height by limiting building frontage length in relation to building height.
- 6) Natural materials should be incorporated into the design of buildings with construction materials and styles relating to the vernacular style of coastal architecture.
- 7) Architectural variety should be provided through the use of pitched roofs, peaked roof lines, dormers and similar features.
- 8) New buildings should result in minimal disturbance to existing vegetation.
- 9) In order to reduce noise such elements as roof top mechanical equipment, shipping and loading areas, exterior storage areas, transformers, and meters should be screened from public view as effectively as possible through the use of any combination of landscaping, solid fencing, and building design.
- 10) Development along the shoreline should be visually unobtrusive and conform to the existing contours of the shoreline.
- 11) Development should be designed and sited in such a manner as to preserve existing significant views, public paths and view corridors from adjacent properties and public lands. Consideration should be given to siting a first storey below grade where it results in a lower profile building and protection of views.
- 12) Structures intended to access the foreshore, docks and marinas should be small-scale and low-profile. Stairs and ramps should follow the existing

contours of the site, incorporate landings, public paths, utilize small concrete pilings and have gaps between boards.

- Guideline 3 Where an application involves industrial buildings or structures, building form and character should adhere to the following guidelines:
- 1) Buildings and other structures should utilize existing topography and vegetation to be sited in a manner that is relatively unobtrusive and blends into the surrounding landscape.
  - 2) Industrial buildings and structures should be functional and not include unnecessary design features or elements.
  - 3) Buildings should be designed and sited to avoid creating visual and noise impacts from industrial operations and using material blending with the surrounding.
  - 4) Elements such as roof top mechanical equipment, shipping and loading areas, external storage areas, transformers, and meters should be screened from public view as effectively as possible through the use of any combination of landscaping, solid fencing, and building design.
- Guideline 4 All applications should include landscaping adhering to the following guidelines:
- 1) A landscape plan prepared by a professional such as a landscape architect should:
    - i. provide supporting documentary evidence pertaining to landscape specifications, irrigation requirements, planting lists (highlighting indigenous species), cost estimates, and the total value of the work;
    - ii. identify existing vegetation by type and identify areas which are to be cleared;
    - iii. provide for the landscape treatment of the frontage of the site which abuts onto existing or future public roads;
    - iv. provide for vegetative buffers along lot lines;
    - v. identify how landscape treatment will avoid the use of herbicides, pesticides and fungicides.
  - 2) Existing site topography and landscape features, and indigenous vegetation should be retained wherever possible. Significant existing indigenous vegetation within all setback areas should be preserved (i.e. wetlands and mature wooded areas). Significant existing indigenous vegetation within the buildable area of the site should be preserved wherever possible through careful and innovative site design.
  - 3) An adequate landscaped strip should be provided along all roads. The width and extent of this buffer strip should be established based on the overall useable site area of the parcel, the extent of existing vegetation, the provision for adequate access and visual clearances, and any zoning requirements for landscape screening.
  - 4) Landscaped strips or appropriate buffering should be provided adjacent to the boundary of the Agricultural Land Reserve, along abutting residential properties and adjacent to watercourses.

- 5) Any storage areas on the property facing public roadways should have adequate landscape screening or the provision of other screening consistent with the overall character of the site and with the other guidelines in this section.
- 6) Proposed new plantings should consist of indigenous vegetation or other non-invasive vegetation suitable for local environmental conditions; buffer planting using massing of indigenous trees and shrubs is encouraged.
- 7) Appropriate planting should be used to soften building massing, to break up parking areas and to provide screening along lot lines. It is not intended that plantings form a full-height visual screen around the whole site and screen all buildings from view; planting should reduce and soften the apparent scale and mass of buildings, provide screens, and create breaks in a building façade or at building corners.
- 8) New drainage swales and detention basins should be planted with materials that will assist in the treatment of stormwater runoff and that are also complementary to the surrounding natural vegetation.
- 9) All landscaping and screening should be completed within 12 months of an occupancy permit being issued and should meet or exceed the British Columbia Society of Landscape Architects and British Columbia Nursery Trades Association standards.
- 10) The application should include a security, in the form of an irrevocable letter of credit for 125% of the value of the quoted landscaping cost.

Guideline 5 All applications should provide a parking layout plan, adhering to the following guidelines:

- 1) Large impervious and surfaced parking areas should be avoided. Parking should be provided through smaller parking areas evenly dispersed throughout the development and separated with planted landscaped areas. Porous or permeable surfaces should be used where practical and impervious surfaces should be minimized and swales and open ditches should be installed rather than curb and gutter systems.
- 2) Visitor parking spaces should be clearly identified and provided within the development. Tree planting is encouraged in and around parking areas.
- 3) Parking should be located at the sides or rear of buildings wherever feasible.
- 4) Development should provide for and clearly identify pedestrian circulation areas, preferably with different paving and/or landscaping treatment.
- 5) All significant paved parking areas should be included within the context of any stormwater water plan and incorporate oil/water separators.
- 6) The shared use of a common access between businesses is encouraged. The number of accesses should be limited to the number required for traffic safety.

- 7) All new development should include provision for bicycle parking or storage.

Guideline 6 Lighting proposed as part of an application for a new building or overall site development should adhere to the following guidelines:

- 1) Lighting for walks and parking areas should be small in scale and used to illuminate signs, displays and pedestrian paths.
- 2) High intensity lighting in parking lots and along roadsides is discouraged.
- 3) Security and other lighting should not be placed so as to shine directly onto residential or agricultural properties or to reduce the effectiveness of any landscaped buffer.

Guideline 7 Signs should adhere to the following guidelines:

- 1) Each site should have no more than one freestanding sign, located on the same lot as the development.
- 2) One sign should be installed for each business premise. All signs should be integrated into the overall design of the building and should not extend above the top wall of a building.
- 3) Signs should not be backlit or equipped with flashing, oscillating or moving lights or beacons.

Guideline 8 The LTC may consider variances to siting or size regulations where the variance may result in closer adherence to the guidelines in this section.

## **2.9 TEMPORARY COMMERCIAL AND INDUSTRIAL USE PERMITS**

The Mayne Island Local Trust Committee may issue Temporary Commercial and Industrial Use Permits for all areas covered by this Plan except areas in the ALR or Resource Conservation designation.

### Objectives for Issuing Temporary Commercial or Industrial Use Permits

- 2.9.1 Permits for temporary commercial and industrial uses may be issued: for short term uses; or as a test of the compatibility of the proposed land use, which may not have been anticipated, with existing uses.

### Permit Guidelines

- 2.9.1.1 Permits can be issued for any period up to two years and could be considered for renewal once for any further period up to two years.

- 2.9.1.2 Permitted uses should be consistent with the policies of the designation and the provisions of 2.9.1.

- 2.9.1.3 Permitted uses should not preclude or compromise future permitted uses on the affected lot.
- 2.9.1.4 Uses should not be allowed if they conflict with any ongoing planning policies or programs.
- 2.9.1.5 Sand and gravel removal and processing, and asphalt plants shall be subject to a permit if they exceed 50 truck loads in any given year.
- 2.9.1.6 Permit conditions must make reference to measures dealing with the following points:
  - a) general activity levels that will not create any disturbance apparent beyond the property's boundaries;
  - b) adequate landscape buffering or distance separation to adjacent lots;
  - c) provision of off-street parking spaces consistent with regulatory bylaws;
  - d) reclamation measures that will restore the permit area to suitability for its designated primary use; and
  - e) adequate supervision of the site.
- 2.9.1.7 In addition, permit conditions should outline operational plans, including hours and days of operation and staffing to ensure compatibility with the neighbourhood and may include an undertaking for restoration of the site and a security deposit to guarantee performance of the conditions.

## **2.10 AMENITY ZONING GUIDELINES**

- 2.10.1 In the case where a property owner offers to provide a community amenity as a condition of subdivision or rezoning, consideration may be given to increasing the permitted density on a parcel.
- 2.10.2 The following community amenities represent a list of potential community amenities which may be acceptable for consideration under this section:
  - i) the provision of land for preservation of unique natural environments and sensitive areas,
  - ii) the provision of land to preserve forests, watersheds and wetlands,
  - iii) the provision of land for community park or public open space,
  - iv) the provision of land for sewage treatment facilities or community water systems,
  - v) the provision of community wells for domestic water supply,
  - vi) the provision of fire fighting storage reservoirs,
  - vii) the provision of easements or rights of way for utilities or trails,
  - viii) the provision of community buildings,
  - ix) the provision of land for community buildings or structures,
  - x) the provision of community space in a commercial building,
  - xi) the provision of affordable and special needs housing, and
  - xii) the provision of any other amenity which is similar in nature to the foregoing and/or is consistent with the objectives and policies of the OCP.

- 2.10.3 In evaluating a proposal to increase density through amenity zoning consideration shall be given to the appropriateness of the proposed amenity that would be granted and the implications for the parcel and adjoining parcels of permitting the increased density.
- 2.10.4 The LTC should require rainwater storage systems through the registration of a legal agreement when considering applications that could result in an increased density.
- 2.10.4 Where, as a condition of providing a community amenity, a parcel is to be granted greater density than would otherwise be the case in the zone in which it is located, the zoning shall be amended on the property to reflect the new maximum density permitted on the parcel.
- 2.10.5 Where a community amenity has been provided, consideration may be given to protection of the amenity through the mechanisms of a covenant or a zoning amendment or a combination of both.
- 2.10.6 Where an amenity rezoning is proposed on land that is not identified elsewhere in this plan, consideration may be given to amending this plan.

## **2.11 DENSITY TRANSFER PROVISIONS**

- 2.11.1 The transfer of density from an Upland area to a Rural area shall be conditional on compliance with the following requirements:
  - i) Approval of a density transfer shall be subject to compliance with the policies of this Plan.
  - ii) In the case where a density transfer is approved, the following should be considered where appropriate:
    - amending the zoning on all or part of the Upland portion to reflect the reduced density; or,
    - re-designating and rezoning the Upland portion to Resource Conservation;
    - placing a restrictive covenant on the property, limiting further subdivision and development; and
    - placing a conservation covenant on all or part of the Upland portion, stipulating that the subject land may not be subdivided and may only be used for public purposes, environmental protection, heritage site protection, community forest, park or heritage area.
  - iii) In calculating the density entitlement that may be transferred from land in the Upland designation, any fractional amount of a lot which is equal to or greater than half the area of a Upland density unit shall be counted as a full density unit entitlement for purposes of transfer.
  - iv) The affected properties shall be rezoned to reflect the new maximum density permitted on the Rural portion and to denote that the density has been removed from the Upland portion, which may be designated in the OCP and zoned as Resource Conservation.
- 2.11.2 The transfer of density from an Agricultural area to a Rural area shall be conditional on compliance with the following requirements:
  - i) Approval of a density transfer shall be subject to compliance with the policies of this Plan.

- ii) In the case where a density transfer is approved, placing a restrictive covenant on the property limiting further subdivision and development may be considered where appropriate.
- iii) In calculating the density entitlement that may be transferred from land in the Agricultural designation, any fractional amount of a lot which is equal to or greater than half the area of an Agricultural density unit shall be counted as a full density unit entitlement for purposes of transfer.
- iv) The affected properties shall be rezoned to reflect the new maximum density permitted on the Rural portion and to denote that the density has been removed from the Agricultural portion.

2.11.3 Where the transfer of density is proposed involving land that is not identified elsewhere in this plan, consideration may be given to amending this plan.

## **SECTION 3 OBJECTIVES AND POLICIES FOR COMMUNITY SERVICES**

### **3.1 TRANSPORTATION**

#### **3.1.1 Roads**

##### Background

The Ministry of Transportation is responsible for the development and maintenance of the island road system. In recognition of the special nature of the islands, a Letter of Understanding between the Island Trust and the Ministry of Transportation and Highways was signed in November 1992.

The agreement set out modified road standards and classifications for new roads in the Islands Trust Area that have been adjusted downward in size from those normally used by the Ministry. It is also recognized that some roads possess scenic and heritage values that should be preserved and protected.

Schedule D identifies the road network and the following objectives and policies reflect the special classification and standards.

##### Objectives

The objectives of this section are:

- 1) to encourage maintenance of a road system in keeping with the Mayne Island Trust Area's natural environment and rural character,
- 2) to establish a functional classification of rural roadways for Mayne Island,
- 3) to establish scenic and heritage road designations for unique and valued roadways, and
- 4) to provide for the safety of pedestrians and cyclists.

### Policies

- 3.1.1.1 The Mayne Island Local trust Committee may form a standing committee for Traffic safety.

### Advocacy Policies

- 3.1.1.2 The Ministry of Transportation shall be requested to maintain the major road pattern as shown on Schedule D, the land status map.
- 3.1.1.3 The Ministry of Transportation shall be requested to provide, wherever possible, designated cycle lanes and pedestrian paths along roadways.
- 3.1.1.4 The Ministry of Transportation shall be requested to retain low speed limits on all roads and lower the speed limit to 30 kph in the Miners Bay core area.
- 3.1.1.5 The Ministry of Transportation shall be requested to ensure the road system follows natural contours of the land wherever possible.
- 3.1.1.6 The Ministry of Transportation shall be requested to retain unused road dedications as greenbelts.
- 3.1.1.7 Programs to inform and educate all users of the roads on the special safety issues of a rural road system shall be supported.
- 3.1.1.8 Public transport systems and any programs that encourage shared ridership are to be encouraged.
- 3.1.1.9 The Ministry of Transportation shall be requested to ensure signage along the roads is minimal and in keeping with a rural atmosphere.

## **3.1.2 Water Transport**

### Background

There are two Federal government wharfs on Mayne Island, one at Miners Bay and one at Horton Bay. In addition, there is a foreshore lease in Miners Bay for a commercial marina. A privately owned water taxi provides inter-island water access, local school bus and ambulance services for the Area. B.C. Ferry Services Inc. provides the majority of water access to the Island via the Village Bay terminal.

### Objectives

The objectives of this section are:

- 1) to ensure the needs of the local residents are considered in the delivery of service from B.C. Ferry Services Inc.
- 2) to identify, maintain and protect public access to the foreshore,

- 3) to ensure provision of water access by boat to the island.

#### Policies

- 3.1.2.1 Any log dumpsite shall be subject to a Temporary Use Permit.
- 3.1.2.2 Commercial marinas shall be primarily for local use, subject to rezoning, and environmental regulations.
- 3.1.2.3 Barging of materials shall be at David's Cove, Bennett or Village bay docks or regulated by Temporary Use Permit.

#### Advocacy Policies

- 3.1.2.4 The B.C. Ferry Services Inc. shall be requested to maintain a regular schedule of consultation with the community on all initiatives or changes to its services that impact on Mayne Island.
- 3.1.2.5 The B.C. Ferry Services Inc. shall be requested to ensure that the expansion of the ferry service follows, rather than anticipates, demands.
- 3.1.2.6 The B.C. Ferry Services Inc. shall be requested to ensure terminal access and parking facilities are safe and of adequate capacity.
- 3.1.2.7 Fisheries and Oceans Canada and the provincial agency responsible to Crown Leases shall be requested to assist the community in designating appropriate sites and establishing conditions for barge loading and unloading in the Mayne Island Trust area.
- 3.1.2.8 The sharing of community docks and private wharfs for residential use shall be encouraged.
- 3.1.2.9 The Ministry of Transportation shall be requested to identify and maintain all public accesses to water including boat ramps.

### **3.1.3 Aircraft**

#### Background

There are designated areas at the public docks at Horton Bay and Miners Bay for float planes to tie up. In addition there is limited privately owned land based facilities, and a helipad for emergency evacuation at the fire hall.

#### Objective

The objectives of this section are:

- 1) to minimize noise disturbance,
- 2) to ensure that land is not used for commercial airstrips, and

- 3) to provide for quick emergency evacuation and fire protection.

#### Policies

- 3.1.3.1 Horton Bay and Miners Bay docks are appropriate locations for the landing of sea planes.
- 3.1.3.2 Emergency helipad sites may be designated anywhere in the Trust area where appropriate for 24 hour use.
- 3.1.3.3 Land based commercial airstrips shall not be permitted.

## **3.2 WATER SUPPLY**

### **3.2.1 Watersheds and Groundwater**

#### Background

Water availability is a limiting factor to future development in the Mayne Island Trust Area. All groundwater originates from rainfall and is stored in aquifers at various depths throughout the Trust Area. There are no lakes or other extensive surface waters storage areas. The amount of water that is available in the aquifers appears to vary and some areas suffer from summer water shortages. Conservation and protection of the groundwater resources is essential if water is to be available in the future and is a major element in land use decisions.

#### Objectives

The objectives of this section are:

- 1) to conserve rainwater, surface wells and all groundwater supplies,
- 2) to protect watersheds and to encourage the development of catchment areas for existing and future use, and
- 3) to ensure that the development and use of the land base does not lead to degradation of the current supply of fresh water.

#### Policies

- 3.2.1.1 As a condition of subdivision approval, applicants shall be required to prove the availability of sufficient potable water to support the proposed use.
- 3.2.1.2 Development should not be permitted in areas where groundwater limitations have been identified.

- 3.2.1.3 The sale of collected rainwater maybe permitted by rezoning only and should only be considered if it is determined that the proposed use would not impact adjacent properties.

#### Advocacy Policies

- 3.2.1.4 The Ministry of Environment or the Islands Trust shall be requested to undertake a full investigation of water sources and quantity to lead to a Strategy Report that could be incorporated into this Plan.
- 3.2.1.5 The Ministry of Environment shall be requested to identify watersheds, groundwater recharge areas and wetlands that require protection.
- 3.2.1.6 Enclosed cisterns and ponds for storage of rainwater to supplement water supply for individual or group household use, fire protection and irrigation shall be encouraged
- 3.2.1.7 The broadcasting of pesticides and herbicides on the land by any agency or individual shall be discouraged with the exception of normal farm practices on land in the ALR.
- 3.2.1.8 The Vancouver Island Health Authority shall be requested to ensure any flow of effluent be controlled so it does not contaminate surface or groundwater.
- 3.2.1.9 Any education program directed toward the conservation of the Mayne Island Trust Area water supplies shall be supported.
- 3.2.1.10 The Ministry of Environment shall be requested to ensure that drilled wells with high salt content be capped or grouted to protect against the intrusion of salt into the fresh water table.
- 3.2.1.11 The Ministry of Environment shall be requested to undertake a full investigation of the practice of hydro-fracturing wells and if it is determined that this practice negatively impacts the water supply of surrounding wells then it should be prohibited.
- 3.2.1.12 Owners of land being logged are encouraged to maintain sufficient cover to permit groundwater recharge throughout the harvest cycle.
- 3.2.1.13 The collection and transport of water (bulk water sales) from one part of Mayne Island to another should be discouraged except in the case of fire fighting measures or limited emergencies.
- 3.2.1.14 The CRD shall be requested to actively pursue a change in the B.C. Building Code to include a rainwater collection system, with a minimum of 2000 gallon collection capability, within the building code for each new home and substantial renovations. Each dwelling/second building qualifying as a guest cottage on the property being developed shall require its own collection system.

- 3.2.1.15 The use of low flush toilets is encouraged as an effective method of water conservation and aquifer protection and is recommended as an installation in each home on Mayne Island.

### **3.2.2 Water Systems**

#### Background

There are several major community water systems, a number of private water systems and individual wells on Mayne Island serving the various developed areas. Water costs, system quality and water availability vary considerably from system to system. Some of the water systems experience seasonal water shortages and any further development in these areas will require the development of additional water sources and storage facilities.

Water conservation during the summer period is necessary in all areas, including those served by private wells. Over use, misuse or contamination of groundwater by individuals or agencies could jeopardize water availability for other residents.

#### Objectives

The objectives of this section are:

- 1) to support the maintenance of safe potable water resources for residents of the Mayne Island Trust Area,
- 2) to encourage community water systems
- 3) to encourage the integration of community water systems, and

#### Policies

- 3.2.2.1 An adequate source of safe potable water including impact on surrounding wells must be assessed prior to subdivision approval or construction of buildings.

#### Advocacy Policies

- 3.2.2.2 Water conservation, the building of cisterns, and ponds for water storage areas and the efforts to recycle water shall be encouraged.
- 3.2.2.3 The development of community water systems and the use of shared wells shall be encouraged; however, this requires Vancouver Island Health Authority approval and a permit to operate.
- 3.2.2.4 The development of new technologies which demonstrate water conservation and efficient use of water resources shall be encouraged.
- 3.2.2.5 The Vancouver Island Health Authority and provincial government shall be requested to monitor water quality of community water systems.

- 3.2.2.6 The Ministry of Environment shall be requested to implement regulations that will permit local government to protect and regulate water use for the community.

### **3.3 WASTE DISPOSAL**

#### **3.3.1 Disposal of Sewage**

##### Background

There is serious concern over the disposal of waste into the ground because the nature of the topography and soil limits its ability to absorb effluent. The environmental health of the small lot development neighbourhoods are of particular concern. The Mayne Island Trust Area utilizes sewage disposal systems which conventionally include a septic tank and sewage disposal fields. There are two community sewage disposal systems; the Village Bay Improvement District (Lundy Lane Sewage Disposal System), and Georgina Point Improvement District (Edith Point Sewage Disposal System).

##### Objectives

The objectives of this section are:

- 1) to protect the health and safety of residents, visitors and the natural environment from contamination of the ground and groundwater by sewage disposal systems, and
- 2) to protect the marine environment of the Mayne Island Trust Area from contamination by sewage disposal.

##### Advocacy Policies

- 3.3.1.1 When a sewage system is required, a sewage disposal system plan must be approved prior to construction of buildings.
- 3.3.1.2 Effective, non polluting alternative sewage treatment methods shall be encouraged such as low-flush and composting toilets and the use of grey water for toilets; however pursuant to Vancouver Island Health Authority regulations, there will be no reduction in the sizing of a septic system for low flush toilets, composting toilets or grey water.
- 3.3.1.3 The Vancouver Island Health Authority shall be requested to consider the cumulative effects of individual disposal systems in an area.
- 3.3.1.4 Community sewer systems to remedy a developed area where septic systems are failing are encouraged but they are to be reviewed by the VIHA on an individual basis.
- 3.3.1.5 The Ministry of Environment and the Vancouver Island Health Authority shall be requested not to permit any ocean dumping of untreated sewage.

- 3.3.1.6 The Federal Government shall be requested to require that all vessels while docked, moored or travelling within the waters of the Mayne Island Trust Area, use sewage holding tanks and not dump sewage into the sea.
- 3.3.1.7 All marinas, commercial and public, shall be required to have adequate pumpout stations for discharge of holding tanks and a comprehensive plan to deal with the wastes associated with the running of a pumpout facility.
- 3.3.1.8 The respective agencies responsible for policies 3.3.1.5 – 3.3.1.7 are requested to provide adequate enforcement to ensure these policies are being complied with.

### **3.3.2 Disposal of Solid Waste**

#### Background

The Capital Regional District is responsible for the management and disposal of solid waste and has delegated to the Mayne Island Improvement District responsibility for the removal of garbage from the Island. Mayne Island has made an increasing commitment to recycling its waste since 1985. In 2005, according to records from Hartland Landfill and Mayne Island Recycling Society, 41% of Mayne Island garbage was recycled. As most residents have compost piles, it is assumed that significantly more than 50 % of the waste is diverted from the land fill

#### Objectives

The objectives of this section are:

- 1) to encourage the on-island handling of reusable, recyclable and compostable materials
- 2) to protect the environmental quality of the Mayne Island Trust Area, and,
- 3) to extend the life of the Hartland Landfill.

#### Advocacy Policies

- 3.3.2.1 The reuse, recycling and composting of solid wastes is encouraged.
- 3.3.2.2 The Recycling Depot and any other site used for the storage of solid wastes shall be managed in compliance with the regulations of the Capital Regional District and the Ministry of Environment.
- 3.3.2.3 The Ministry of Environment shall be requested to provide safe storage and to regulate and to coordinate dangerous cargo sailings with BC Ferries in the removal of hazardous wastes from the Mayne Island Trust Area.
- 3.3.2.4 Fisheries and Oceans Canada and the Provincial Ministry of Environment shall be requested to prohibit the dumping of any waste materials in the waters of the Mayne Island Trust Area.

- 3.3.2.5 The development of innovative techniques and appropriate training will be supported for the disposal of waste material generated by both existing and future development in the Mayne Island Trust Area will be supported.

## **SECTION 4 - OBJECTIVES AND POLICIES FOR NATURAL AND HERITAGE RESOURCES**

### **4.1 HERITAGE RESOURCES**

#### **4.1.1 Heritage Resources**

##### Background

According to the Ministry of Tourism, Sport and the Arts there are approximately 30 recorded archaeological heritage sites located in the Mayne Island Trust Area.

##### Objectives

The objectives of this section are to:

- 1) Encourage identification, protection, preservation and enhancement of heritage resources, including lands and structures of natural, archaeological, historic, cultural, aesthetic, educational or scientific heritage value;
- 2) Preserve and protect the heritage values and character of historic coastal settlement patterns and remains; and, increase public awareness of heritage resources; and,
- 3) Increase public awareness of heritage resources.

##### Policies

- 4.1.1.1 The Local Trust Committee will support the creation of an inventory of lands and structures of natural, historic, cultural, aesthetic, educational or scientific heritage value or character
- 4.1.1.2 The Local Trust Committee will support an updated inventory of archaeological resources.
- 4.1.1.3 The Local Trust Committee may amend this plan to designate any real property as a heritage site under Part 27 of Local Government Act and identify the features or characteristics that contribute to the heritage value or character of the property.
- 4.1.1.4 Any development applications involving areas on which archaeological sites may be located shall be referred to the Archaeology Branch of the Ministry of Tourism, Sport and the Arts and to interested First Nations for comment. Development should not be permitted in areas with known archaeological sites without first undergoing an archaeological impact assessment.

### Advocacy Policies

- 4.1.1.5 Archaeological sites in the Mayne Island Trust Area are protected under the *Heritage Conservation Act*.
- 4.1.1.6 The appropriate branch of the Provincial government shall be requested to ensure that these sites are protected from disturbance under the *Heritage Conservation Act*.
- 4.1.1.7 The appropriate branch of the Provincial government shall be requested to have management options made available to the Building Inspector.
- 4.1.1.8 All cultural heritage sites should be designated a Development Permit Area for the protection of the sites under the *Heritage Conservation Act*, when the Islands Trust has the legislative authority to designate these sites.
- 4.1.1.9 The Building Inspector is requested to ensure Archaeological sites are protected from construction activities.

## **4.2 MARINE RESOURCES**

### **4.2.1 Coastal Waters and Foreshore**

#### Background

The coastal waters within the Mayne Island Trust Area include the surface of the water extending from the shoreline of Mayne Island out to the middle of the Georgia Strait, except where the jurisdictional boundary overlaps with another Local Trust Area when the boundary becomes a line mid-channel. Many actions further off-Island, will impact on the Local Trust Area's water resources and the policies below reflect the need for consideration of the impacts of these actions in this area.

The foreshore, the land between the highest tide and the lowest tide, is public land managed by the Provincial Government an exception exists where Parks Canada is responsible for national park lands and adjacent waters (i.e. of Campbell Point and around Georgeson Island). In such case the foreshore is managed by Parks Canada. While the Crown is not bound by local bylaws, any occupiers of this land must comply with the bylaws. A foreshore concern in the Mayne Island Trust Area is the erosion effects due to the passage of B.C. Ferry Services Inc ships in Active Pass.

#### Objectives

The objectives of this section are:

- 1) to protect coastal areas from pollution,

- 2) to ensure that any use of coastal waters and foreshore does not result in permanent damage to the natural systems, and
- 3) to limit the impact of foreshore uses on adjacent uses and on the visual appearance of the shoreline.

#### Policies

- 4.2.1.1 Marshes, bluffs and beaches along the coast shall be protected from the impacts of development by ensuring foreshore zoning protects against disruption of the natural systems and pollution.
- 4.2.1.2 Ensure that there are adequate setbacks from the natural boundary of the sea for all development.
- 4.2.1.3 All use of coastal waters and foreshore areas shall be regulated by zoning to ensure adequate separation between potentially conflicting uses.
- 4.2.1.4 Public recreational use of the foreshore shall be given priority over other foreshore uses.
- 4.2.1.5 Private floats, docks or wharves shall be permitted by zoning only for owners of land adjacent to the shoreline of the water area subject to the zone.
- 4.2.1.6 Any zoning for commercial use of the foreshore and coastal areas shall:
  - a) include public access to the foreshore, and
  - b) protect coastal areas by balancing waterfront development (or redevelopment) with natural areas.
- 4.2.1.7 No offshore reef nor islet shall be developed or used for commercial activities.
- 4.2.1.8 Marinas shall be subject to site specific zoning and environmental impact assessment and in assessing a rezoning for a marina the provision of toilet facilities should be considered.
- 4.2.1.9 Barging of materials shall be at David's Cove, Bennett or Village bay docks or regulated by Temporary Use Permit.

#### Advocacy Policies

- 4.2.1.10 Erosion and pollution causing the loss of habitat, marshlands, coastal bluffs and other natural features shall be prevented by:
  - a) requesting the Canadian Coast Guard and the B.C. Ferry Services Inc. to regulate traffic to minimize bank erosion or to construct a breakwater to protect Miners Bay from ferry wash, and
  - c) requesting the Ministry of Environment to monitor the state of the environment.

- 4.2.1.11 The Canadian Coast Guard shall be requested to enforce safety requirements for tanker traffic and a prohibition against the pumping of bilges while in the Mayne Island Trust Area.
- 4.2.1.12 Environment Canada, the Ministry of Environment and the Canadian Coast Guard respectively shall be requested to prohibit the following in waters, near or surrounding the Mayne Island Local Trust Area:
- a) ocean dumping of all substances (prohibited, restricted and other),
  - b) release of any substance or contaminant (organic or inorganic), such as gravel and pulp mill effluent, and
  - c) pumping of marine heads inside specific areas (sensitive bays and foreshore areas).
- 4.2.1.13 The Canadian Coast Guard, Fisheries and Oceans Canada and the Southern Gulf Islands Harbour Commission shall be requested to provide public toilets at their docks when feasible.
- 4.2.1.14 The Canadian Coast Guard and Environment Canada shall be requested to ensure there is no transshipment of nuclear material around or near the Mayne Island Local Trust Area.

#### **4.2.2 Public Access to the Foreshore**

##### Background

Public access to foreshore is important in the Mayne Island Local Trust Area for local recreational purposes. There are some beach accesses and some boat launching facilities in the Local Trust Area with more being added. B.C. Ferry Services Inc. provides access to and from the Island. There are 2 government wharfs on the Island and numerous private wharfs and mooring buoys located in sheltered bays and used primarily by residents.

##### Objectives

The objectives of this section are:

- 1) to protect foreshore accesses for public use,
- 2) to ensure an adequate number of beach accesses; and,
- 3) to ensure access to all boaters at all tides and all weather with the construction of a dock, ramp and pumpout station constructed at the Anson Road beach access.

##### Policies

- 4.2.2.1 In areas covered by water commercial use shall be permitted only if it will not disrupt traditional swimming beaches, or navigation, and will not create pollution.

##### Advocacy Policies

- 4.2.2.2 The Ministry of Transportation shall be requested to maintain launching facilities at Village Bay, David Cove, Horton Bay, Bennett Bay and Aitken Point (Potato Point).
- 4.2.2.3 The Ministry of Transportation shall be requested to ensure that public accesses are not blocked by private docks.
- 4.2.2.4 The Ministry of Environment shall be requested when granting leases, to ensure that public right-of-way along the foreshore is preserved.
- 4.2.2.5 The Ministry of Transportation shall be requested to ensure that dedicated public accesses are retained and additional accesses obtained wherever possible.
- 4.2.2.6 The Ministry of Transportation shall be requested to identify and clear any dedicated public access to the foreshore established as a result of subdivision for pedestrian use.

### **4.2.3 Fisheries and Aquaculture**

The Coastal Resource Interests Study (CRIS, 1987) identifies the majority of inland coastal waters surrounding the Mayne Island Trust Area as not suitable for fin fish aquaculture operations.

There are two nori farm leases in the Local Trust Area near David Cove that are inactive. There is recreational shellfish harvesting and crab fishing.

#### Objectives

The objective of this section is to preserve the shellfish and fishery resources.

#### Policies

- 4.2.3.1 Any application for commercial shellfish aquaculture operations shall be subject to the public process of rezoning.

#### Advocacy Policies

- 4.2.3.2 The Fisheries and Oceans Canada and the Provincial government
  - a) preserve marine habitat by ensuring that any marine harvesting does not adversely affect the marine ecosystem,
  - b) to support all preservation and enhancement measures for marine species, and
  - c) to restrict harvesting of mollusca to recreational use only and to regulate and monitor the harvesting of mollusca to ensure that wild stocks are sustainable.
- 4.2.3.3 The Canadian Coast Guard and Provincial agency responsible for Crown Lands shall be requested to protect the populations of all marine species by minimizing impacts of foreshore uses.

## 4.3 ENVIRONMENTAL RESOURCES

### 4.3.1 Environmental Management

#### Background

Sustainable forest management practises are environmental management concerns in the Local Trust Area. The only substantial area of Crown Land (Mount Parke Regional Park) is committed to public use. The private ownership pattern is in relatively small holdings.

#### Objectives

The objectives of this section are:

- 1) to minimize the impact of human activities on environmental systems,
- 2) to protect the natural environment in all considerations of land use
- 3) to encourage landowners to foster sustainable forest and agricultural practices suitable to small island ecosystems; and
- 4) To encourage the elimination of invasive species that negatively impact native flora and fauna.

#### Advocacy Policies

- 4.3.1.1 Environmental standards shall be established in support of the policies and jurisdictions of the Capital Regional District, Ministry of Environment, Ministry of Transportation and Ministry of Forests.
- 4.3.1.2 The Ministry of Environment shall be requested to prohibit the release of ozone depleting chemicals into the atmosphere from debris such as old refrigerators, dumping of batteries, electronic equipment, paint/solvents/fuels and buildings materials and shall be requested to monitor and enforce the prohibition.
- 4.3.1.3 The Mayne Island Local Trust Committee encourages the residents in the Area to retain forests for habitat, water recharge, soil retention and environmental values, and selectively log as an alternative to clear cutting.
- 4.3.1.4 The Ministry of Forests or other forestry associations shall be requested to provide increased guidance on sustainable forest practices to all forest landowners in the Mayne Island Local Trust Area
- 4.3.1.5 The Mayne Island Local Trust Committee encourages the use of sustainable agricultural practices within the area.
- 4.3.1.6 The Ministry of Transportation shall be requested to maintain tree cover along road right-of-ways except where required for safety and for the purposes of fire breaks.

- 4.3.1.7 The Mayne Island Local Trust Committee shall encourage any efforts to educate residents and visitors about ways to minimize environmental degradation of the Islands sensitive systems.

#### **4.3.2 Environmentally Sensitive Areas**

##### Background

There are several areas in the Mayne Island Local Trust Area that may be considered environmentally sensitive. The Islands Trust is in the process of mapping and collecting further information on these Environmentally Sensitive Areas (ESA's). The Mayne Island Local Trust Committee will undertake to amend the OCP to include this information which may include designating these ESA's as Development Permit Areas.

##### Objectives

The objective of this section is to identify and encourage maximum protection including use of zoning and development permit tools to protect of unique habitat areas with sensitive ecological or aesthetic value.

##### Policies

- 4.3.2.1 No land in an environmentally sensitive area may be rezoned for recreational facilities or other commercial uses unless it can be clearly demonstrated there would not be any degradation of the area's natural attributes.

##### Advocacy Policies

- 4.3.2.2 Land owners who feel that areas of their land are environmentally valuable are encouraged to enter into voluntary covenants with an appropriate third party such as the Islands Trust Fund, the Nature Conservancy of Canada or B.C. Nature Trust.
- 4.3.2.3 Naturalist groups and government agencies are encouraged to provide information to residents and visitors of actions necessary to protect the Mayne Island Local Trust Area's environmentally sensitive areas as well as endangered plant and animal species.
- 4.3.2.4 The Fisheries and Oceans Canada, Environment Canada and Parks Canada shall be requested to establish ongoing monitoring program on the health of shoreline and marine natural areas.
- 4.3.2.5 Environment Canada and the Provincial agency responsible for Crown Lands shall be requested to discourage foreshore uses which would disturb migratory waterfowl feeding areas.
- 4.3.2.6 Fisheries and Oceans Canada and the Provincial agency responsible for Crown Lands shall be requested to protect the naturally occurring shellfish communities and fish nursery areas from depletion or habitat disturbance.

- 4.3.2.7 Development Permit Areas should be applied to environmentally sensitive areas.

#### **4.4 RESOURCE CONSERVATION**

##### Background

As a means of providing for the protection of lands considered to be of special importance to Mayne Island for reasons of ecosystem protection, wildlife protection, watershed protection, enjoyment of scenery, historic preservation, environmental management and/or protection against development, certain lands may be placed in the resource conservation designation. The primary intent of this designation is to retain these lands in an unaltered state. The Mayne Island land use regulations will specify a limited range of permitted uses in this designation.

##### Objectives

The objective of this section is to provide a land use designation that may be used to protect special areas in the Mayne Island Local Trust Area, which are considered important for environmental, heritage, recreational or aesthetic reasons.

##### Policies

- 4.4.1 Lands in the Mayne Island Local Trust Area deemed to be of special importance for environmental, heritage, or aesthetic reasons may be designated Resource Conservation.
- 4.4.2 The primary intent of the Resource Conservation designation is to retain certain lands in their natural state and to prohibit residential and commercial use. The Mayne Island land use regulations shall specify a minimum range of principal use for lands in the Resource Conservation designation.
- 4.4.3 Land provided as a community amenity in exchange for an increase in density under Section 2.8 (Amenity Zoning Guidelines) may be re-designated and rezoned as Resource Conservation.
- 4.4.4 As provided for in Subsection 2.9.1, as a condition of density transfer lands in an Upland designation maybe re-designated and rezoned as Resource Conservation.

#### **4.5 MINERAL AND PETROLEUM RESOURCES**

##### **4.5.1 Mineral and Petroleum Resources**

##### Background

There are currently no permits for mineral, petroleum or natural gas in the Mayne Island Trust Area.

##### Objectives

The objectives of this section are:

- 1) to ensure maximum protection for the sensitive environment of the Mayne Island Local Trust Area, and
- 2) to encourage the conservation of energy and the use of renewable energy sources.

#### Advocacy Policies

4.5.1.1 The Ministry of Energy, Mines and Petroleum Resources shall be requested to maintain the moratorium on oil and gas exploration in the Mayne Island Trust Area.

4.5.1.2 The conservation of energy and the use of renewable resources shall be encouraged.

4.5.1.3 Community initiatives to provide educational and informational programs on energy conservation in the Mayne Island Local Trust Area shall be encouraged.

4.5.1.4 Sand, gravel and rock deposits should be reserved for local use only.

## **4.6 TOURISM**

### **4.6.1 Tourism**

#### Background

The Mayne Island Trust Committee has a dual mandate to preserve and protect the Islands for the benefit of the local community and the Province generally.

#### Objectives

The objectives of this section are:

- 1) to maintain the rural ambience of the Mayne Island Trust Area,
- 2) to provide adequate infrastructure for tourist activities, and
- 3) to ensure tourism use that is environmentally, economically and civically sustainable, and within the capability of our community's volunteer base which supports or provides most local services and resources.

#### Policies

4.6.1.1 High impact destination recreational facilities that are not part of, or sensitive to, the natural and rural values of the Mayne Island Trust Area and that are designed to attract visitors to the Area shall not be permitted.

#### Advocacy Policies

- 4.6.1.2 The Ministry of Tourism shall be requested to ensure the rural ambience is maintained by integrating community values into tourism planning for the Mayne Island Trust Area.
- 4.6.1.3 The Ministry of Tourism shall be requested to ensure that the appropriate authorities provide sanitary services, including fresh water, toilets and garbage cans for the visiting public.
- 4.6.1.4 The Mayne Island Chamber of Commerce shall be encouraged to develop and implement a tourist strategy that supports the values outlined in this Plan.

## **SECTION 5 ADMINISTRATION**

### **5.1 PURPOSE**

The purpose of this official community plan bylaw is to further the object of the *Islands Trust Act* through long-range land use policy for the Mayne Island Local Trust Area. This bylaw provides a statement of local government goals, objectives and policies. It is intended to provide policy guidance for the Mayne Island Local Trust Committee and the public regarding the existing and proposed land use and development in the Local Trust Area.

### **5.2 ISLANDS TRUST AUTHORITY**

The Islands Trust Act gives the Islands Trust, via its Local Trust Committees, essentially the same land use planning authority as a regional district board under the *Local Government Act*. Bylaws must be approved by the Islands Trust Executive Committee and, in the case of Official Community Plans, also by the Minister of Community Services before adoption by the Local Trust Committee.

The Mayne Island Local Trust Committee is the Local Trust Committee with responsibility for land use planning and regulations within the Mayne Island Local Trust Area. This committee has three members; two locally elected trustees and a member of the Executive Committee appointed by the chairperson of the Islands Trust Council.

The purpose of the Trust Council, Executive Committee, and Local Trust Committees, is to carry out the object of the Islands Trust which is:

To preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of the Province generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of the province.

The legislated object defines the purpose of providing authority to the Islands Trust for land use regulation. Local trust committees employ the available planning powers of the *Local Government Act* to preserve, protect, and effectively maintain the rural nature, health, natural environment and vitality of the Trust Area.

#### 5.1 Area of Jurisdiction

The provisions of this Bylaw apply to that portion of the Mayne Island Local Trust Area shown on Schedule "H", which forms part of this Bylaw.

#### 5.4 UPDATE AND REVISION

The local trustees, in consultation with the Advisory Planning Commission and the community may initiate review of the Community Plan at any time. The Bylaw should be reviewed in its entirety at least every five years from the adoption date.

All amendments of the Community Plan shall comply with the mandate and policies of the Islands Trust, as well as with procedures specified in the *Local Government Act* and shall be accompanied by public review and discussion.

#### 5.5 ADVOCACY POLICIES

Community goals and objectives included in this Bylaw that address matters that are outside the jurisdiction of the Mayne Island Local Trust Committee are considered "advocacy policies". These advocacy policies encourage others to take actions that the Local Trust Committee believes would contribute to the goals and objectives of the plan. This Bylaw cannot and does not represent a commitment from other agencies or persons to act according to community goals, objectives or policies.

#### 5.6 PUBLIC FACILITIES

Any designation or policy for proposed public facilities on private lands including but not restricted to roads, parks, trails, parking facilities, and public and community facilities that are not available for acquisition through dedication, grants, or as an amenity through a zoning regulation and that are not subject to committed funds either through a capital expenditure plan or other budgeting process of the public agency responsible for the proposed facility, shall be deemed to be a community goal of this Bylaw.

#### 5.7 IMPLEMENTATION

Section 884 of the *Local Government Act* specifies that:

"An official community plan does not commit or authorize a municipality, regional district (includes a local trust committee pursuant to Section 27 of the *Islands Trust Act*) or improvement district to proceed with any project that is specified in the plan."

and

"All bylaws enacted or works undertaken by a council, board or greater board (includes a local trust committee pursuant to Section 27 of the *Islands Trust Act*), or by the trustees of an improvement district, after the adoption of an official community plan must be consistent with the relevant plan."

## 5.8 INTERPRETATION

- 1) In the system used for referencing provisions, the single digit number indicates parts, the two digit number sections, the three digit numbers policies and the lower case letters articles:  
Part: 1  
Section: 1.1  
Policies: 1.1.1 and 1.1.1.1  
Article: a)
- 2) The final interpretation as to the precise location of boundaries on any map schedule shall be defined by:
  - a) Where boundaries coincide with lot lines, the boundaries are the lot lines.
  - b) Where a boundary is shown as following any highway, right-of-way or stream, the centre line of such highway, right-of-way, or stream is the boundary.
  - c) Where land based and water based boundaries coincide, the common boundary shall be the surveyed lot line as shown on a plan registered in the Land Title Office, and where there is no such plan the natural boundary of the sea is the common boundary.
  - d) Where a boundary does not follow a legally defined line and no dimensions are shown by which the boundary could otherwise be located, the location of the boundary must be determined by scaling from the map schedule and in that case the boundary is the midpoint of the line delineating the boundary on the schedule.
- 3) In interpreting the objectives and policies of the Plan, the term "shall" or "will" denotes that the indicated measure must be taken or applied. The term "should" or "may" indicates that the suggestion is intended as a guideline.
- 4) Throughout this Plan, the words listed below shall be defined as follows:  
Island - Mayne Island and any additional area that this Plan applies to as defined by this Bylaw.  
Official Community Plan - A community plan adopted pursuant to Part 26, Division (2), Section 876 of the *Local Government Act*.  
Plan - An Official Community Plan adopted for Mayne Island.  
Local Trust Committee - The Mayne Island Local Trust Committee.

#### 5.9 AMENDMENT PROCEDURE

This Bylaw may be amended by the Mayne Island Local Trust Committee, at its initiative, or in response to an application. Individuals seeking amendment shall submit applications in the form provided for in the bylaws of the Local Trust Committee that address fees and procedures.

#### 5.10 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.

## **SCHEDULE "G"**

### **DESIGNING OPEN SPACES SUBDIVISIONS**

( a hard copy of Schedule "G" can be obtained through the Islands Trust Office)

## **SCHEDULE "H"**

### **Excerpt from PARKS AND RECREATION MASTER PLAN**

#### **MAYNE ISLAND PARKS AND RECREATION COMMISSION PARKS MASTER PLAN**

##### **1. INTRODUCTION**

This plan establishes a framework for the acquisition, development, operation and maintenance of the Mayne Island community park resources. It is intended to provide both direction and focus for community parks and trail system planning in concert with the Islands Trust Official Community Plan, and with Regional, Provincial and National parks agencies. It is also intended to remain flexible and responsive to the needs and concerns as expressed by the island community.

##### **2. MANDATE**

Under the statutory authority of a Letters Patent dated August 28, 1975, the Regional Board of the Capital Regional District (CRD) was given the responsibility to acquire, develop, operate and maintain community parks in the Outer Gulf Islands.

In November, 1986, the administrative powers of the Regional Board for Mayne Island were delegated by Bylaw 1489 to a local authority through the establishment of a Parks and Recreation Commission. This Commission is made up of the CRD Director representing the Southern Gulf Islands Electoral Area and eight (8) Mayne Island residents appointed by resolution of the Regional Board on the recommendation of the Commission. The eight residents apply their time and resources on a voluntary basis to ensure a viable community parks and trail system that is beneficial to nature and people.

The powers delegated to the Commission include responsibility on Mayne Island for:

- (a) development, maintenance and operation of all community park properties that have been or will be acquired for the community through the CRD;
- (b) organization and conduct of recreational programs authorized as a function of the CRD.

It should be noted that the powers delegated to the Commission includes Mayne Island and its beaches (above normal high tide) only. Georgeson and Curlew Islands are excluded from the Commission's jurisdiction although they are within the authority of the Mayne Island Local Trust Committee.

##### **3. ROLE OF THE PARKS AND RECREATION COMMISSION**

The Parks and Recreation Commission was established by the CRD Board to provide for local

administration of community parks and the recreational area needs of the community. To adequately perform this role the needs and wishes of the community has to be taken into consideration, the Commission is then enabled to represent these views to regulatory authorities and plan for the acquisition of appropriate park lands to meet the community's present and future needs.

1. Determining the needs and wishes of the community:

The wide range of park designs and uses required by a growing community must be tempered with the existing desire for only low impact development and retention of the rural character common to the island. To maintain this balance during the park planning process, the Commission will take a number of steps to ensure that members of the community have an opportunity to become involved and help to direct its actions:

- (a) the Commission will hold well publicized public meetings to present information on parks and recreation, report on Commission activities, receive information from the public, and encourage dialogue on the planning and development process;
- (b) the regular business meetings of the Commission will be publicized and open to the public;
- (c) information will be made available to inform residents when issues of general interest arise;
- (d) members of the Commission will be available to meet with other organizations, agencies or public groups to discuss their interests and concerns relating to parks and recreation;
- (e) property owners with land near or adjacent to parks or recreational areas will be consulted, and their concerns respected, when park development or use is under consideration;
- (f) the Commission will undertake to keep advised all agencies involved in the development of park and recreation resources in the community.

2. Planning for the Future

The intent of this document is to provide the framework and guide for the acquisition and development of community parks and to provide recreation and cultural opportunities:

- (a) Parks: The Commission has prepared a plan that will provide guidance in the selection and development of park lands as well as the protection of natural and historic resources. It will use this plan as the basis on which to carry out its

administrative duties and will review this plan periodically;

- (b) Recreation: the Commission will endeavour to support recreational and cultural programs within their mandate which promote social activities and a sense of community for all age groups.

#### **4. PHILOSOPHY**

Through a responsible approach to the planning, development, operation and maintenance of park resources, our community park areas and supported recreational programs will serve to:

- (a) harmonize with the rural life of Mayne Island;
- (b) protect wildlife habitats and natural and historic features of the island;
- (c) provide opportunities to nourish the physical and social health of the community.

#### **5. GOALS**

Working within its own jurisdiction and mandated authority the Commission's goal is to preserve the island's unique environment by ensuring that parks planning, development and use is compatible with the community's rural character and philosophy. This includes the Commission's mandate to:

- (a) within areas under its jurisdiction to maintain the rural character and natural beauty of the island by preserving and protecting wildlife habitats;
- (b) consolidate, connect and expand the present community park lands;
- (c) enhance the physical and social well-being of island residents by supporting recreational opportunities within our community parks;
- (d) support recreational and cultural activities outside our community parks when such activities provide a direct opportunity to benefit a large number of island residents.

#### **6. OBJECTIVES**

Within its mandate the Commission will attempt to meet the community's present and future needs for park and recreation resources. To serve this aim, the Commission has established the following objectives:

- (a) to manage existing park land, in consultation with neighbouring land owners, in a manner that best meets the various needs of the community;

- (b) to protect the natural environment from degradation by public misuse of the community park land;
- (c) to identify areas of natural beauty, or historic significance, or scientific interest that warrant preservation;
- (d) to identify and establish, in consultation with land owners, a pattern of walking trails that is contiguous with present and potential park land, or provide access to beaches, views or sites of historic interest or scenic beauty or links to neighbourhoods;
- (e) to identify and acquire appropriate sites for park land in new subdivision development and in other important areas;
- (f) to operate within a budget designed to maintain an effective program of acquisition, development, operation and maintenance of park resources and recreation activities in accordance with this Master Plan;
- (g) to recommend and establish criteria for provision of support functions related to appropriate park recreation activities;
- (h) to support activities that encourage and promote an understanding and enjoyment of the natural environment within the community;
- (i) to establish criteria for supporting community groups, sports events, recreation and fitness opportunities, and cultural activities in accordance with the community's general interests;
- (j) to work in partnership with the Mayne Island Local Trust Committee in pursuit of mutual objectives;
- (k) to define the types of community park land according to their most appropriate use;
- (l) to have this Master Plan included as an addendum to the Official Community Plan;
- (m) this Master Plan will be maintained by the Commission and may be amended at any time following consultation with the community;
- (n) to work in partnership with other authorized park authorities regarding parks and recreation issues on Mayne Island;

- (o) to work in partnership with the Crown and its agencies to open and develop beach accesses as deemed suitable.

The Parks and Recreation Commission will be guided by these objectives along with comments received from the public, community organizations and other authorized agencies.

## 7. SOURCES OF PARK LAND

Community parks may be made available from several major sources:

### 1. Land dedicated as Park Land at the time of Subdivision

Under the Local Government Act the developer is required, in certain specified circumstances, to assign a minimum 5% of the development as dedicated park land. Land dedicated in this manner will be administered by the Commission in accordance with the principles set out in this Master Plan.

The Commission acknowledges that the statutory authority allows a developer to provide money in lieu of dedicated park land but does not encourage this practice. If such money is provided it is placed in trust and used to acquire alternate park land on Mayne Island.

### 2. Land from other Organizations, Agencies and Private Citizens

Land may be transferred from other organizations, governmental agencies or from private sources who wish to have it retained for park purposes or to be preserved in a natural state under the operational jurisdiction of the Commission.

### 3. Land obtained by Easement, Lease, or Licence of Occupation

In order to provide access through areas held by other agencies or owned by private parties, the Commission may enter into an agreement with the owner of the property to do so. This is the method commonly used, but not limited to, to provide for public footpaths and beach access held by the Crown. An Occupancy Permit is obtained by the Commission from the Ministry of Transportation and Highways on all public road rights-of-way prior to any trail or structure erected for shoreline access.

### 4. Land Purchased

Land for parks or nature conservation may be purchased using designated funds set aside and dedicated for this purpose. Additional funding may be authorized by referendum or through cash donations.

### 5. Land Acquired by Other Means

Other acceptable ways of acquiring land as may be available.

## 8. TYPES OF PARK LAND

Park areas on Mayne Island should provide a diversity of contemplative and recreational opportunities. Community parks play an important role in protecting wildlife habitats and preserving traditional, historic or physically significant areas for community enjoyment. Parks provide access to a variety of natural outdoor environments.

To this end, the Plan recognizes the need for a wide range of community park resources, including protected natural areas, recreation areas for organized sports and public gatherings, shoreline access, and walking corridors.

Community park resources on the island have been divided into six categories:

1. Wilderness Park

An area of undeveloped land with no vehicular access and no facilities. The purpose is not only to preserve the natural environment and sensitive ecosystems but also to enable low impact wilderness experiences.

2. Nature Appreciation Park

An area that remains in its natural state but where limited development is allowed (e.g. basic toilet facilities, interpretive signage, improved trails) intended to provide access for hiking and observance of the natural environment.

3. Linear Park or Trail

A corridor or trail that provides opportunities to walk through a natural setting, between points of interest, or as a dedicated trail within or between neighbourhoods.

4. Shoreline Access

Typically a trail connecting a public thoroughfare to a shoreline so as to provide opportunities for public access to the shoreline or ocean view sites. Stairs may be provided to ensure personal safety.

5. Recreation Park

An area that provides opportunities for various recreational activities (i.e. children's play areas, water sports, field sports, picnics, or similar activities).

6. Heritage Park

An area set aside to preserve and maintain land, structures or other relics of historic

interest so as to provide knowledge or awareness of sites of historic and traditional significance. The intent is to maintain the integrity of the site as far as possible within the resources of the Commission.

## **9. RECREATIONAL AND CULTURAL SERVICES**

The Commission recognizes the accomplishments of individuals and organizations that provide many recreational and cultural opportunities that benefit the well-being of all residents and visitors to the island.

The Commission will remain fully supportive of these individuals and organizations in their recreational and cultural endeavours within the limit of its mandate and the resources available.

Recreation and cultural services will be maintained and developed to meet the needs expressed by the community within the fiscal limits, resources and other restraints that may be placed upon the Commission.

## **10. FISCAL RESOURCES AND MANAGEMENT**

The Commission operates as a volunteer community body and no salaries are paid to the Commissioners.

The cost of acquisition, development, operation and maintenance of parks, trails and recreational activities on the island is provided by the tax base of the local electoral area, money paid by a developer in lieu of dedicated parkland, and by gifts. The Commission exercises fiscal responsibility and effective planning to ensure that park and recreation resources are provided and maintained at an acceptable cost to the taxpayer.

### **1. Source of Funds**

The primary source of funding for local community parks and recreation activities is derived from annual taxation of land and improvements on Mayne Island. Other funding may come from donations and grants. The CRD, as the parent body for the Commission, may issue tax receipts in favour of donors.

### **2. Cost of Maintenance and Improvements**

Maintenance and operating costs for parks and recreation vary from year to year. Funds are used to maintain parks to an acceptable standard and are disbursed under the discretion of the Commission.

Annual Parks and Recreation Commission budget documents are available for public view.

## 11. PARKS FOR THE FUTURE

Based on the principles outlined in this Master Plan and the comments received from the public, other organizations and agencies, the Commission proposes the following parks acquisition and development strategy to serve the needs of the community:

- (a) Priority will be given to the establishment of Wilderness, Nature Appreciation and Linear Parks or Trails, in accordance with the expressed needs and wishes of the community.
- (b) Shoreline Access will be developed primarily for allowing access to and from the foreshore to enable easier walking at low tide. Leases or licences of occupation on Crown properties may be established where physical improvements are necessary to minimize liability insurance claims and to safeguard the public.
- (c) Additional recreation parks will not be developed until a need is confirmed by interested community organizations and the public through polling of public opinion supervised by the Commission.
- (d) Areas with potential for recreation parks that may, or may not, involve organized sporting activities shall be administered following consultation with the immediate neighbourhood, and in consideration of the community as a whole.
- (e) The existing recreation park (Dinner Bay) now used for organized sports will be monitored to ensure its continued operation is in accordance with the values expressed in this Master Plan and will be governed, where considered necessary, by formal contract with the responsible sports organizations.
- (f) Walking trails will be promoted, and developed where possible, to allow for access to shorelines, views and sights of natural significance on the island. These trails will be planned, where physically and feasibly possible, as an extensive network providing routes and interconnected hiking paths joining remote parts of the island.