



DATE OF MEETING: January 29, 2024  
TO: Mayne Island Local Trust Committee  
FROM: Charly Caproff, Planner 1  
Salt Spring Island Team  
COPY: Robert Kojima, Regional Planning Manager  
SUBJECT: Rezoning Application - Oceanwood  
Applicant: Robert Blaney  
Location: 630 Dinner Bay Mayne Island

## RECOMMENDATION

1. That the Mayne Island Local Trust Committee direct staff to proceed with processing application MA-RZ-2023.1 (Blaney).
2. That the Mayne Island Local Trust Committee require that the applicant prepare and provide to staff:
  - Groundwater assessment report;
  - Archaeological assessment;
  - Water management and treatment report;
  - Septic tank capacity and field assessment;
  - Environmental and sensitive ecosystem report; and
  - Renderings, building, elevation, and site plans
3. That the Mayne Island Local Trust Committee direct staff to prepare a draft bylaw to amend Land Use Bylaw No. 146, 2008 to rezone LOT 22, SECTIONS 5 AND 6, MAYNE ISLAND, COWICHAN DISTRICT, PLAN 29750.
4. That the applicant work with the Mayne Island Local Trust Committee on First Nations engagement.
5. That the Mayne Island Local Trust Committee request the Senior Freshwater Specialist to provide comments on the subject property's groundwater recharge and vulnerability for the proposed uses.

## REPORT SUMMARY

The purpose of this report is to summarize information received from the applicant, addressing the resolution made by the Mayne Island Local Trust Committee (LTC) on September 25, 2023.

The application would amend the Mayne Island Land Use Bylaw No. 146, 2008 by rezoning the existing site-specific zone, Country Guest House Commercial (a) – C5(a) to support twenty (20) detached tourist accommodation units with a total floor area of 1068m<sup>2</sup> (8999ft<sup>2</sup>), four (4) accessory buildings, and a 916 m<sup>2</sup> (9860 ft<sup>2</sup>) staff accommodations building.

The application is generally supported as the applicant has taken measures to address LTC’s concerns by hosting a community information meeting on Mayne Island, requesting archaeological information for the property via the BC Archaeology Branch and proposing amenity contributions.

**BACKGROUND**

The application was first presented to the LTC on September 25, 2023. At that time, staff recommended proceeding no further with the application as staff advised that the application as proposed would be inconsistent with Subsection 2.4.2.6 of the Mayne Island Official Community Plan Bylaw No. 144, 2007 (OCP). The staff report is available here: <https://islandstrust.bc.ca/document/mayne-ltc-regular-meeting-agenda-18/>

The LTC made the following resolution at the September 25 meeting:

**MA-2023-047**

**It was Moved and Seconded,**

that Mayne Island Local Trust Committee request that prior to proceeding further, the applicant consult with surrounding neighbours, host a Community Information Meeting, provide their feedback to the Local Trust Committee for consideration, identify additional options for amenity contribution and water management, and explore archaeological potential.

**CARRIED**

Staff provided an application update to LTC at the meeting held on November 27<sup>th</sup>, 2023. The staff report is available here: <https://islandstrust.bc.ca/document/mayne-ltc-rm-agenda/>

**MA-RZ-2023.1 (Blaney) Update**

Information Requested	Status
Consultation with surrounding neighbours	<p><b>TBD</b></p> <p><b>Staff comments:</b> Response data from the community meeting is aggregated and staff were not provided with survey participant addresses. Staff have requested that the applicant provide feedback received from neighbours within a 100 m radius, if applicable.</p>
Host a Community Information Meeting	<p><b>Completed</b></p> <p><b>Staff comments:</b> A community meeting was held on November 24, 2023 at the Mayne Island Community Centre. Summary feedback provided by the applicant is detailed below.</p>
Identify options for amenity contribution and water management	<p><b>Partially Completed</b></p> <p><b>Staff comments:</b> At the November 24 community meeting the applicant proposed amenity contributions for public feedback. Compliance with the OCP is analyzed below. Desalination and measures for reduced water usage were proposed at the meeting. Alternatives to desalination have not been provided.</p>
Explore archaeological potential	<p><b>Completed</b></p>

**Staff comments:** Applicant obtained archaeological inventory information from the BC Archaeology Branch.

## ANALYSIS

### *Surrounding Neighbour Consultation*

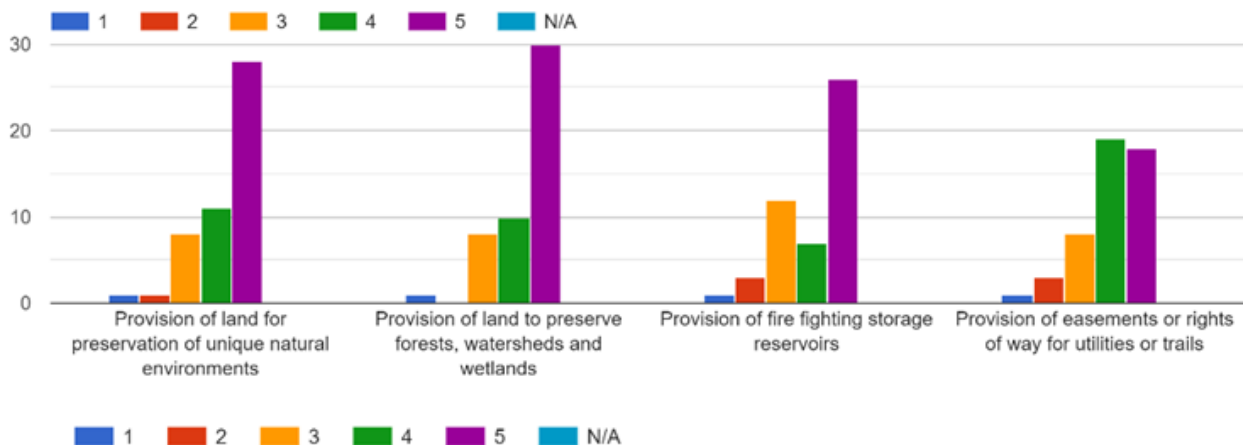
Feedback was received via a developer-led community meeting in November 2023 and a private Facebook group, Mayne Island Info. Both the Facebook and in-person neighbourhood feedback surveys required respondents to provide their name and address (Attachment 1). Staff spoke with the consultant on January 15, 2024, who stated that the feedback was aggregated and addresses would not be released to staff due to privacy concerns. Staff have requested that the consultant provide aggregate feedback for survey respondents within a 100 m radius of the subject property to confirm that this LTC request has been addressed. Staff will update the LTC at the meeting.

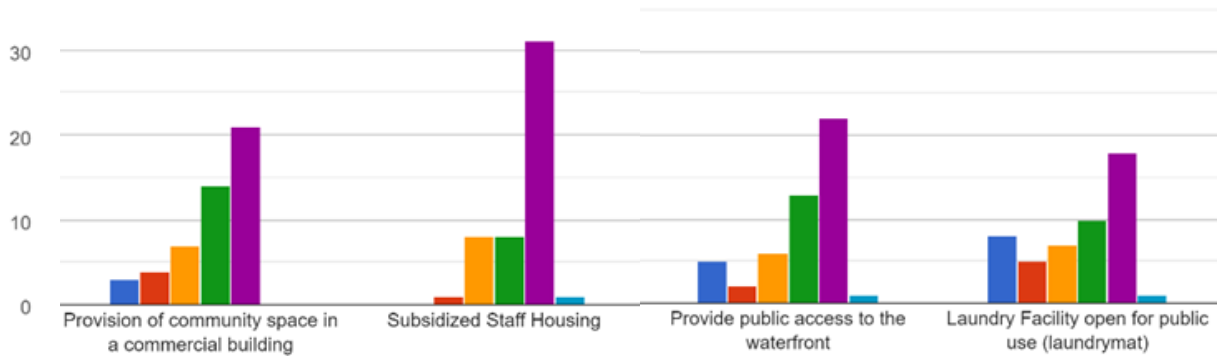
### *Community Information Meeting:*

On January 12<sup>th</sup>, 2024 the consultant provided staff with an update on the meeting held on November 24<sup>th</sup>, 2023. This summary is provided as Attachment 2. A total of 72 community members attended. Advertising for the event was via the November 2023 issue of the Mayneliner Magazine. The advertisement can be found as Attachment 3. According to the applicant attendees received a presentation on the concept boards, Islands Trust application process, First Nations involvement, potential strategies for water and the project’s design intent and function. According to the consultant, 44 people indicated that they wanted to provide feedback on the presentation, information on desired community amenities, and general project feedback. According to the applicant, due to clerical errors and/or miscommunication, only 17 people who attended the event provided survey feedback. To obtain additional feedback, the consultant then posted the survey on a private Facebook group for Mayne Island residents, Mayne Island Info. According to the applicant, the Facebook group received the presentation board information and the “boards were revised accordingly based on changes/comments” received from the in-person event. The presentation board from the in-person event can be found as Attachment 4.

The consultant compiled the in-person event and Facebook survey responses, resulting in a total of 66 responses. Respondents were asked a series of questions, ranking their satisfaction from 1 – Very Dissatisfied to 5 – Very Satisfied. Below is a summary of relevant feedback from the combined surveys, provided by the consultant. The full summary can be found as Attachment 2.

Responds were asked to rank the community amenities they felt would be most helpful to the community (continued on the next page):





Bar graphs from applicant survey (Attachment 2)

Staff note that a ranking system from highest community need to lowest community need may have provided greater insight on respondent’s top priorities for an amenity contribution. However, it is clear that affordable housing and dedication of land for environmental and unique ecosystem protection were prioritized. If the LTC approves first reading of the application, a public hearing would be required prior to second and third reading, providing additional opportunity for public input.

According to the applicant the following are key considerations for the project based on community feedback:

- A majority of responses were positive and supportive of the project as presented;
- More information should be provided regarding the proposed market for the tourist accommodation units;
- Details should be provided on the proposed construction methods and if eco-friendly alternatives have been considered;
- Support for re-opening the restaurant and for providing a community space, in particular for employment opportunities and community use;
- Recommendation that development should be accessible to all ages and abilities; and
- Strong opposition to the proposed desalination system and for the applicant to provide information on the proposed water system

**Identify Options for Amenity Contribution and Water Management**

Several community amenities were listed in the presentation board (Attachment 3, pg. 1). Staff comments are as follows:

<b>Community Amenity</b>	<b>OCP Amenity Zoning Guidelines, S. 2.10.2</b>
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Subsidized housing (i.e. staff accommodation)	<p><b>2.10.2 xi) - the provision of affordable and special needs housing</b></p> <p><b>Staff comments:</b> If the LTC determines that subsidized employee housing is an adequate community amenity, then the LTC should consider appropriate mechanisms to ensure affordability.</p> <p>From staff's understanding, based on feedback received at the in-person meeting, there was interest in family members of staff also residing on the property.</p>
New restaurant	<p><b>N/A</b></p> <p><b>Staff comments:</b> Staff do not consider this an amenity contribution as per Section 2.10.2 of the OCP. A restaurant is an allowable use in the C5(a) zone.</p>
New publicly accessible laundry facility	<p><b>Potentially 2.10.2 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.</b></p> <p><b>Staff comments:</b> If this is proposed as a community amenity, staff recommend to reduce water consumption that the facility is operated on rainwater capture and storage. An example of this is the <a href="#">Coho Housing Development on Denman Island</a>.</p>
New event space/community amenity facility	<p><b>2.10.2 x) the provision of community space in a commercial building.</b></p> <p><b>Staff comments:</b> The applicant stated this is a community need as they were challenged to find an adequate space to hold the information meeting. The space is proposed to be available for event bookings and community activities.</p>
Additional accommodation opportunities	<p><b>N/A</b></p> <p><b>Staff comments:</b> Staff do not consider the tourist accommodation units as a community amenity as per Section 2.10.2 of the OCP.</p>
Public access to the waterfront, forest, and potential garden spaces	<p><b>N/A</b></p> <p><b>Staff comments:</b> This is unlikely to be considered a community amenity, unless land is dedicated:</p> <p>2.10.2 The following community amenities represent a list of potential community amenities which may be acceptable for consideration under this section:</p> <p>iii) the provision of land for community park or public open space</p>
Cutting edge water treatment facility	<p><b>N/A</b></p>

	<p><b>Staff comments:</b> This is unlikely to be considered a community amenity, unless potable water was provided to other lots or for fire fighting storage reservoirs:</p> <p>2.10.2 The following community amenities represent a list of potential community amenities which may be acceptable for consideration under this section:</p> <ul style="list-style-type: none"> <li>v) the provision of community wells for domestic water supply</li> <li>vi) the provision of fire fighting storage reservoirs</li> </ul>
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### ***Explore Archaeological Potential***

The applicant has supplied to staff an archaeological inventory search from the BC Archaeology Branch. There are no known archaeological sites on the property but there are areas of high archaeological potential. If archaeological materials are exposed and/or impacted during development, the BC Archaeology Branch requires a Provincial heritage permit and strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities.

### **Issues and Opportunities**

The project provides an opportunity to revitalize the former Oceanwood Inn and reopen the property to local residents through use of a proposed community space, as well as on-site employee housing. Water conservation is a community concern with the proposed increase in density and change in building form. Staff have recommended that the applicant provide reports from qualified professionals and have the Senior Freshwater Specialist provide comment on the project as proposed.

### **Rationale for Recommendation**

The recommendations on page one of the staff report are supported as the applicant has provided additional information that generally complies with the LTC resolution made on September 25<sup>th</sup>, 2023.

### **ALTERNATIVES**

The LTC may consider the following alternatives to the staff recommendation:

#### **1. Request further information**

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

*That the Mayne Island Local Trust Committee request that the applicant submit to the Islands Trust ...*

#### **2. Proceed no further**

The LTC may recommend that the application proceed no further. Staff advise that the applicant would not be able to re-apply for one year if selecting this alternative as per the Mayne Island Development Procedure Bylaw No. 83, 1992. Recommended wording for the resolution is as follows:

*That the Mayne Island Local Trust Committee proceed no further with application MA-RZ-2023.1 (Blaney).*

**NEXT STEPS**

If the LTC gives direction to proceed, then the next steps would be for staff to provide a terms of reference letter outlining the requirements for the reports to the applicant, work with the applicant to receive additional details of the amenities proposed, prepare a draft bylaw if provided direction from the LTC to do so, and report back to LTC when the reports are received.

Submitted By:	Charly Caproff, Planner 1	January 17, 2024
Concurrence:	Robert Kojima, Regional Planning Manager	January 17, 2024

**ATTACHMENTS**

1. In-person and Facebook survey templates, provided by the applicant
2. Applicant summary for staff on community engagement
3. Mayneliner Magazine Ad
4. November 24, 2023 community meeting presentation board

# Neighbourhood Feedback Survey

Thank you for attending our informal neighbourhood consultation. We hope it was informative and provided an outlet for your input onto the project.

We've prepared a quick survey to help determine which routes to take for this project that will have the support of the neighbourhood based on your input/conversations at the event. Please fill out this quick survey and let us know your thoughts and we can provide this information as part of our application moving forward in the process. Here is a link to the boards provided in the presentation for your [review](#).

\* Indicates required question

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1. Email \*

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2. How satisfied were you with the event? \*

*Mark only one oval.*

1 2 3 4 5  
Not      Very much

3. How informative was the event? \*

*Mark only one oval.*

1 2 3 4 5  
Not      Very much

4. Was there anything not addressed that you'd wish to have been discussed?

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7. Any overall feedback for the event?

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8. Name & Address \*

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9. Would you like to remain anonymous (we will only provide your answers as part of our application) \*

*Mark only one oval.*

Yes

No

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Google Forms

# Neighbourhood Feedback Survey

Thank you for your interest in our neighbourhood consultation. Although you have not attended we have prepared the information boards from the meeting here for your [review](#).

We've prepared a quick survey to help determine which routes to take for this project that will have the support of the neighbourhood based on the input/conversations had at the event. Please fill this quick survey and let us know your thoughts and we can provide this information as part out of our application moving forward in the process.

\* Indicates required question

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1. Email \*

---

2. How satisfied were you with the event? \*

*Mark only one oval.*

1   2   3   4   5

Not      Very much

3. How informative was the event? \*

*Mark only one oval.*

1   2   3   4   5

Not      Very much

4. Was there anything not addressed that you'd wish to have been discussed?

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7. Any overall feedback for the event?

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8. Name & Address \*

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9. Would you like to remain anonymous (we will only provide your answers as part of our application) \*

*Mark only one oval.*

Yes

No

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Hi Charly,

Please see below for a summary of the events so far, the meeting itself and the results of the survey we sent out:

An ad was placed in the Mayneliner for the November 2023 issue for the informal meeting that was held on November 24th, 2023 at the Mayne Island Community Centre.

The format of the informal meeting was informative boards placed around the centre with time to review and chat with the owners and design team, a short presentation from both the owners and the design team with an open Q&A after the meeting.

The owners addressed most of the concerns raised by the public either privately or publicly throughout the process as much of the project has been mired with false information and rumours. Owners went over the current condition of both the site and the Oceanwood building, what they are planning to do v.s. what has been heard (there will not be timeshares). Potential staffing opportunities, community contributions and a strong sense of community and ecological preservation.

RBD team went over the board information, specifically the process so far with the Trust, First Nations involvement, potential strategies for water and the design intent of the project and its function.

In addition to owners and our team, David Maude from the Trust committee joined as well as 72 community members. I took attendance of all those who were willing to participate with varying levels of compliance, 58 people were ok providing information to me with 14 people opting not to participate. Of those 58, 44 wanted to participate in the survey with the rest choosing not to participate. Of those 44, only 17 provided feedback via the survey. This may have been due to miscommunication of their email address as we received a few bounce backs when it was sent out. To further help us gauge the community response as well as catch a few of those who did attend but may have been missed due to the email issue, the local facebook group was also contacted. Both surveys provided links to the boards used as well to provide context and general information from the meeting. We received 49 responses from the FB group and I've compiled the answers below of all 66 participants.

**How satisfied were you with the event?** (1 [Very dissatisfied] to 5 [Very satisfied])

53% - 5 Very satisfied  
 26% - 4 Satisfied  
 21% - 3 Indifferent  
 0% - 2 Dissatisfied  
 0% - 1 Very dissatisfied

**How informative was the event?** (1 [Very uninformative] to 5 [Very informative])

56% - 5 Very informative  
 27% - 4 Informative  
 17% - 3 Indifferent

- 0% - 2 Uninformative
- 0% - 1 Very uninformative

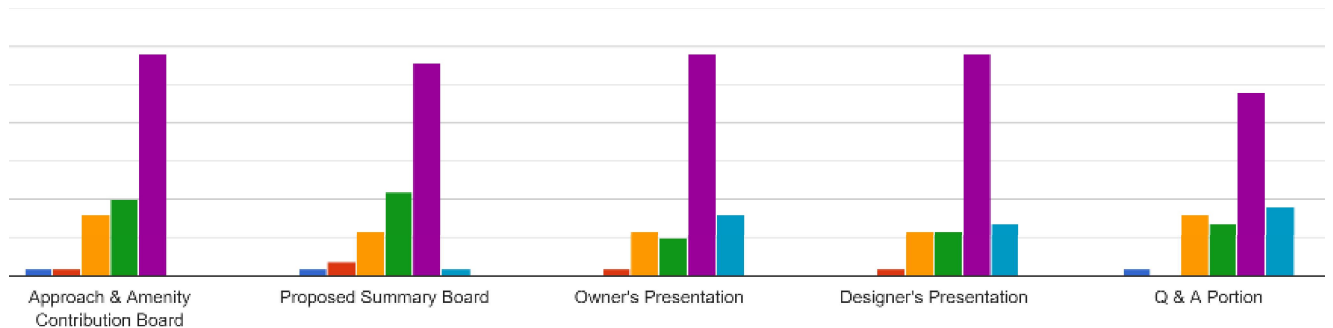
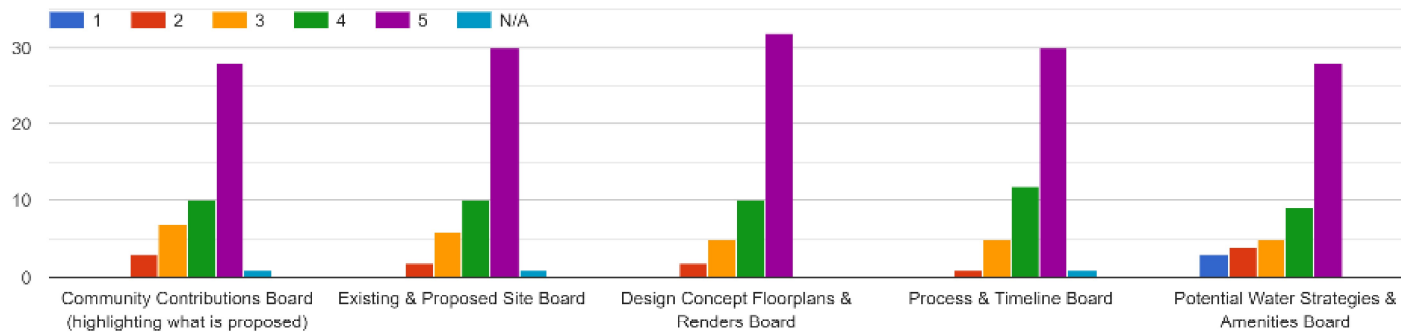
**Was there anything not addressed that you'd wish to have been discussed?**

An overwhelming amount of the responses were positive and generally leaned towards approval/support for the project as presented. Please see below for comments that stood out for us to consider for future iterations:

- Request to hear more about the proposed market/tourists this project is targeted towards
- Support for restaurant & community facilities; specifically to boost potential job opportunities as well as for use of community
- Request for info on construction methods to be used and if eco-friendly alternatives have been considered
- Suggestions to keep in mind potential accessibility issues for those differently abled
- A large request/explanation on water management information; specifically suggested to show current vs proposed and how to mitigate the differences

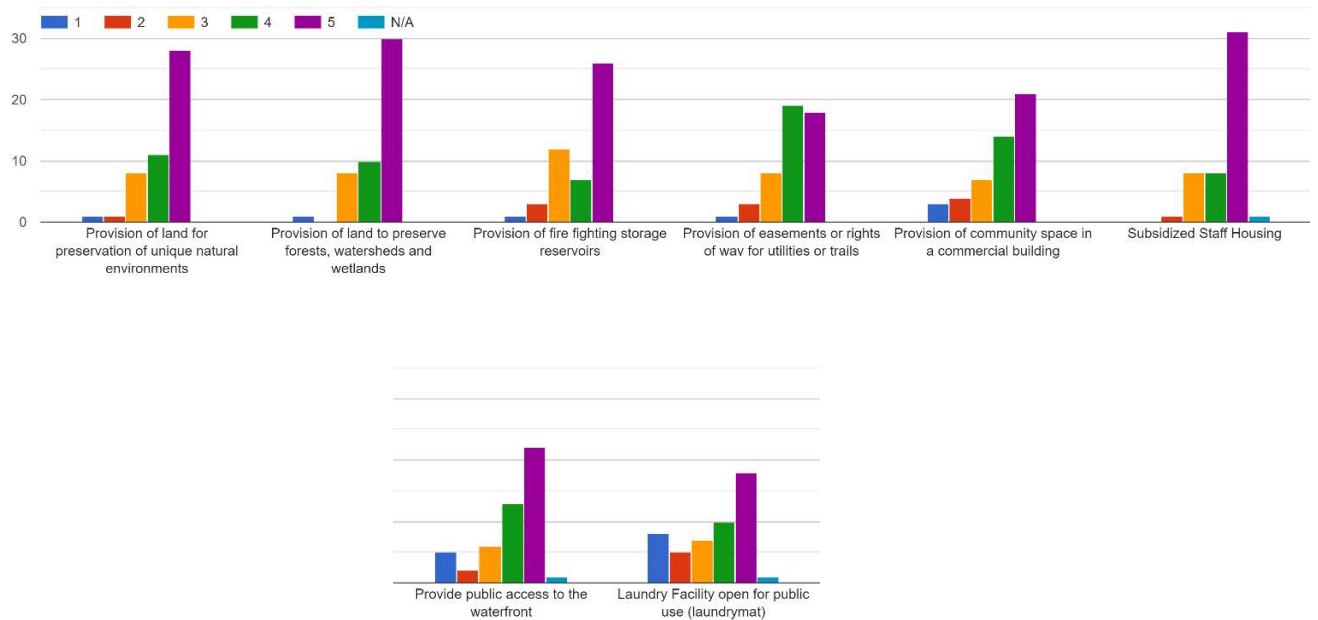
**How Satisfied were you with the information provided on the boards:**

How satisfied were you with the information provided by the:



## Which amenities would you believe is the most helpful to the community:

Which amenities would you believe is the most helpful to the community?



## Any overall feedback?

Overall feedback from the community has been overwhelmingly positive with great suggestions on what to provide to help quell the respondents' concerns/to be proactive for future concerns of those who did not participate. Please see below for standout comments/summary of the feedback:

Overall 43 respondents to this question

- 36 positive; with varying responses asking for a quick process through the trust to get it started
  - 1 negative; specifically citing concerns regarding ecological preservation via keeping the existing building
  - 6 provided feedback/concerns regarding specifics of projects; largely concerned about water, archeological and first nation communications/approval and/or the proposed size or use of this project
  - Plenty of suggestions to provide further information/review of services (specifically water) and potential impacts to nature/environment of both the construction effort and operations of the project as currently proposed
  - A few suggestions to stay away from subsidised housing and desalination due to previous issues with public input/Trust on these issues
  - Several offers of support in either helping provide potential ways to help with water/eco friendly options on allowing this to progress (in support via showing their setup/strategies)
- Interesting suggestions that will be considered by our team moving forward:
- provide eco-friendly information and guidelines for any possible tourists that would be serviced by the project
  - provide laundry facility but off of this project's land, tied to the project as part of the proposal but off site and more central for ease of use of the community

### **Would you like to stay anonymous?**

57% -No  
43% -Yes

Information below is in regards to questions via email from Charly Caproff:

#### **Community contributions**

In addition to what was provided previously in the last set to the planners, strong support was found in provisions for public access to designated public spaces on the site such as waterfront, forestry & potential garden spaces. Public laundry facilities that can be used by the community. Subsidised housing for staff. Community/event spaces for public access. Restaurants as tourist attractions/potential employment opportunities.

#### **Potable water**

Strong interest from the public was raised in regards to concerns of how water can be provided to the project. There were also recommendations against the use of desalination and in respect to the public's concerns, professionals will be retained to provide recommendations and reports to address the concerns of the public, the trust and the water board prior to public hearing per the email. We will heed the public's feedback and stay away from desalination and base further strategies on professionals' input.

JOIN US FOR A PREVIEW OF

# OCEANWOOD

## COMMUNITY OPEN HOUSE

Information session for 630 Dinner Bay  
Presented by Robert Blaney Design & The Ownership

**EVENT LOCATION: MAYNE ISLAND COMMUNITY CENTRE SOCIETY  
493 FELIX JACK ROAD**

DATE: FRIDAY, NOVEMBER 24, 2023

TIME:

QUESTIONS: [ADMIN@ROBERTBLANEYDESIGN.COM](mailto:ADMIN@ROBERTBLANEYDESIGN.COM)



## **COMMUNITY CONTRIBUTIONS:**

- ✓ SUBSIDIZED HOUSING  
FOR STAFF
- ✓ NEW RESTAURANT  
FACILITY
- ✓ NEW PUBLIC ACCESSIBLE  
LAUNDRY FACILITY
- ✓ NEW EVENT SPACE
- ✓ ADDITIONAL  
ACCOMMODATION  
OPPORTUNITIES
- ✓ CUTTING EDGE WATER  
TREATMENT  
TECHNOLOGY
- ✓ EMPLOYMENT  
OPPORTUNITIES
- ✓ COMMUNITY AMENITY  
FACILITIES

# EXISTING & PROPOSED SITE

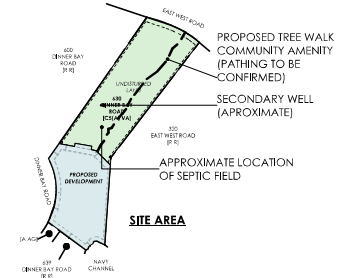
## EXISTING SITE



## PROPOSED SITE



- LEGEND**
- VEHICLE CIRCULATION
  - PEDESTRIAN CIRCULATION
  - PRIVATE SPACE FOR TOURIST ACCOMMODATIONS
  - COMMUNAL SPACE
  - AMENITIES
  - ROAD
  - AREAS OF VEGETATION (NEW/EXISTING RETAINED)
  - RETAINING WALLS/STAIRS
  - BUILDING ENTRY
  - GRAVEL PATHWAY
  - WELL (APPROXIMATE LOCATION BASED OFF OF BC WELLS DATA)



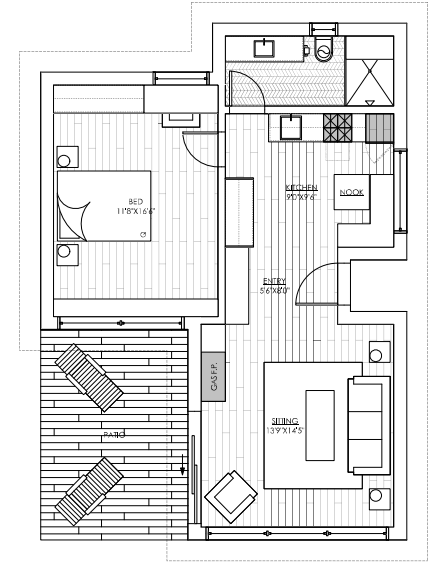
# DESIGN CONCEPT FLOOR PLANS & RENDERS



RENDER



RENDER



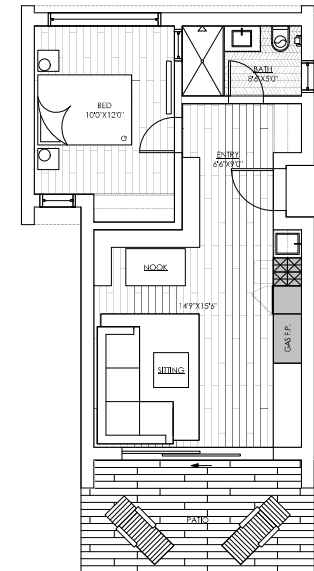
MODERN TRADITIONAL FLOORPLAN



RENDER



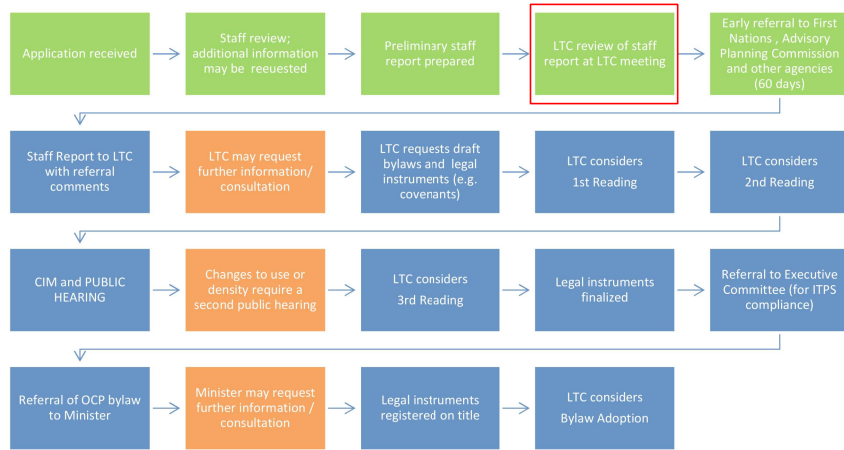
RENDER



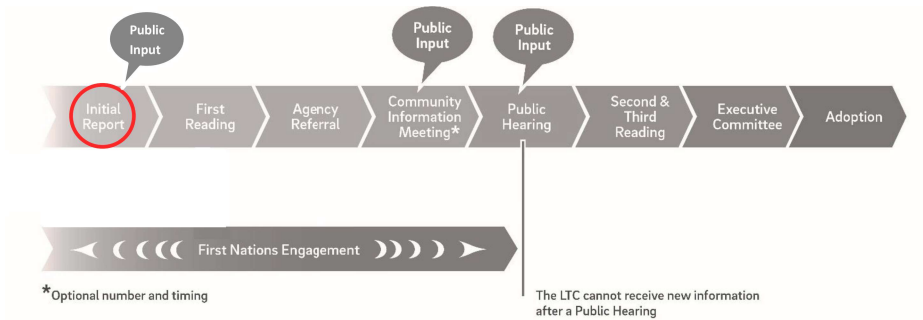
SCANDINAVIAN FLOORPLAN

# PROCESS & TIMELINE

## RZ PROCESS



## TIMELINE



## REZONING APPLICATION

SEPTEMBER 8, 2023



## MAYNE ISLAND LOCAL TRUST COMMITTEE REGULAR MEETING AGENDA

SEPTEMBER 25, 2023



## COMMUNITY INFORMATION MEETING OPEN HOUSE

NOVEMBER 24, 2023



REVIEW & PROCESS INFORMATION FROM OPEN HOUSE  
CONSULT PROFESSIONALS TO CONCERNS BROUGHT UP BY LTC/PUBLIC  
ENGAGE FIRST NATIONS



PROCEED WITH APPLICATION



# POTENTIAL WATER STRATEGIES & AMENITIES

## WATER

### EXISTING:

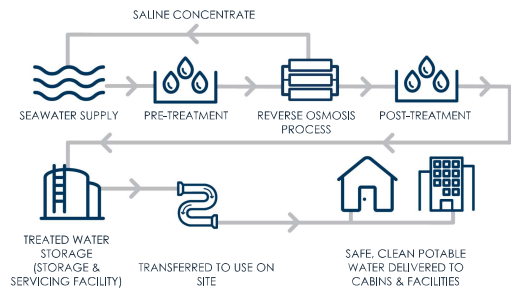
12 BEDROOMS W/ 12 ENSUITES  
 (3 PIECE W/ DEEPSOAKER TUBS)  
 RESTAURANT  
 OUTDOOR HOTTUB & SAUNA  
 EXISTING WELL

### PROPOSED:

20 CABINS W/ 20 BATHS  
 (LOWFLOW SINKS, TOILETS & SHOWERS)  
 RESTAURANT  
 STAFF HOUSING  
 LAUNDRY FACILITIES  
 COMMUNAL FACILITY  
 DESALINATION FACILITIES  
 WATER CATCHMENT SYSTEMS  
 DISCUSS WITH VPID

### DESALINATION:

WATER IS A VITAL NECESSITY FOR HUMAN BEINGS AND THE NATURAL WORLD. CONTRARY TO THE SALTWATER PRESENT ON PLANET EARTH, THE FRESHWATER AVAILABLE TO HUMANS IS EXTREMELY LIMITED, SO IT IS ESSENTIAL TO FIND SOLUTIONS TO INCREASE THE AMOUNT OF WATER SUITABLE FOR DIRECT HUMAN CONSUMPTION OR TO BE USED IN AGRICULTURAL OR INDUSTRIAL ACTIVITIES, AND ULTIMATELY TO MEET THE WORLD'S DEMAND FOR FRESHWATER. DESALINATION IS CONSIDERED A RELIABLE AND FEASIBLE OPTION FOR MEETING THE GROWING DEMAND FOR WATER. IT IS A PROCESS OF SEPARATING THE DISSOLVED SALTS FROM AN AQUEOUS SOLUTION (FROM BRACKISH WATER UP TO BRINE) TO OBTAIN FRESHWATER. CURRENTLY, DESALINATION IS PRACTICED IN 150 COUNTRIES AROUND THE WORLD AND >300,000,000 PEOPLE DEPEND ON DESALINATED WATER FOR THEIR DAILY NEEDS (IDA AND GWI DESALDATA, 2019).



TYPICAL DESALINATION PROCESS



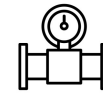
REVERSE OSMOSIS MACHINE

## POTENTIAL STRATEGIES

### HIGH EFFICIENT TOILETS



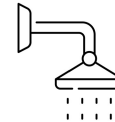
### PRESSURE REDUCING VALVES



### WATER SAVING FAUCETS



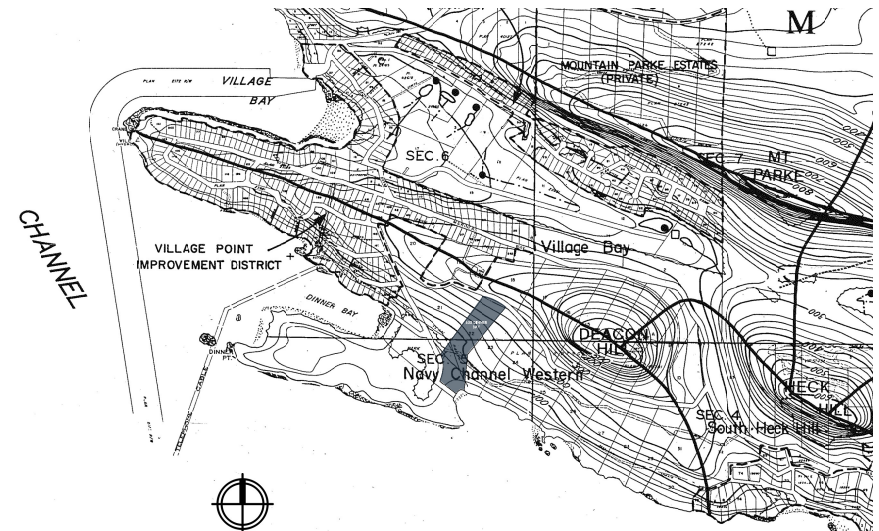
### PERFORMANCE SHOWER HEADS



### CERTIFIED APPLIANCES (ENERGY STAR)



### HOT WATER RECIRCULATION PUMP



MAYNE ISLAND WATER RESOURCES MAP

# APPROACH & AMENITY CONTRIBUTION

## PLANNING

### CONSULT THE PUBLIC:

ATTENDEES OF TODAY'S MEETING  
PARTICIPANTS IN SURVEY  
ATTENDEES OF PUBLIC HEARING/INPUT

### LISTEN TO GOVERNING BODIES:

MAYNE ISLAND LOCAL TRUST COMMITTEE  
VILLAGE POINT IMPROVEMENT DISTRICT  
CAPITAL REGIONAL DISTRICT

### ENGAGE THESE PROFESSIONALS:

CIVIL ENGINEER	WATER MANAGEMENT WASTE SERVICES ENVIRONMENTAL & ECOSYSTEM
ARBORIST	TREE MANAGEMENT
ARCHEOLOGIST	ARCHEOLOGY OVERSIGHT

### OPEN COMMUNICATIONS WITH FIRST NATIONS:

SEMIAMMOO FIRST NATION  
TSAWOUT FIRST NATION  
TSAWWASSEN FIRST NATION  
TSEYUM FIRST NATION  
TSARTLIP FIRST NATION  
PAQUACHIN FIRST NATION  
HALALT FIRST NATION  
LYACKSON FIRST NATION  
TS'UUBAA-ASATX FIRST NATION  
PENELAKUT TRIBE  
COWICHAN TRIBES  
STZ'UMINUS FIRST NATION

## DEMOLITION

### FIRST NATIONS & ARCHEOLOGICAL OVERSIGHT:

OPEN COMMUNICATIONS W/ FIRST NATIONS THROUGHOUT PROCESS  
B.C. GOVERNMENT ARCHEOLOGY DEPARTMENT ENGAGED  
ARCHEOLOGIST ENGAGED FOR OVERSIGHT

### DONATION OF EXISTING PROPERTY ESTATE SALE:

MAYNE ISLAND ASSISTED LIVING SOCIETY

## CONSTRUCTION

### USE OF LOCAL CONTRACTORS:

BIG DECKS CONTRACTING

### FIRST NATIONS/ARCHEOLOGY:

OPEN COMMUNICATIONS W/ FIRST NATIONS THROUGHOUT PROCESS  
ARCHEOLOGIST ENGAGED FOR OVERSIGHT AS NEEDED

## OPERATION

### EMPLOYMENT:

OPPORTUNITIES IN ACCOMMODATIONS  
OPPORTUNITIES IN NEW RESTAURANT FOR COMMUNITY AMENITY FACILITIES

### OPPORTUNITIES:

SUBSIDIZED HOUSING FOR STAFF  
NEW RESTAURANT FACILITY  
NEW PUBLIC ACCESSIBLE LAUNDRY FACILITY  
NEW EVENT SPACE  
WATER TREATMENT SURPLUS

## ISLANDS TRUST APPROVED AMENITIES

### POTENTIAL AMENITY CONTRIBUTIONS (2.10.2. OF OCP)

- 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.

### CRITERIA OF AMENITY CONTRIBUTIONS (OCP 2.10.3.)

- A) WHERE THE PROPOSAL INVOLVES THE DONATION OF LAND, THE NUMBER OF ADDITIONAL DWELLINGS OR LOTS PERMITTED SHOULD NOT EXCEED:
  - I) THE EQUIVALENT OF THE AREA BEING DONATED DIVIDED BY THE AVERAGE LOT AREA, OR WHERE THE ZONE HAS NO AVERAGE LOT AREA, THE MINIMUM LOT AREA. ANY FRACTIONAL AMOUNT WHICH IS EQUAL TO OR GREATER THAN HALF THE MINIMUM OR AVERAGE LOT AREA SHOULD BE CONSIDERED AS A FULL DENSITY UNIT; OR
  - II) ONE DWELLING OR LOT WHERE THE AREA BEING DONATED IS LESS THAN ONE HALF OF THE AVERAGE LOT AREA, OR WHERE THE ZONE HAS NO AVERAGE LOT AREA, LESS THAN ONE HALF THE MINIMUM LOT AREA.
- B) ADDITIONAL DENSITY SHOULD TAKE THE FORM OF RESIDENTIAL LOTS OR DWELLINGS;
- C) DEVELOPMENT SHOULD:
  - I) BE SITED AWAY FROM SENSITIVE ECOSYSTEMS,
  - II) MINIMIZE VISUAL IMPACTS,
  - III) MITIGATE POTENTIAL NATURAL HAZARDS,
  - IV) IMPLEMENT SUSTAINABLE DEVELOPMENT PRACTICES; AND
  - V) NOT ADVERSELY IMPACT ADJACENT PROPERTIES.
- D) WHERE APPROPRIATE, SUCH AN APPLICATION MAY BE CONSIDERED IN CONJUNCTION WITH AN APPLICATION TO TRANSFER DENSITY UNDER THE PROVISIONS OF SECTION 2.11.
- E) AS IT IS INTENDED THAT APPLICATIONS SHOULD BE FOR RELATIVELY MODEST INCREASES IN DENSITY, THE LOCAL TRUST COMMITTEE SHOULD NOT CONSIDER APPLICATIONS IN WHICH MORE THAN 10 ADDITIONAL DWELLING UNITS ARE PROPOSED IN EXCHANGE FOR A COMMUNITY AMENITY.



MAYNE ISLAND  
ASSISTED LIVING SOCIETY

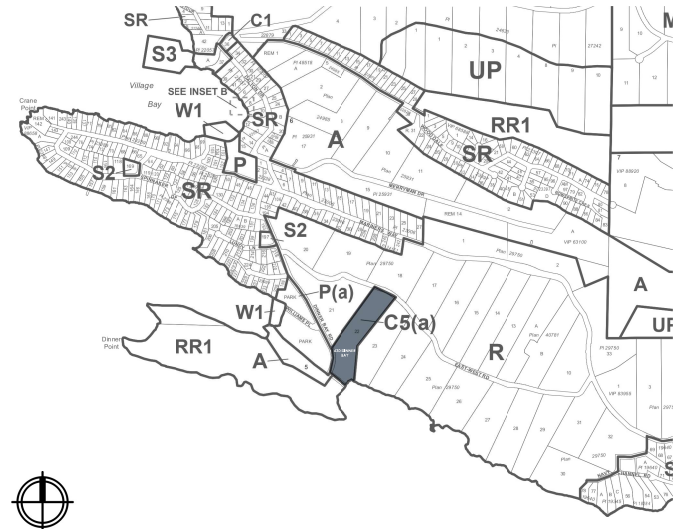
# PROPOSED USES, SITE AREA, SETBACKS & PARKING SUMMARY

## OVERVIEW

<b>CIVIC ADDRESS:</b>	630 DINNER BAY ROAD, MAYNE ISLAND, B.C., V0N 2J2
<b>LEGAL DESCRIPTION:</b>	LOT 22 SECTION 5 & 6 MAYNE ISLAND COWICHAN DISTRICT PLAN 29750
<b>PID:</b>	000-085-928
<b>ZONING:</b>	C5(A)
<b>SITE AREA:</b>	41,420.69 SM
<b>PROPOSED USE:</b>	COUNTRY GUEST HOUSE COMMERCIAL; VISITORS ACCOMMODATION
<b>SETBACKS:</b>	
FRONT	8.0 M
REAR	8.0 M
NW (SIDE)	3.0 M
SE (SIDE)	3.0 M
SEA SETBACK	7.5 M
<b>BUILDING HEIGHT:</b>	
TOURIST ACCOMMODATIONS	9.0 M
ACCESSORY	5.0 M
BYLAW	9.0 M
<b>DENSITY:</b>	
PROPOSAL	
TOURIST ACCOMMODATIONS	20*
ACCESSORY	5
BYLAW	
TOURIST ACCOMMODATIONS	12
ACCESSORY	4
*PROPOSAL IS TO DISPERSE THE TOURIST ACCOMMODATIONS INTO SEPARATE BUILDINGS	
<b>LOT COVERAGE:</b>	
PROPOSED	3123.59 SM/ 7.54%
BYLAW	4142.07 SM/ 10.00%
<b>AREA:</b>	
TOURIST ACCOMMODATIONS	1068.39 SM
ACCESSORY	916.02 SM



MAYNE ISLAND OCP MAP



MAYNE ISLAND LAND USE BYLAW MAP