



DATE OF MEETING: November 27, 2023  
TO: Mayne Island Local Trust Committee  
FROM: Charly Caproff, Planner 1  
Southern Team  
SUBJECT: Proposed Rezoning of 630 Dinner Bay Road

## PURPOSE

To update the Mayne Island Local Trust Committee (LTC) on application MA-RZ-2023.1 for the Oceanwood property.

The applicant is seeking to amend Mayne Island Land Use Bylaw No. 146, 2008 by rezoning the existing Country Guest House Commercial (a) – C5(a) zone to allow for twenty (20) tourist accommodation units with a total floor area of 1068 m<sup>2</sup> (8999 ft<sup>2</sup>), four (4) accessory buildings, and an accessory dwelling unit (“staff accommodations”) exceeding the permitted maximum floor area of 140 m<sup>2</sup> (1507 ft<sup>2</sup>) at 916 m<sup>2</sup> (9860 ft<sup>2</sup>) (Attachment 1). This application was presented to the LTC at the September 25 meeting. Prior to the meeting, staff repeatedly requested that the applicant and owners speak with neighbours and provide feedback to the LTC for their consideration. This was not completed. Staff interpreted 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) as the proposed amenity would not be consistent with the proposed density increase. For these reasons, staff recommended proceeding no further with the application. The LTC made the following resolution at the September 25<sup>th</sup> 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**

Following the September 25<sup>th</sup> meeting, staff contacted the applicant regarding next steps. No response was received. Staff followed-up with the applicant on October 10<sup>th</sup>, providing the LTC resolution, deadlines to submit information for either the October or November LTC meetings, and told the applicant if they intended to resume the application in 2024, that staff would inform the LTC at the November meeting. No response has been received. See Attachment 2 for reference. If no response is received from the applicant by mid-January, then staff will report back with a recommendation that the LTC proceed no further with the application. Alternatively, the LTC can resolve to proceed no further at any point.

Submitted By:	Charly Caproff, Planner 1	November 16, 2023
Concurrence:	Robert Kojima, Regional Planning Manager	November 16, 2023

**ATTACHMENTS**

1. Attachment 1: Site Plan
2. Attachment 2: E-mails to the applicant

# ATTACHMENT 1 – MAPS, PLANS, PHOTOGRAPHS

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## 1.1 AERIAL VIEW



## 1.2 SITE PLAN

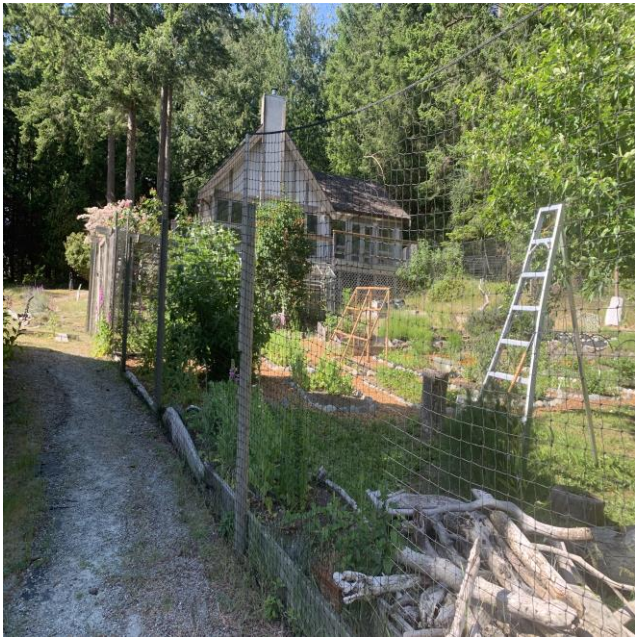




1.3 SITE VISIT JULY 17, 2023







**From:** Charly Caproff  
**Sent:** Tuesday, October 10, 2023 3:07 PM  
**To:** 'Robert Blaney'  
**Cc:** 'Darren & Mike .'; Narissa Chadwick  
**Subject:** RE: LTC follow-up

Hi Robert,

Just following up again. Here is the resolution from the September LTC 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 and provide their feedback to the Local Trust Committee for consideration and identify additional options for amenity contribution, water management and explore archaeological potential.

**CARRIED**

Below are the next Mayne Island meeting dates:

- **October 30**
- **November 27**

Please let me know if you intend to bring feedback and additional information (as specified above) for the LTC to consider at one of the upcoming meetings. If October 30, I would need to receive by October 16 for agenda preparation. If November 27, I would need to receive by November 13. If you have any questions, feel free to reach out. If you plan to revisit this application in the new year, I will let LTC know at the November meeting.

Thanks,

**Charly Caproff**

Planner 1

Islands Trust | T 250 538-5602

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**From:** Charly Caproff  
**Sent:** Monday, September 25, 2023 4:30 PM  
**To:** 'Robert Blaney' <[REDACTED]>  
**Subject:** LTC follow-up

Hi Robert,

I look forward to receiving additional project information and surrounding neighbourhood feedback as was discussed at LTC today. When available please provide a timeline so I know which LTC meeting I should anticipate to be presenting. If anything is unclear please make sure to give me a call or send me an email.

Regards,

**Charly Caproff**

Planner 1

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