

DATE OF MEETING: January 27, 2025

TO: Mayne Island Local Trust Committee

FROM: Narissa Chadwick, Island Planner
Southern Team

COPY: Robert Kojima, Regional Planning Manager

SUBJECT: MA-RZ-2023.2 (CRD)
Applicant: Capital Regional District
Location: St. John Point Park

RECOMMENDATION

- 1. That the Mayne Island Local Trust Committee direct staff to prepare a draft bylaw and initiate referrals to First Nations, and potentially affected agencies.**

REPORT SUMMARY

The purpose of this report is to update the LTC on the status of the rezoning and request direction from the LTC to prepare draft bylaws and initiate referrals to First Nations and potentially affected agencies.

BACKGROUND

The Capital Regional District (CRD) acquired the 27-hectare property in December of 2017 through a partnership with the Mayne Island Conservancy Society. The CRD undertook a comprehensive management planning process from 2018-2019 including ecological studies, a two-phase public engagement process resulting in the Initial Public Participation Report, and resulting in the [St. John Point Regional Park Management Plan](#), which guides the management and operation of the park for the next 15 years.

The management plan identifies the short-term action to develop a Park Entrance Hub in the northwest corner of the property near the entrance. The Hub would include a park entrance sign and visitor information kiosk, an expanded 20-vehicle parking lot, a bicycle rack, and a pump out toilet building. This Entrance Hub would be constructed in a previously disturbed area where a home was located. The existing undersized gravel parking area would be restored to a natural condition.

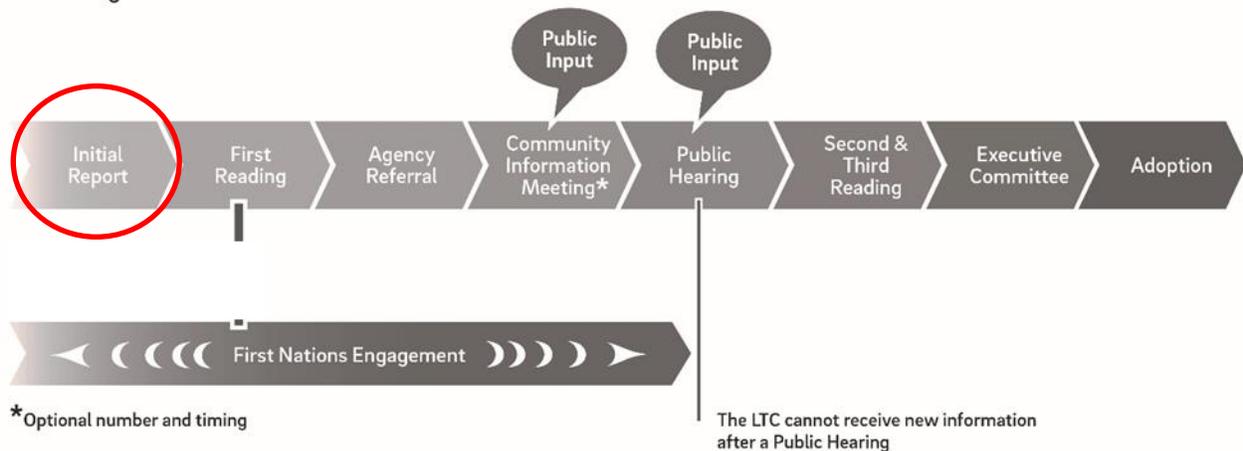
St. Johns Point Park currently has passive park status. In section 3.1(7) of the Mayne Island LUB a passive recreation park is permitted in all zones. A passive park is defined as a park limited to hiking and walking trails with signs not exceeding 1 square metre each and no other uses including driveways and parking lots. The development of the proposed Park Entrance Hub would not conform to this regulation due to the proposed parking lot construction. The CRD’s rezoning application would amend the OCP and LUB so that the development of the Park Entrance Hub is compliant, as well and re-designating and rezoning the property to Park.

Due to a portion of the property designated as Park Entrance Hub being within the Agricultural Land Reserve (ALR) it was required that the Agricultural Land Commission (ALC) approve the non-farm use of that portion prior to rezoning application approval. This approval has been granted by the ALC.

ANALYSIS

For details related to this application see the [preliminary staff report](#).

Timeline



Agency Referrals

Staff will be referring draft bylaws to the following agencies:

- | | |
|------------------------------|---|
| Galiano Island LTC | Ministry of Transportation and Infrastructure |
| Saturna Island LTC | Mayne Island Parks Commission |
| North Pender LTC | Mayne Island Fire Rescue |
| Agricultural Land Commission | |

The LTC could also choose to refer the draft bylaws to the APC.

First Nations Referral

The CRD initiated First Nations engagement in fall 2024. Letters were mailed to all Nations identified in the provincial Consultative Area Database (CAD) who’s traditional territories the property is located. The CRD heard back from the Wsanec Leadership Council (WLC). CRD staff did a site visit with WLC staff. The WLC expressed some concerns related to the proximity of trails to sites of cultural significance. The CRD is working with the WLC to address these concerns. They did not express any concern with the rezoning application at that time. The application has been referred to their referrals department.

Islands Trust staff will reference the CRD’s efforts in the referral to the following:

- Semiahmoo First Nation
- Tsawwassen First Nation
- Stz’uminus First Nation
- Halalt First Nation
- Penelakut Tribe
- Lake Cowichan First Nation
- Cowichan Tribes
- Lyackson First Nation
- Tsawout First Nation
- Tsartlip First Nation

- Tseycum First Nation
- Pauquachin First Nation
- Wsanec Leadership Council

Rationale for Recommendation

- Since its acquisition by the CRD in 2017, the property has been actively used as a park attracting both on and off island users. The rezoning will bring into compliance the existing parking lot and supports the expansion of parking that CRD considers much needed (as indicated in the letters of support, the lack of parking has led to visitors parking on the road which potentially impedes emergency response) as well as the building of a toilet building, bike parking and a park sign.
- The Agricultural Land Commission (ALC) has approved the non-farm use of the portion of the Park Entrance Hub that is within the Agricultural Land Reserve (ALR).
- Sending out referrals now will move the application process forward.

ALTERNATIVES

1. Request further information

The LTC should specify the information being requested.

2. Do not proceed

Staff caution that if the LTC decides not to proceed concerns related to parking on Horton Bay road will likely continue to be an issue.

NEXT STEPS

If the recommendation are supported:

- Staff will draft bylaws.
- Staff will initiate referrals to First Nations, and potentially affected agencies.

Submitted By:	Narissa Chadwick RPP MCIP, Island Planner	January 14, 2025
Concurrence:	Robert Kojima, Regional Planning Manger	January 14, 2025