



# STAFF REPORT

File No.: MA-RZ-2023.2 (CRD)

DATE OF MEETING: April 28, 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 Mayne Island Local Trust Committee Draft Bylaw 194 cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2024” be read a first time.
2. That the Mayne Islands Local Trust Committee Draft Bylaw 195 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2024” be read for a first time.

## REPORT SUMMARY

The purpose of this report is to present bylaws related to the rezoning for St. John Park from Agriculture and Rural to Agriculture (a) and Resource Conservation for first reading.

## BACKGROUND

The Capital Regional District (CRD) acquired the 27-hectare St. John Point property in 2017 in partnership with the Mayne Island Conservancy Society. Following a comprehensive management planning process from 2018 to 2019—including ecological studies and public engagement—the CRD developed the St. John Point Regional Park Management Plan, which will guide park management for the next 15 years. A key short-term action in the plan is the creation of a Park Entrance Hub in the northwest corner of the property (area currently zoned Agricultural), featuring a park entrance sign, visitor kiosk, expanded 20-vehicle parking lot, bicycle rack, and pump-out toilet. This hub will be built on a previously disturbed site where a home once stood, and the existing small gravel parking area will be restored to its natural state.

Currently, St. John Point Park is designated as a passive park under the Mayne Island Land Use Bylaw (LUB), allowing only hiking trails and small signs, but prohibiting driveways and parking lots. The proposed Park Entrance Hub does not conform to these regulations, requiring the CRD to submit a rezoning application to amend the Official Community Plan (OCP) and Land Use Bylaw (LUB) to allow its development under site specific zoning. Additionally, since part of the site falls within the Agricultural Land Reserve (ALR), the CRD sought and received approval from the Agricultural Land Commission (ALC) for a non-farm use designation before proceeding with rezoning.

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At their February 24<sup>th</sup>, 2025 LTC meeting, the LTC passed the following resolution: ***That the Mayne Island Local Trust Committee direct staff to prepare a draft bylaw and initiate referrals to First Nations, and potentially affected agencies.***

**ANALYSIS**

The LTC has been requesting that the zoning for the St. John Point be within the Resource Conservation Zone given the importance of protecting the ecological integrity of the area. This is possible for the section of the property that is currently zoned Rural. Because “passive park” use is permitted in all zones, the paths and trails proposed in the CRD’s St. John Point Regional Park Management Plan would be permitted in the resource conservation section of the park.

The other portion of the park is in the Agricultural Land Reserve and is zoned Agricultural. The site specific zoning is being proposed to be applied to the portion of the park which is within the Agricultural zone as the site specific uses within the CRD’s St. John Point Regional Park Management Plan are located in the part of the lot zoned Agricultural.

Column 1	Column 2	Column 3
Site-Specific Zone	Location Description	Site Specific Regulation
A (a)	A portion of Lot B, Section 1, Mayne Island, Cowichan District, Plan 2501  St. John Point Park	In addition to the uses permitted in 5.7 (1) the following uses are permitted: <ul style="list-style-type: none"> <li>- resource conservation use</li> <li>- entrance sign</li> <li>- parking area</li> <li>- pump out toilet building</li> <li>- bicycle rack</li> <li>- visitor information kiosk</li> </ul>

While direction to initiate referrals was provided by the LTC at their February 24<sup>th</sup> 2025 LTC meeting, staff felt that it would be important for the LTC to review the draft bylaws before they are sent out for review. For this reason, the bylaws are being presented for first reading prior to them being sent out for referral.

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

**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. The WLC 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 previous 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).

## **ALTERNATIVES**

### **1. DO not proceed with first reading**

The LTC could choose not to read the bylaw for the first time. In this case they could still support the draft being sent out for referral prior to first reading.

### **2. Make changes to the draft bylaws prior to first reading**

The LTC could choose to make changes to the bylaws before moving to first reading and/or sending out for referral.

**NEXT STEPS**

If the recommendation are supported:

- Staff will initiate referrals to First Nations, and potentially affected agencies.
- Staff will schedule a Community Information Meeting and Public Hearing.
- Bylaws will be read for second and third time.

Submitted By:	Narissa Chadwick RPP MCIP, Island Planner	April 15, 2025
Concurrence:	Robert Kojima, Regional Planning Manger	April 15, 2025

**ATTACHMENTS**

1. Bylaw 194 (OCP)
2. Bylaw 195 (LUB)

# DRAFT

## MAYNE ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 194

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### A BYLAW TO AMEND MAYNE ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 144, 2007

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The Mayne Island Local Trust Committee in open meeting assembled enacts as follows:

#### 1. CITATION

This Bylaw may be cited for all purposes as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2024”.

#### 2. SCHEDULES

Mayne Island Official Community Plan Bylaw No. 144, 2007 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

#### 3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

PUBLIC HEARING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
SECRETARY

**MAYNE ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 194**

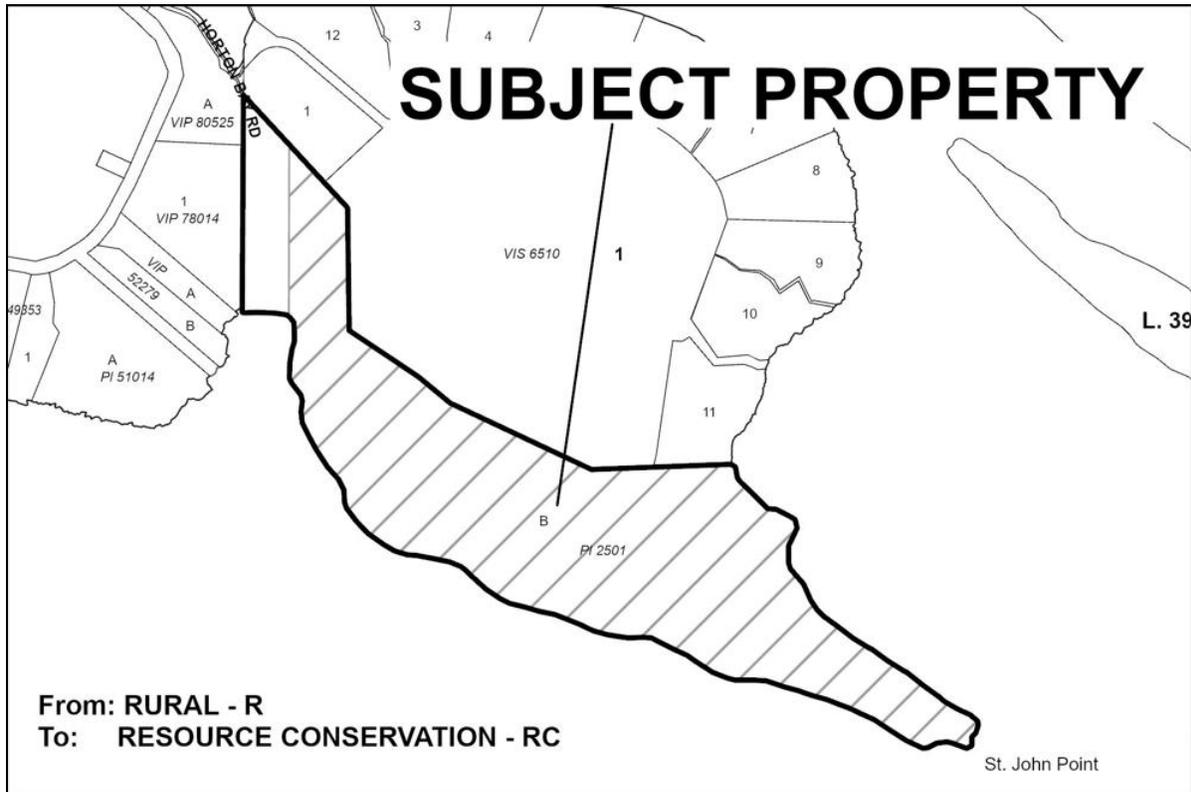
**SCHEDULE 1**

The Mayne Island Official Community Plan No. 144, 2007, is amended as follows:

1. By amending Schedule B by changing a portion of the land use designation on the Lot B, Section 1, Mayne Island, Cowichan District, Plan 2501 from Rural (R) to Resource Conservation (RC) land designation as shown on Plan No 1, which is attached to and forms part of this bylaw.

MAYNE ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 194

Plan No.1



# DRAFT

## MAYNE ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 195

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### A BYLAW TO AMEND MAYNE ISLAND LAND USE BYLAW NO. 146, 2008

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The Mayne Island Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the Mayne Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2024”.

2. Mayne Island Local Trust Committee Bylaw No. 146, cited as “Mayne Island Land Use Bylaw No. 146, 2008,” is amended as follows:

2.1 5.7 Agricultural (A) Zone is amended by inserting the following as a new subsection (12):

**“Site Specific Regulations**

(12) The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter reference the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Column 1	Column 2	Column 3
Site-Specific Zone	Location Description	Site Specific Regulation
A (a)	A portion of Lot B, Section 1, Mayne Island, Cowichan District, Plan 2501  St. John Point Park	In addition to the uses permitted in 5.7 (1) the following uses are permitted: <ul style="list-style-type: none"><li>- resource conservation use</li><li>- entrance sign</li><li>- parking area</li><li>- pump out toilet building</li><li>- bicycle rack</li><li>- visitor information kiosk</li></ul>

2.2 Schedule “B” – Zoning Map, is amended by changing the zoning classification of Lot B, Section 1, Mayne Island, Cowichan District, Plan 2501 from Rural (R) to Resource Conservation (RC) and from Agricultural (A) to Agricultural (A (a)) as shown on the Plan No.1, which is attached to and forms part of this bylaw, and by making such alterations to Schedule “B” to Bylaw No. 146 as are required to effect this change.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

PUBLIC HEARING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
SECRETARY

MAYNE ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 195

Plan No. 1

