

## Jas Chonk

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**From:** Spilde, Dana TT:EX <Dana.Spilde@gov.bc.ca>  
**Sent:** Friday, May 30, 2025 8:38 AM  
**To:** Jas Chonk  
**Subject:** RE: eDAS MoTT File # 2025-02576 Approval :Zoning Bylaw

Hello Jas,

The Ministry of Transportation and Transit (MoTT) has received and reviewed your referral dated May 29, 2025 for Bylaw No. 194 (OCP) and Bylaw No. 195 (LUB) is to facilitate the rezoning of St. John Point Park on Mayne Island (LOT B, SECTION 1, MAYNE ISLAND, COWICHAN DISTRICT, PLAN 2501) to support the CRD Parks Management Plan.

The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Transit formal approval.  
The Ministry has no objections to the proposed Zoning Bylaw.

Thank you for the opportunity to comment.

Please let me know if you have any questions or comments.

Thank You,

**Dana Spilde**

Development Services Officer- SA01  
Highways & Regional Services Division  
Ministry of Transportation & Transit  
Saanich Area Office  
Suite 240- 4460 Chatterton Way  
Victoria, BC  
V8X 5J2  
(250) 739 -8228 Direct Line  
(250) 952-4515 Office Line

**\*\*Please Include File Number in Subject line.**



Ministry of  
Transportation  
and Transit

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[SUBDIVISION INFORMATION](#)

[Rural Subdivision Approvals Manual](#)

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**From:** Jas Chonk <jchonk@islandstrust.bc.ca>  
**Sent:** Thursday, May 29, 2025 4:09 PM  
**To:** Spilde, Dana TT:EX <Dana.Spilde@gov.bc.ca>  
**Subject:** RE: eDAS MoTT File # 2025-02576 Approval :Zoning Bylaw

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Thanks Dana, I did just upload the referral package, hopefully it comes through. I'm attaching it here as well.

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**From:** Spilde, Dana TT:EX <[Dana.Spilde@gov.bc.ca](mailto:Dana.Spilde@gov.bc.ca)>  
**Sent:** Thursday, May 29, 2025 3:58 PM  
**To:** Jas Chonk <[jchonk@islandstrust.bc.ca](mailto:jchonk@islandstrust.bc.ca)>  
**Subject:** eDAS MoTT File # 2025-02576 Approval :Zoning Bylaw

Hi Jas,

Thank you for submitting an approval application for file # 2025-02576. I see the application but there are no documents in the submission. I sent an eDAS notification request to please upload the documents, and I see a check submission but still no documents.

Is this for a referral for comment or for a signature for bylaw?  
Please email me the documents to be reviewed.

Please let me know if you have any questions or comments.

Thank You,

**Dana Spilde**

Development Services Officer- SA01  
Highways & Regional Services Division  
Ministry of Transportation & Transit  
Saanich Area Office  
Suite 240- 4460 Chatterton Way  
Victoria, BC  
V8X 5J2  
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[Rural Subdivision Approvals Manual](#)

## Jas Chonk

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**From:** Moran, Caitlin HMA:EX <Caitlin.Moran@gov.bc.ca>  
**Sent:** Tuesday, June 3, 2025 3:06 PM  
**To:** SouthInfo  
**Cc:** Jas Chonk; Nichols, Kris HMA:EX; Narissa Chadwick  
**Subject:** RE: Mayne Island Local Trust Committee Proposed Bylaws 194 and 195 Referral - For Response

Dear Jas Chonk:

Thank you for your May 28, 2025, referral of proposed Mayne Island Bylaw Nos. 194 and 195 to the Ministry of Housing and Municipal Affairs for review. As a Senior Planner with the Land Use Planning and Regional Impacts branch, I am pleased to provide the following comments.

At the time of the referral, the Profiles on Indigenous Peoples database identified the following First Nations as having interests in the bylaw area: Cowichan Tribes, Halalt First Nation, Lyackson First Nation, Pauquachin First Nation, Penelakut Tribe, Semiahmoo First Nation, Snuneymuxw First Nation, Stz'uminus First Nation, Ts'uubaa-asatx First Nation, Tsartlip First Nation, Tsawout First Nation, Tsawwassen First Nation, and Tseycum First Nation. I understand these First Nations have all been considered as part of your engagement process.

I would also like to acknowledge the engagement of other relevant provincial agencies, including the Agricultural Land Commission and the Ministry of Transportation and Transit.

The Ministry will provide formal comment only on Bylaw No. 194, as it proposes to amend the Mayne Island Official Community Plan. I understand this amendment would change a portion of the land use designation on Lot B, Section 1, Mayne Island, Cowichan District, Plan 2501 from Rural (R) to Resource Conservation (RC), to support the CRD's Parks Management Plan for St. John Point Park.

The Ministry supports the conservation of parkland and recognizes the community and ecological benefits of protecting natural areas. While the redesignation of land from Rural (R) to Resource Conservation (RC) results in a modest reduction to the overall supply of residential-designated land on Mayne Island, we acknowledge that this site—given its status as a regional park—is unlikely to contribute to future housing development. We encourage continued consideration of Mayne Island's long-term housing needs as part of broader land use planning efforts.

Please note that any comments provided at this stage are intended to support bylaw development and should not be interpreted as fettering the Minister of Housing and Municipal Affairs' consideration of the bylaw when it is formally submitted for approval. When the final bylaw is referred to the Minister of Housing and Municipal Affairs for review, please ensure the submission package includes a record of comments from all interest holders, including First Nations, and information on how the Islands Trust responded to each comment.

Should you have any questions or wish to discuss these comments further, please feel free to contact me at [Caitlin.Moran@gov.bc.ca](mailto:Caitlin.Moran@gov.bc.ca) or by telephone at 236 478-2301.

Thank you again for referring this bylaw to the Ministry of Housing and Municipal Affairs.

Sincerely,

**Caitlin Moran** (she/her)  
Senior Planner  
Land Use, Planning, and Regional Impacts Branch  
Local Government Division  
Ministry of Housing and Municipal Affairs  
[Caitlin.Moran@gov.bc.ca](mailto:Caitlin.Moran@gov.bc.ca)

*I am grateful to live and work from the territory of the ləkʷəŋən and WSÁNEĆ Peoples.*

**From:** Jas Chonk <jchonk@islandtrust.bc.ca>

**Sent:** May 28, 2025 13:38

**To:** ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>; HMA LG Land Use, Planning & Regional Impacts Branch HMA:EX <LGLUPRI@gov.bc.ca>; Nichols, Kris HMA:EX <Kris.Nichols@gov.bc.ca>; Patton, Jenny HMA:EX <Jenny.Patton@gov.bc.ca>; Aggie Chan <AChan@crd.bc.ca>; Jessica Arnet <jarnet@crd.bc.ca>; KSomerville@mayneid.ca

**Cc:** Chadwick, Narissa <nchadwick@islandtrust.bc.ca>

**Subject:** Mayne Island Local Trust Committee Proposed Bylaws 194 and 195 Referral - For Response

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Referral Coordinators,

The Mayne Island Local Trust Committee has asked that its Proposed Bylaws 194 and 195 be referred to you for comment. The referral package prepared by Island Planner Narissa Chadwick is attached.

**Purpose:** The purpose of Bylaw No. 194 (OCP) and Bylaw No. 195 (LUB) is to facilitate the rezoning of St. John Point Park on Mayne Island (LOT B, SECTION 1, MAYNE ISLAND, COWICHAN DISTRICT, PLAN 2501) to support the CRD's Parks Management Plan.

Bylaw No. 194 (OCP) changes 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.

Bylaw No. 195 (LUB) changes the portion of the property zoned Rural (R) to Resource Conservation (RC) and the portion of the property zoned Agricultural (A) zoning to site specific zone A(a) to permit:

- resource conservation use
- entrance sign
- parking area
- pump out toilet building
- bicycle rack
- visitor information kiosk

Additional information, including the staff reports and current bylaws, is available at:

<https://islandtrust.bc.ca/island-planning/mayne/current-applications/>

A reply is respectfully requested by **June 27, 2025**.

Should you have any questions, or require further information, please contact Island Planner Narissa Chadwick at 250-405-5189 or [nchadwick@islandtrust.bc.ca](mailto:nchadwick@islandtrust.bc.ca) and she would be happy to answer any questions you may have.

Please direct referral responses to [southinfo@islandstrust.bc.ca](mailto:southinfo@islandstrust.bc.ca) or by mail to: Islands Trust, Victoria Head Office – 200-1627 Fort Street, Victoria BC V8R 1H8.

Thank you for your time and attention to this matter.

Sincerely,

**Jas Chonk** (she, her, hers)

Legislative Clerk

Islands Trust

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5164 | [islandstrust.bc.ca](http://islandstrust.bc.ca)

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421



### **Preserving and protecting over 450 islands and surrounding waters in the Salish Sea**

*I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOKEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEŁ, Qualicum, scəwáθən, səliłwətał, SEMYOME, shishálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SȚÁUTW, Stz'uminus, łaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁEŁP, WSIKEM, Xeláłtxw, Xwémalhkwi, Xwsepsum, and xʷməθkʷəy̓əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.*

**From:** ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>  
**Sent:** Thursday, June 19, 2025 1:37 PM  
**To:** Jas Chonk  
**Cc:** Narissa Chadwick  
**Subject:** RE: Mayne Island Local Trust Committee Proposed Bylaws 194 and 195 Referral - For Response  
**Attachments:** 69535d1.pdf

Good afternoon,

Thank you for the opportunity to provide comment on the rezoning of PID: 002-918-790 (the "Subject Property"). The Subject Property is located partially within the ALR, as such, ALC staff comments will focus on the ALR portion of the Subject Property and Bylaw No. 195.

Based on the information provided, Islands Trust proposes redesignating the ALR portion of the Subject Property from Agriculture (A) to Agriculture zone a (A(a) which permits resource conservation use, 1 entrance sign, parking area for 20 vehicles, 1 pump out toilet building, 1 bicycle rack, 1 visitor information kiosk.

By Resolution #457/2024 (attached), the Commission approved the construction of a new park entrance and parking lot over a 0.07 ha area. The parking lot/entrance area was to include a park entrance sign, bike rack, pump out toilet building, and visitor information kiosk.

As the Commission's approval was specific to a 0.07 ha area of the ALR portion of the Subject Property, ALC staff object to the redesignation of the entire ALR portion of the Subject Property to the A(a) zone. ALC staff request that the A(a) zone only be applied to the portion of the Subject Property that was approved for non-farm use.

Sincerely,



**Nicole Mak** (she/her)  
Regional Planner – Island & South Coast (FVRD) | Agricultural Land Commission  
201 – 4940 Canada Way, Burnaby, BC, V5G 4K6  
T 236.468.3278 | F 604.660.7033  
[ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca) | [www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

*If you are not the intended recipient of this e-mail and attachments please notify the sender by return e-mail and delete the e-mail and attachments immediately. This e-mail and attachments may be confidential and privileged. Confidentiality and privilege are not lost by this e-mail and attachments having been sent to the wrong person. Any use of this e-mail and attachments by an unintended recipient is prohibited.*

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**From:** Jas Chonk <[jchonk@islandstrust.bc.ca](mailto:jchonk@islandstrust.bc.ca)>  
**Sent:** Wednesday, May 28, 2025 1:38 PM  
**To:** ALC Referrals ALC:EX <[ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)>; HMA LG Land Use, Planning & Regional Impacts Branch HMA:EX <[LGLUPRI@gov.bc.ca](mailto:LGLUPRI@gov.bc.ca)>; Nichols, Kris HMA:EX <[Kris.Nichols@gov.bc.ca](mailto:Kris.Nichols@gov.bc.ca)>; Patton, Jenny HMA:EX <[Jenny.Patton@gov.bc.ca](mailto:Jenny.Patton@gov.bc.ca)>; Aggie Chan <[ACHan@crd.bc.ca](mailto:ACHan@crd.bc.ca)>; Jessica Arnet <[jarnet@crd.bc.ca](mailto:jarnet@crd.bc.ca)>; [KSomerville@mayneid.ca](mailto:KSomerville@mayneid.ca)  
**Cc:** Chadwick, Narissa <[nchadwick@islandstrust.bc.ca](mailto:nchadwick@islandstrust.bc.ca)>  
**Subject:** Mayne Island Local Trust Committee Proposed Bylaws 194 and 195 Referral - For Response

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Dear Referral Coordinators,

The Mayne Island Local Trust Committee has asked that its Proposed Bylaws 194 and 195 be referred to you for comment. The referral package prepared by Island Planner Narissa Chadwick is attached.

**Purpose:** The purpose of Bylaw No. 194 (OCP) and Bylaw No. 195 (LUB) is to facilitate the rezoning of St. John Point Park on Mayne Island (LOT B, SECTION 1, MAYNE ISLAND, COWICHAN DISTRICT, PLAN 2501) to support the CRD's Parks Management Plan.

Bylaw No. 194 (OCP) changes 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.

Bylaw No. 195 (LUB) changes the portion of the property zoned Rural (R) to Resource Conservation (RC) and the portion of the property zoned Agricultural (A) zoning to site specific zone A(a) to permit:

- resource conservation use
- entrance sign
- parking area
- pump out toilet building
- bicycle rack
- visitor information kiosk

Additional information, including the staff reports and current bylaws, is available at:  
<https://islandstrust.bc.ca/island-planning/mayne/current-applications/>

A reply is respectfully requested by **June 27, 2025**.

Should you have any questions, or require further information, please contact Island Planner Narissa Chadwick at 250-405-5189 or [nchadwick@islandstrust.bc.ca](mailto:nchadwick@islandstrust.bc.ca) and she would be happy to answer any questions you may have.

Please direct referral responses to [southinfo@islandstrust.bc.ca](mailto:southinfo@islandstrust.bc.ca) or by mail to: Islands Trust, Victoria Head Office – 200-1627 Fort Street, Victoria BC V8R 1H8.

Thank you for your time and attention to this matter.

Sincerely,

**Jas Chonk** (she, her, hers)  
Legislative Clerk

July 15, 2024

ALC File: 69535

Kevin Weber  
Capital Regional District

**DELIVERED ELECTRONICALLY**

Dear Kevin Weber:

**Re: Reasons for Decision - ALC Application 69535**

Please find attached the Reasons for Decision for the above noted application (Resolution #457/2024). As agent, it is your responsibility to notify the applicant accordingly.

Please note that the submission of a \$150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
  - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or

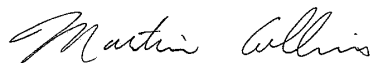


- Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per [ALC Policy P-08: Request for Reconsideration](#).

Please refer to the ALC's [Information Bulletin 08 – Request for Reconsideration](#) for more information. Please direct further correspondence with respect to this application to [ALC.Okanagan@gov.bc.ca](mailto:ALC.Okanagan@gov.bc.ca)

Yours truly,

A handwritten signature in cursive script that reads "Martin Collins".

Martin Collins, Land Use Planner

Enclosures:        Reasons for Decision (Resolution #457/2024)  
                          Schedule A: Decision Map

69535d1



**AGRICULTURAL LAND COMMISSION FILE 69535**  
**REASONS FOR DECISION OF THE CHIEF EXECUTIVE OFFICER**

Non-Farm Use Application Submitted Under s.20(2) of the Agricultural Land  
Commission Act

**Applicant:** Capital Regional District

**Agent:** Kevin Weber

**Property:** **Parcel Identifier:** 002-918-790  
**Legal Description:** Lot B Section 1 Mayne  
Island Cowichan District Plan 2501  
**Parcel Area:** 27.5 ha – 2.1 ha within the ALR

**Chief Executive Officer:** Kim Grout  
(the “CEO”)



## **OVERVIEW**

- [1] The Property is located partially within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).
- [2] Pursuant to s. 20(2) of the ALCA, the Applicant is applying to the Agricultural Land Commission (the “Commission”) to construct a new parking lot/entrance area for St John’s Regional Park that will require the placement of 160 m<sup>3</sup> of fill to a depth of 0.3 meters over a 0.07 ha area. The parking lot/entrance area will also include a park entrance sign, a bike rack, pump-out toilet building, and visitor information kiosk (the “Proposal”).
- [3] The Proposal along with related documentation from the Applicant, Agent, and Commission, is collectively referred to as the “Application”. All documentation in the Application was available on the ALC Application Portal to the Agent in advance of this decision.
- [4] Under Section 27 of the ALCA the Commission, by resolution, may establish criteria under which the CEO may approve applications for exclusion, subdivision, non-farm use, non-adhering residential use, and soil or fill use

applications. By resolution, the Commission as specified that the following applications may be decided by the CEO:

*14. Subdivision, non-farm use, non-adhering residential use and soil or fill use that are not consistent with any of the existing approved criteria (Criteria 1 – 13) but nonetheless are minor in nature and in the opinion of the CEO, the interests of the Commission would be unaffected by an approval of the application. In the case of exclusion applications, the CEO may only consider applications submitted to the local government before midnight on September 29, 2020.*

[5] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:

6 (1) The following are the purposes of the commission:

- (a) to preserve the agricultural land reserve;
- (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land



within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

- (a) the size, integrity and continuity of the land base of the agricultural land reserve;
- (b) the use of the agricultural land reserve for farm use.

## **BACKGROUND**

[6] This Property has been operated by the CRD as a regional park, known as St. John Point Regional Park, since it was acquired in 2017 through a partnership with the Mayne Island Conservancy Society. There was an existing gravel parking area at the northwest end of the park and hiking trails around the perimeter of the park at the time of acquisition that are currently used by park visitors.

[7] The CRD Regional Park Department is seeking approval to develop a new park entrance / parking lot that includes an entrance sign, parking for 15 vehicles, bicycle rack, pump-out toilet building, and visitor information kiosk (the "Park Entrance"). This new Park Entrance is to be constructed in a



previously disturbed area where a now demolished residence was located. An existing undersized gravel parking area directly to the southwest of the new proposed parking lot is to be reclaimed and restored to a natural condition.

[8] An open land park established by a local government is a permitted use in the ALR for biodiversity conservation, passive recreation and wildlife or scenery viewing provided the area occupied by any associated structures does not exceed 100 m<sup>2</sup> area for each parcel and for this reason the CRD has submitted a non-farm use application to the ALC for the Park Entrance proposal.

[9] The proposed location of the Park Entrance was identified as the most suitable location given its already disturbed condition, low ecological value, and close proximity to the entrance to the park.

## **FINDINGS**

[10] The CEO finds that the Proposal to construct a new park entrance and parking lot, and place fill for its construction on the subject Property does not impact the continuity and integrity of the ALR given its small size (0.07



ha) and its siting in an area previously disturbed by a former residence that has been removed from the property.

## **DECISION**

[11] After reviewing the Application, I am satisfied that the construction a new park entrance and parking lot, and the placement fill for its construction on the subject Property is consistent with Criterion #14 and approve the Proposal subject to the construction of the park entrance infrastructure and parking lot within five years of the date of this release of this decision, that is consistent with Schedule A of this decision.

[12] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[13] A decision of the CEO is a decision of the Commission pursuant to s. 27(5) of the *ALCA*.

[14] Resolution #457/2024  
Released on July 15, 2024

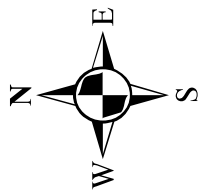
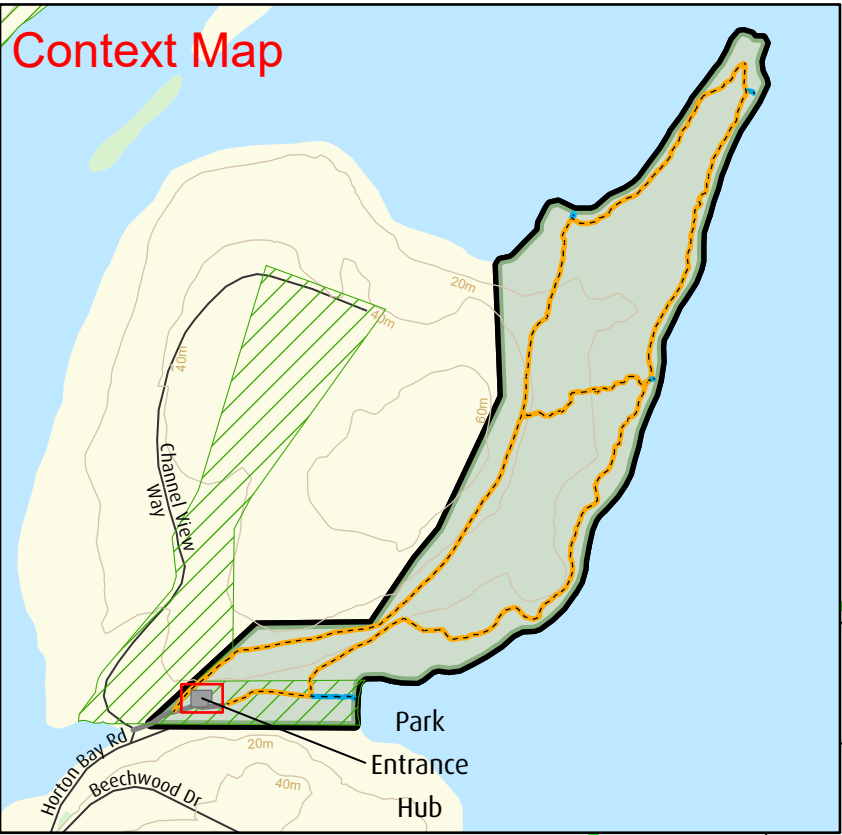


A handwritten signature in black ink, appearing to read "K. Grout", written in a cursive style.

Kim Grout, Chief Executive Officer



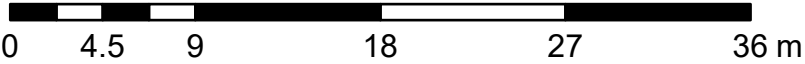
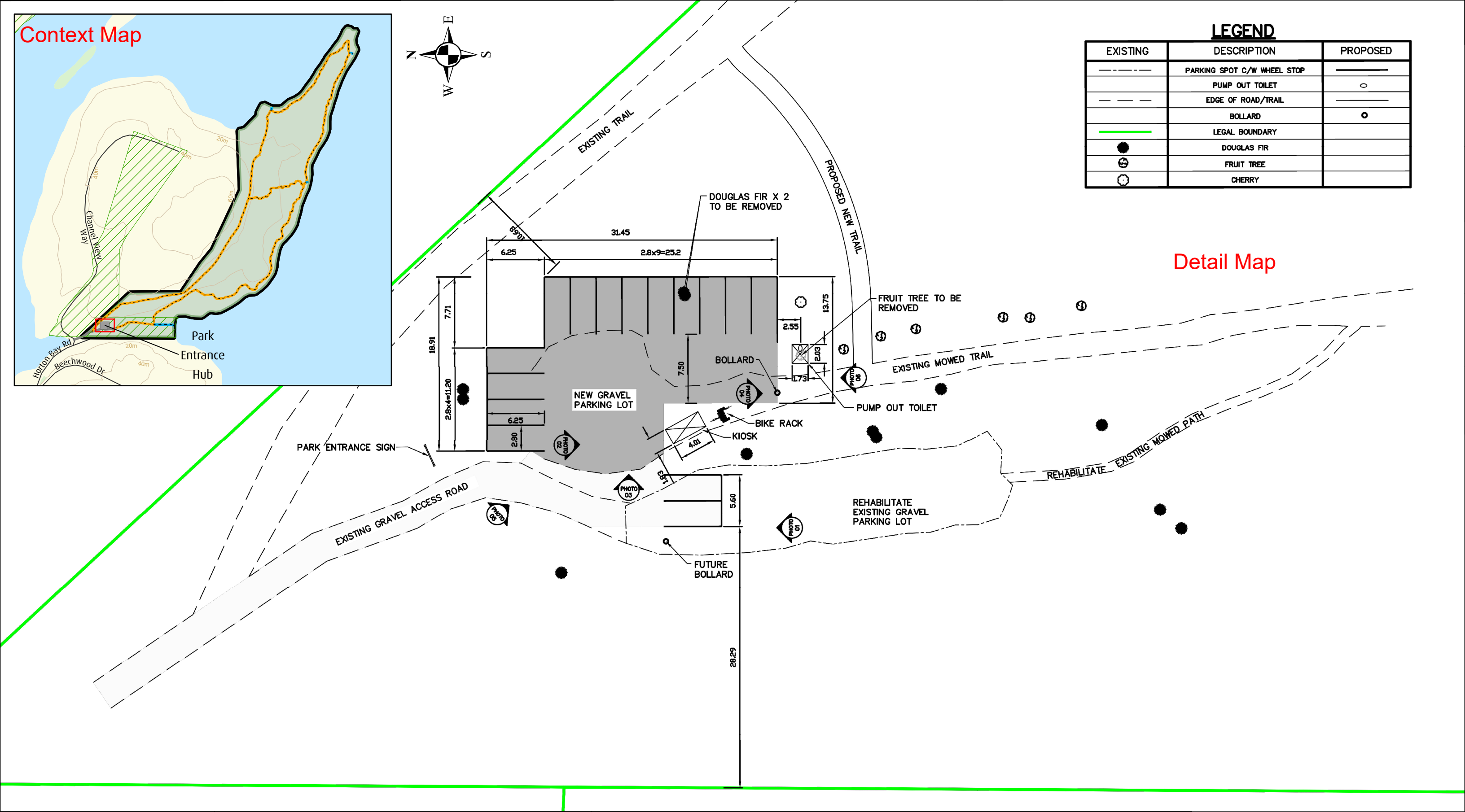
Context Map



LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PARKING SPOT C/W WHEEL STOP	
	PUMP OUT TOILET	
	EDGE OF ROAD/TRAIL	
	BOLLARD	
	LEGAL BOUNDARY	
	DOUGLAS FIR	
	FRUIT TREE	
	CHERRY	

Detail Map



Projection: UTM ZONE 10N NAD83

**Disclaimer**  
**Important** This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. **This map is not for navigation.** The CRD **will not be liable** for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

August 2023 | RP\_SJB\_WebMap.mxd | dataservices@crd.bc.ca

- Agricultural Land Reserve
- Property Line
- Federal Park
- St John's Point Regional Park

- Access Trail
- Double Loop Trail
- Road
- Driveway

St. John Point Regional Park  
Proposed Park Entrance Hub

BYLAW REFERRAL FORM  
 RESPONSE SUMMARY

- ☐
 Approval Recommended for Reasons Outlined Below
- ☐
 Approval Recommended Subject to Conditions Outlined Below
- ☒
 Interests Unaffected by Bylaw
- ☐
 Approval Not Recommended Due to Reason Outlined Below

Mayne Island Local Trust Area  
 (Island)

J. Chonk  
 (Signature)

July 8, 2025  
 (Date)

194/195  
 (Bylaw Number)

Jas Chonk,Legislative Clerk  
 (Name and Title)

Galiano Island Local Trust Committee  
 (Agency)

## Jas Chonk

---

**From:** Aggie Chan <AChan@crd.bc.ca>  
**Sent:** Thursday, July 17, 2025 4:14 PM  
**To:** Jas Chonk; SouthInfo  
**Subject:** RE: Mayne Island Local Trust Committee Proposed Bylaws 194 and 195 Referral - For Response

Hi Jas,

Apologies, we are behind on our referral responses.

For your file:

Parks, Recreation & Maintenance Services (Formerly Regional Parks) - Regional Parks of the CRD is the applicant. No additional comments.

Housing, Planning & Protective Services (Formerly Regional Strategic Planning) – No comments

Regards,

### Aggie Chan (she/her)

Senior Administrative Secretary | Real Estate Services  
T: 250.360.3176

[Facebook](#) | [X](#) | [Instagram](#) | [LinkedIn](#) | [www.crd.bc.ca](http://www.crd.bc.ca)



Capital Regional District  
625 Fisgard Street  
Victoria, BC V8W 1R7

---

**From:** Jas Chonk <jchonk@islandstrust.bc.ca>  
**Sent:** Wednesday, May 28, 2025 1:38 PM  
**To:** ALC.Referrals@gov.bc.ca; 'LUPRI@gov.bc.ca' <LUPRI@gov.bc.ca>; 'Nichols, Kris MUNI:EX' <Kris.Nichols@gov.bc.ca>; 'Jenny.Patton@gov.bc.ca' <Jenny.Patton@gov.bc.ca>; Aggie Chan <AChan@crd.bc.ca>; Jessica Arnet <jarnet@crd.bc.ca>; KSomerville@mayneid.ca  
**Cc:** Narissa Chadwick <nchadwick@islandstrust.bc.ca>  
**Subject:** Mayne Island Local Trust Committee Proposed Bylaws 194 and 195 Referral - For Response

**CRD IT SECURITY WARNING:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

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John Point Park on Mayne Island (LOT B, SECTION 1, MAYNE ISLAND, COWICHAN DISTRICT, PLAN 2501) to support the CRD's Parks Management Plan.

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<https://islandstrust.bc.ca/island-planning/mayne/current-applications/>

A reply is respectfully requested by **June 27, 2025**.

Should you have any questions, or require further information, please contact Island Planner Narissa Chadwick at 250-405-5189 or [nchadwick@islandstrust.bc.ca](mailto:nchadwick@islandstrust.bc.ca) and she would be happy to answer any questions you may have.

Please direct referral responses to [southinfo@islandstrust.bc.ca](mailto:southinfo@islandstrust.bc.ca) or by mail to: Islands Trust, Victoria Head Office – 200-1627 Fort Street, Victoria BC V8R 1H8.

Thank you for your time and attention to this matter.

Sincerely,

**Jas Chonk** (she, her, hers)

Legislative Clerk

Islands Trust

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5164 | [islandstrust.bc.ca](https://islandstrust.bc.ca)

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421



### **Preserving and protecting over 450 islands and surrounding waters in the Salish Sea**

*I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOKEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXET, Qualicum, scəwəθən, səlibwətaʔ, SEMYOME, shishálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', STÁUTW, Stz'uminus, ʔəmənen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁEŁP, WSIKEM, Xeláltxw, Xwémalhkwx, Xwsepsum, and xʷməθkʷəy̓əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.*

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BYLAW REFERRAL FORM  
 RESPONSE SUMMARY

- ☐
 Approval Recommended for Reasons Outlined Below
- ☐
 Approval Recommended Subject to Conditions Outlined Below
- ☒
 Interests Unaffected by Bylaw
- ☐
 Approval Not Recommended Due to Reason Outlined Below

Mayne Island Local Trust Area  
 (Island)

J. Chonk  
 (Signature)

July 24, 2025  
 (Date)

194/195  
 (Bylaw Number)

Jas Chonk, Legislative Clerk  
 (Name and Title)

Saturna Island Local Trust Committee  
 (Agency)

BYLAW REFERRAL FORM  
 RESPONSE SUMMARY

- ☐
 Approval Recommended for Reasons Outlined Below
- ☐
 Approval Recommended Subject to Conditions Outlined Below
- ☒
 Interests Unaffected by Bylaw
- ☐
 Approval Not Recommended Due to Reason Outlined Below

Mayne Island Local Trust Area  
 (Island)

J. Chonk  
 (Signature)

July 25, 2025  
 (Date)

194/195  
 (Bylaw Number)

Jas Chonk, Legislative Clerk  
 (Name and Title)

North Pender Island Local Trust Committee  
 (Agency)

## Jas Chonk

---

**From:** Eduardo Sousa <Eduardo.Sousa@cowichantribes.com>  
**Sent:** Thursday, May 29, 2025 5:29 PM  
**To:** Jas Chonk  
**Cc:** Emery Sanderson; Narissa Chadwick  
**Subject:** RE: Mayne Island Local Trust Committee Proposed Bylaws 194 and 195 Referral - For Response

Thanks Jas and Emery.

Jas (and Narissa), I just wish to make a couple of finer points:

> while at this time we are deferring on this referral it is within our broader area of special interest and as such by no means does our decision imply that we don't have Aboriginal interests in Mayne as we do- the decision to defer applies to this site at this time.

> further to Emery's important 2nd point: we do wish to further note that, as we have seen elsewhere, the creation of additional parks in our areas of interest that lead to increased recreational opportunities have the very strong potential to negatively impact Cowichan Tribes members' ability to exercise their rights whether as expressed as cultural practices or otherwise - especially in the absence of a strategic parks management plan at the Island Trust level. Just a note and to which I wanted to further elaborate on for yourself and Narissa.

Regards,

Eduardo Sousa  
Acting Lead Referrals Advisor  
Cowichan Tribes

Sent from my Galaxy

----- Original message -----

From: Jas Chonk <jchonk@islandtrust.bc.ca>  
Date: 2025-05-29 2:00 p.m. (GMT-08:00)  
To: Emery Sanderson <Emery.Sanderson@cowichantribes.com>  
Cc: Eduardo Sousa <Eduardo.Sousa@cowichantribes.com>, Narissa Chadwick <nchadwick@islandtrust.bc.ca>  
Subject: RE: Mayne Island Local Trust Committee Proposed Bylaws 194 and 195 Referral - For Response

>>> "Jas Chonk" 05/29/2025 14:00 >>>

Thank you Emery. Narissa Chadwick, Island Planner for Mayne is included in this email in case she has anything further to add to your response.

Thank you again for the quick response.

Jas

---

**From:** Emery Sanderson <Emery.Sanderson@cowichantribes.com>  
**Sent:** Thursday, May 29, 2025 1:49 PM  
**To:** Jas Chonk <jchonk@islandstrust.bc.ca>  
**Cc:** Eduardo Sousa <Eduardo.Sousa@cowichantribes.com>; Narissa Chadwick <nchadwick@islandstrust.bc.ca>  
**Subject:** Re: Mayne Island Local Trust Committee Proposed Bylaws 194 and 195 Referral - For Response

Hi Jas,

Thank you for referring proposed Bylaws 194 and 195 regarding St. John Point Park. At this time, Cowichan Tribes defers this matter to local First Nation(s).

That said, we advise that expanding recreational access in parks may conflict with the protection of Cowichan Tribes' (and other First Nations') protected Aboriginal rights. For instance, such development could impact harvesting rights, cultural sites, or disturb archaeological sites - of which there are many across Mayne Island and other Gulf Islands.

Thanks again,

**Emery Sanderson**

*Referrals Advisor*

Cowichan Tribes, Lulumexun

Phone: 250-732-7874

Email: [emery.sanderson@cowichantribes.com](mailto:emery.sanderson@cowichantribes.com)

Please consider the environment before printing this message.

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>>> Jas Chonk <[jchonk@islandstrust.bc.ca](mailto:jchonk@islandstrust.bc.ca)> 2025-05-28 11:33 AM >>>

Dear Cowichan Tribes Referral Coordinators,

The Mayne Island Local Trust Committee has asked that its Proposed Bylaws 194 and 195 be referred to you for comment. The referral package prepared by Island Planner Narissa Chadwick is attached.

**Purpose:** The purpose of Bylaw No. 194 (OCP) and Bylaw No. 195 (LUB) is to facilitate the rezoning of St. John Point Park on Mayne Island (LOT B, SECTION 1, MAYNE ISLAND, COWICHAN DISTRICT, PLAN 2501) to support the CRD's Parks Management Plan.



Bylaw No. 194 (OCP) changes 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.

Bylaw No. 195 (LUB) changes the portion of the property zoned Rural (R) to Resource Conservation (RC) and the portion of the property zoned Agricultural (A) zoning to site specific zone A(a) to permit:

- resource conservation use
- entrance sign
- parking area
- pump out toilet building
- bicycle rack
- visitor information kiosk

Additional information, including the staff reports and current bylaws, is available at:

<https://islandstrust.bc.ca/island-planning/mayne/current-applications/>

A reply is respectfully requested by **July 28, 2025**.

Should you have any questions, or require further information, please contact Island Planner Narissa Chadwick at 250-405-5189 or [nchadwick@islandstrust.bc.ca](mailto:nchadwick@islandstrust.bc.ca) and she would be happy to answer any questions you may have.

Please direct referral responses to [southinfo@islandstrust.bc.ca](mailto:southinfo@islandstrust.bc.ca) or by mail to: Islands Trust, Victoria Head Office – 200-1627 Fort Street, Victoria BC V8R 1H8.

Thank you for your time and attention to this matter.

Sincerely,

**Jas Chonk** (she, her, hers)

Legislative Clerk

Islands Trust

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5164 | [islandstrust.bc.ca](https://islandstrust.bc.ca)

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### **Preserving and protecting over 450 islands and surrounding waters in the Salish Sea**

*I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOŖÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEŁ, Qualicum, scəwəθən, səlihwətał, SEMYOME, shishálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SŦÁUTW, Stz'uminus, łaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁEŁP, WSIKEM, Xeláltxw, Xwémalhkwx, Xwsepsum, and xʷməθkʷəy̓əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.*

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## Pauquachin First Nation

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29-May-2025 09:38 PDT

Islands Trust

Attn: Jas Chonk

Proposed Decision: Defer to Coast Salish

Project Name: Mayne Island LTC Bylaws 194/195

Date Received: 28-May-2025

Pauquachin First Nation's Consultation Spectrum Assessment: Level 1

Pauquachin First Nation is in receipt of the referral for: Mayne Island LTC Bylaws 194/195

This area appears to be on/in an area that Pauquachin First Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Pauquachin First Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

Sincerely,

Monty Horton, Lands Governance Officer

Pauquachin First Nation

Tel: 250-937-9195

Email: [lands@pauquachin.com](mailto:lands@pauquachin.com)



Ts'uubaa-asatx Nation  
313B Deer Lake Road  
Lake Cowichan, British Columbia  
V0R 2G0  
Phone: 250-749-3301  
Fax: 250-749-4286

29-May-2025 09:36 PDT

Islands Trust  
Attn: Jas Chonk

Proposed Decision: L3 - Defer to Other First Nation(s)  
Project Name: Mayne Island LTC Bylaws 194/195  
Date Received: 28-May-2025  
Ts'uubaa-asatx Nations Consultation Spectrum Assessment: Level 1

'Au Si'em:

Ts'uubaa-asatx Nation is in receipt of the referral for: Mayne Island LTC Bylaws 194/195

This area appears to be on/in an area that Ts'uubaa-asatx Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Ts'uubaa-asatx Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

'Uy' Skweyul,

Monty Horton

Hul'q'umi'num language terms:

'Au Si'em: a term denoting high respect.

'Uy' Skweyul: good day.



**ST'ÁUTW FIRST NATION**

7728 TETAYUT RD | SAANICHTON, BC | V8M 2E4

ST'ÁUTW First Nation  
7728 Tetayut Rd  
Saanichton BC  
V8M 2E4

2025-05-30

Islands Trust  
200-1627 Fort St, Victoria, BC, V8R 1H8

ST'ÁUTW First Nation File No. 2025-00154

RE: Islands Trust - MA-BLs-194/195

Dear Jas Chonk,

Thank you for your referral to ST'ÁUTW First Nation regarding your project on our traditional territory. Due to the nature and location of your project we will defer our comments to the local Nations. If the scope of your project changes, please contact us so we can ensure that our Nation's best interests continue to be protected.

HÍSWKE,

Bel Manson | Referrals Coordinator  
referrals@tsawout.ca