

OCP and LUB Amendments- Charter v3 July 17, 2015

Mayne Island Local Trust Committee

Purpose to: amend the TUP guidelines in the Mayne Island OCP regarding Short Term Vacation Rentals (STVRs); amend the OCP and LUB to allow STVR use of cottages; and to amend the Mayne Island Land Use Bylaw regarding density controls on large remainder lots.

Background The project was initiated at the LTCs February 23, 2015 business meeting and amended at the April 27 Mtg. Three projects from the LTCs project list were combined to create one work program priority. The project has three main components. One is to amend the Temporary Use Permit section of the OCP to include a comprehensive list of guidelines that will need to be addressed when a TUP for an STVR is applied for. The second is to amend the OCP and LUB to allow STVR use of cottages. The third is to amend the wording of the LUB that applies to how density is controlled on large remainder lots.

Objectives

- Amend LUB to provide for certainty with respect to how density is controlled on large lots.
- Amend the OCP to provide certainty for both the applicant and public as to guidelines that need to be addressed before the issuance of an STVR TUP.
- Amend the OCP/LUB to allow cottages to be used as STVRs

In Scope

- Staff report analyzing each of the three topics and providing options and recommendations
- Supplementary staff reports if required
- Draft Bylaws to implement amendments—fact sheet
- Community Information Mtgs
- Statutory requirements
- Implementation

Out of Scope

- Additional or extra ordinary community consultation
- Amendments to any other portions of the OCP or LUB
- Amendments to unrelated by-laws

Workplan Overview

Deliverable/Milestone	Date
1) Staff report regarding density large lot remainders	September
2) Staff reports re: STVR use of cottages TUP guidelines for STVRs	October
3) Prepare staff reports and draft bylaws for LTC and Community consideration (three topics).	November/December
4) Community Information meeting	January/February 2016
5) Staff report on comments raised at CIM	March 2016
6) Public Hearing	April/May 2016

Project Team

Gary Richardson, Island Planner	Project Manager
Sharon Lloyd-deRosario	Admin support
Lori Foster	Admin support
Barb Dashwood	GIS support

RPM Approval:

Robert Kojima

Date:

LTC Endorsement:

Resolution #: MA-2015-49

Date: July 27, 2015

Budget

Budget Source:

Fiscal	Item	Cost
2015/16	CIM	800.00
2015/16	Public Hearing	1000.00
2015/16	Contingency	200.00
	Total	2000.00