

At the regular business meeting of May 27 three applications were discussed. By request the rezoning for Cotton Park was temporarily placed on hold so the Parks Commission can formulate their goals for this park. A variance for an over height accessory building on Mariners Way was approved, this request had support from an immediate neighbor and was small in size. The second variance for an overheight accessory building on Cherry Tree Lane has been referred to the Advisory Planning Commission. One letter of opposition was received from a neighbor; in addition the plans show two full washroom will be installed in the building. Accessory buildings are permitted washrooms but the prospect of two full washrooms, the large size of the proposed structure and the opposition by the neighbor led the Trust Committee to ask the opinion of our APC.

The Trust Committee received a referral from the Ministry of Highways regarding the sale of a road allowance next to the Community Centre. The Affordable Housing Society is seeking this property for construction of housing. Mayne Island Pathways and Trail Association has a license of occupation for their trail on this property. These two groups will make presentations at our next meeting to clarify their positions on the sale of the road allowance.

The Trust Committee gave approval to the groundwater sustainability project; this will be an opportunity for William Shulba our freshwater specialist to pull together all the information about water for Mayne Island. We look forward to his final report which will be presented to the community.

The Trust Committee rejected the proposal for public engagement on Mayne Island as it relates to the review of the Islands Trust Policy Statement. We felt it would make more sense for discussions to occur within the framework of our regular business meetings. This is a 41 page report which you can find online for more detail.

David and I attended the Islands Trust Council meeting on Galiano June 18-20th. This was as usual a very full agenda, the major discussion was around the climate emergency and how to best direct planning practices that can mitigate impacts. Areas of direct concern with our changing climate relate to expected water shortages with longer summer droughts, sea level rise, wind storms and potential wildfires. Planning tools can be put in place for new construction that talks to building materials, landscaping and fire smart plans.

An important reminder, it's that time of year again. The Islands Trust Bylaw officers are targeting non permitted Short Term Vacation Rentals (STVR's). This bylaw enforcement policy is created by your Local Trust Committee.

There is always confusion over what a home owner can or cannot do on their residential property. On Mayne Island residential zoning means occupancy of the dwelling is intended to be for a period of at least 30 days. When a homeowner advertises their dwelling for a rental of less than 30 days that is considered a commercial use and is not permitted. Recently the Trust Committee changed regulations

for legal cottages only, they are now permitted to be rented out as commercial, short term rentals, and principal dwellings are not.

What a B&B is also causes some confusion with the well-known Air BnB web site. This web site is one of many that advertise the commercial rentals of short term accommodations as well as permitted B&B's. Mayne Island permits B&B use as a home occupation within a dwelling occupied by a home owner. B&B's are permitted to provide breakfasts to their guests but no other meals.

Recently secondary suites were made a permitted use in many areas but not within our many water districts. Secondary suites are not permitted to be used as short term vacation rentals.

Home owners wishing to have a use that is not currently permitted on their property have the option of applying for a Temporary Use Permit. If you want to know your options do not hesitate to contact our planning staff at the Islands Trust office.

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