

By general consent the meeting was recessed at 3:01 p.m. and reconvened at 3:08 p.m.

6. PUBLIC HEARING - None

7. MINUTES

7.1 Local Trust Committee Minutes Dated May 26, 2025 (for Adoption)

By general consent the Mayne Island Local Trust Committee meeting minutes of May 26, 2025 were adopted.

7.2 Section 26 Resolutions-without-meeting Report - None

7.3 Advisory Planning Commission Minutes - None

8. BUSINESS ARISING FROM THE MINUTES

8.1 Follow-up Action List Dated July 2025

Island Planner Chadwick clarified for trustees that Activity Item 6 regarding residence requirements for contractors' yards had been moved to another list.

9. DELEGATIONS

9.1 Stephen Cropper - Miners Bay Farmers Market Society

Stephen Cropper, President of the Miners Bay Farmers Market Society, spoke on his recent email to the Mayne Island Local Trust Committee (LTC), dated July 16, 2025, that requests that the LTC make a minor adjustment to zoning to allow for vendor sales at village fair-style events to be held at the Miners Bay Community Park.

Trustees discussed previous parks issues on Mayne Island and possibilities for future parks activities.

MA-2025-035

It was Moved and Seconded,

that Mayne Island Local Trust Committee requests staff forward the letter from Stephen Cropper, as President of the Mayne Island Miners Bay Farmers Market Society, to the Mayne Island Parks Commission and the Capital Regional District for consideration.

CARRIED

10. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted to the LTC webpage

11. APPLICATIONS AND REFERRALS

11.1 MA-RZ-2023.2 (CRD) - Staff Report

The chair thanked Kevin Webber, Capital Regional District Park Planner for his attendance at the meeting.

Island Planner Chadwick presented the staff report, dated July 28, 2025, on the application initiated by the Capital Regional District to rezone their recently acquired 27-hectare St. John Point Park property to accommodate the existing non-farm infrastructure in the park hub which includes an entrance sign, parking area, pump out toilet building and bicycle rack.

Island Planner Chadwick updated that the Agricultural Land Commission had requested that the Park Hub A(a) zone only be applied to that specific portion of the Agriculture Land Reserve (ALR) property that was approved for non-farm use rather than to the entire ALR portion of the property, and that an information note to this effect be added to the bylaw.

- A trustee expressed concern that the ALR portion of the park property was not reflected in the map in the staff report; and expressed preference for having a third zone on the park to reference the non-farm Park Hub site rather than an information note, for future clarity

MA-2025-036

It was Moved and Seconded,

that Mayne Island Local Trust Committee moves that the zoning on proposed Bylaw No. 195 be amended to identify (A) (a) as the portion of the lot that has been approved by the Agriculture Land Commission for non-farm use.

CARRIED

MA-2025-037

It was Moved and Seconded,

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 second time.

CARRIED

MA-2025-038

It was Moved and Seconded,

that Mayne Island Local Trust Committee Draft Bylaw 195, as amended, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2024” be read for a second time.

CARRIED

MA-2025-039

It was Moved and Seconded,

that an information note referencing the Agricultural Land Commission’s Resolution #457/2024 be included in Mayne Islands Local Trust Committee Draft Bylaw 195, as amended, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2024” upon consolidation.

CARRIED

MA-2025-040

It was Moved and Seconded,

that Mayne Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw 194 cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2024”, and Bylaw 195 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2024” are not contrary or at variance with the Islands Trust Policy Statement.

CARRIED

MA-2025-041

It was Moved and Seconded,

that Mayne Island Local Trust Committee request staff to schedule a Public Hearing for Draft Bylaw 194 cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2024”, and Draft Bylaw 195, as amended, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2024”.

CARRIED

By general consent the meeting was recessed at 3:39 pm and reconvened at 3:41 pm

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Mayne Island Housing Project - Staff Report

Island Planner Chadwick referenced the staff report titled Mayne Island Housing Options Project (Phase 2) Draft Bylaws, dated July 28, 2025, noting the following:

- The proposed bylaw amendments were nearing readiness for First Reading; but there were still a few outstanding items highlighted in Attachment 1 for trustee direction
- There is an updated Housing Needs Assessment that will be completed before Second Reading of the bylaws
- A definition of Accessory Residential Unit has been added which is a unit accessory to a non-residential use such as the teachery, for example, and the definition “cottage” has been revised for consistency across the Trust area
- There has been limited feedback from First Nations

Island Planner Chadwick requested trustee feedback for the following items in the Attachment 1 bylaw amendments summary table:

- Require worker housing for significant commercial rezonings
 - Trustees expressed support for this proposal
- Increase flexibility for residential use in commercial areas
 - Trustees had no additional comments or questions for this proposal
- Expand secondary suites permission in suitable areas
 - A trustee noted that currently the water district areas are excluded for extra density; the proposed amendment will now include these areas; and future conversations with water districts would be necessary
 - Trustees requested that this item be removed for now and put on a future Land Use Bylaw Review Work Project