

## ATTACHMENT 1 – SITE CONTEXT

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### LOCATION

Legal Description	LOT A SECTION 6 MAYNE ISLAND COWICHAN DISTRICT PLAN VIP75220 LOT 37, SECTION 6, MAYNE ISLAND, COWICHAN DISTRICT, PLAN 22057
PID	025-710-397, 003-307-409
Civic Address	-
Lot Size	3.58 ha total (1.01 ha subject parcels)

### LAND USE

Current Land Use	Ferry Terminal
Surrounding Land Use	Residential, Commercial

### HISTORICAL ACTIVITY


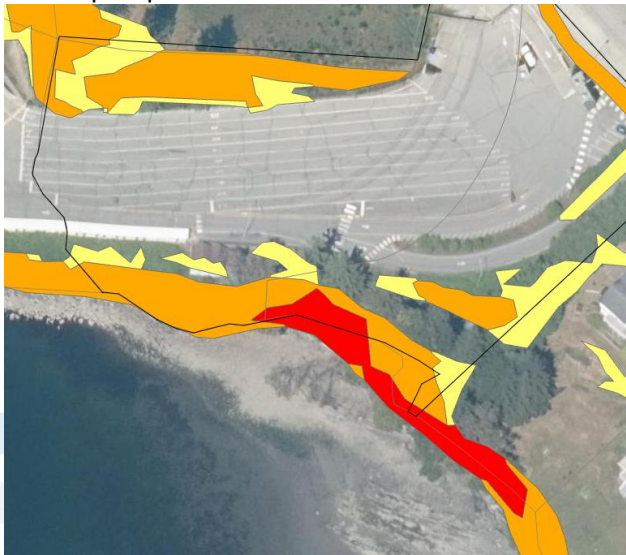
File No.	Purpose
MA-TUP-2023.1	3 modular accommodation units

### POLICY/REGULATORY

Official Community Plan Designations	Public Services
Land Use Bylaw	Transportation Service (S3) & Water Moorage (W2)
Other Regulations	N/A
Covenants	N/A
Bylaw Enforcement	MA-BE-2020.7

### SITE INFLUENCES

Islands Trust Conservancy	The application has no considerations for the Islands Trust Conservancy
Regional Conservation Strategy	This application has no considerations for the Regional Conservation Plan.
Species at Risk	Southern Resident Orca Whale – Critical Habitat
Sensitive Ecosystems	Seasonally Flooded
Marine Ecosystems	Eelgrass Meadows, Eelgrass Shoreline Presence

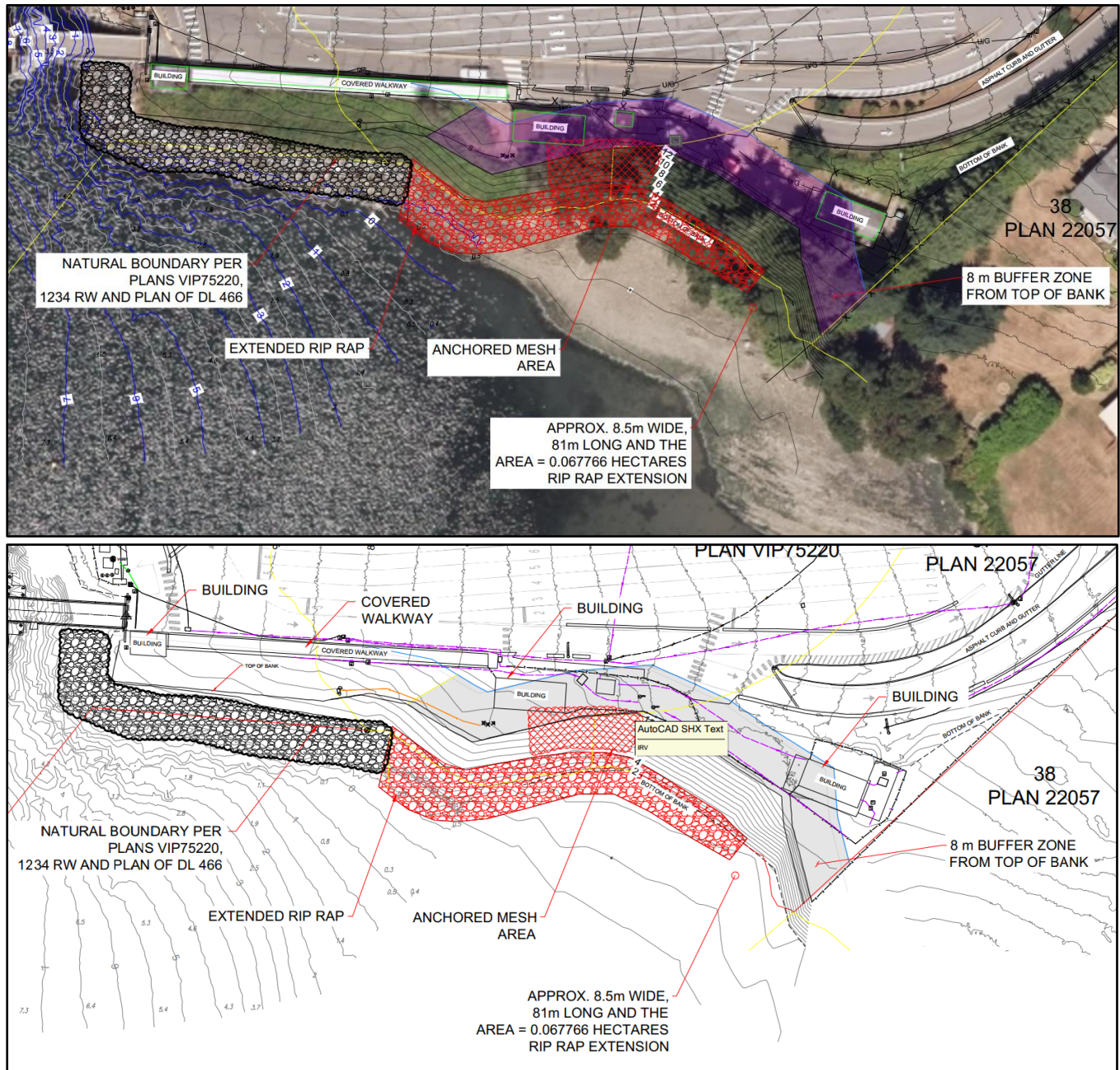
	
Hazard Areas	<p>Low, Moderate, High risk steep slopes</p> 
Archaeological Sites	<p>Archaeological potential on subject site. Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the Heritage Conservation Act. If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a Heritage Conservation Act permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.</p>
Climate Change Adaptation and Mitigation	<p>No anticipated impacts to GHG emissions as a result of this proposal.</p>
Shoreline Classification	<p>Low Rock/Boulder</p>

	<div data-bbox="565 205 883 436"> <div> <input checked="" type="checkbox"/> Shoreline Type (Islands Trust)         </div> <ul style="list-style-type: none"> <li>Bluffs</li> <li>Boulder/Cobble Beach</li> <li>Estuaries/Tidal Flats</li> <li>Low Rock/Boulder</li> <li>Pebble/Sand Beach</li> <li>Sea Cliff</li> </ul> </div> <div data-bbox="557 443 1312 1031"> </div>
Shoreline Data in TAPIS	<div data-bbox="557 1037 878 1297"> <div> <input checked="" type="checkbox"/> Coastline Type         </div> <ul style="list-style-type: none"> <li>Altered</li> <li>Cliff</li> <li>Coastal Banks or Bluffs</li> <li>Estuary</li> <li>Low Rock / Boulder</li> <li>Sand / Cobble</li> </ul> </div> <div data-bbox="557 1304 1268 1801"> </div>

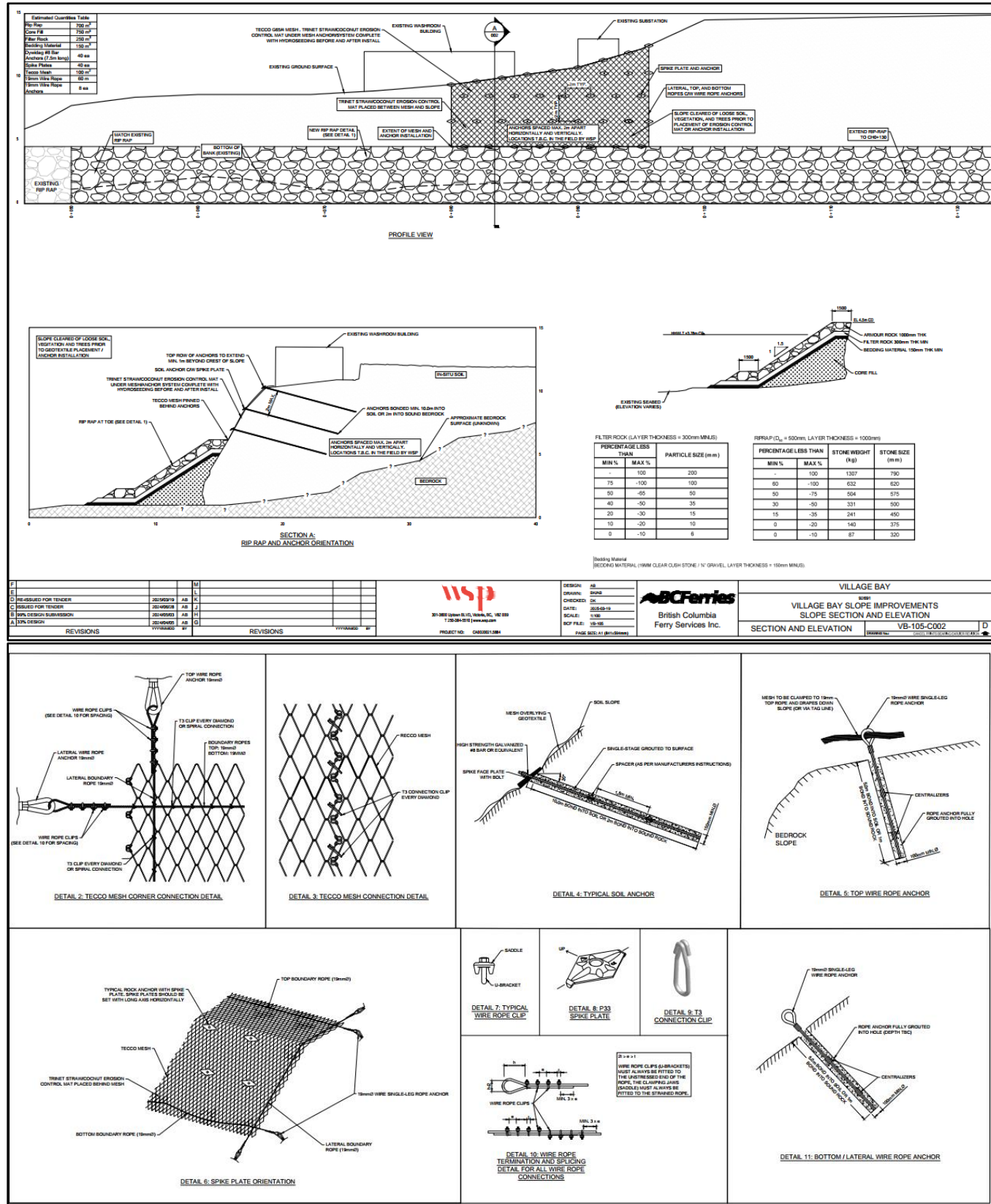


## ATTACHMENT 2 –PLANS, DRAWINGS, PHOTOGRAPHS

### 2.1 SITE PLAN DETAIL



## 2.2 ELEVATION AND CONSTRUCTION PLANS





### 2.3 SITE PHOTOS (SITE VISIT MARCH 6, 2025)



**SHORELINE EROSION AND BC FERRIES TERMINAL BUILDINGS**



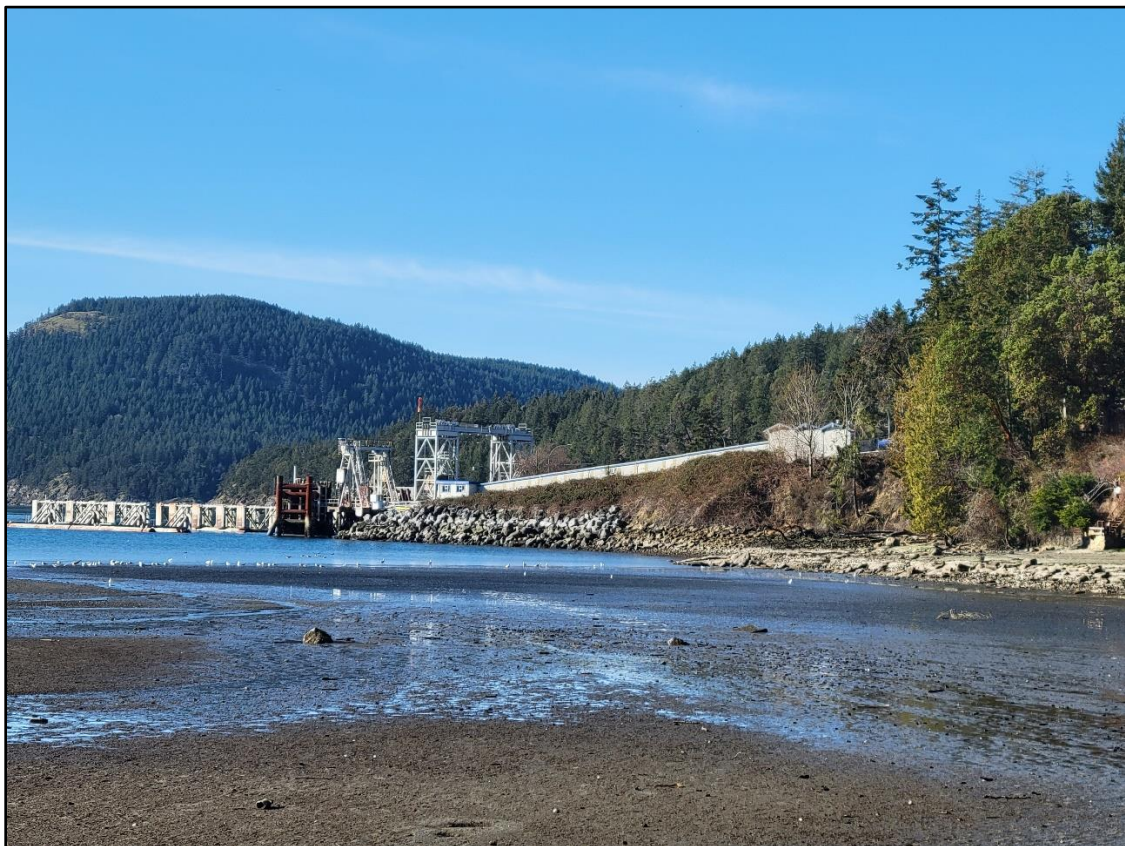








**EXISTING RIP-RAP**







Islands Trust

MAYNE ISLAND LOCAL TRUST COMMITTEE  
TEMPORARY USE PERMIT  
PLTUP20250105 (Orpen/BC Ferry Services Inc.)

Attachment 3

Village Bay Ferry Terminal

To: BC Transportation Financing Authority  
c/o Lee Orpen

1. This Permit applies to the land described below:

LOT A SECTION 6 MAYNE ISLAND COWICHAN DISTRICT PLAN VIP75220 (PID: 025-710-397)

LOT 37, SECTION 6, MAYNE ISLAND, COWICHAN DISTRICT, PLAN 22057 (PID: 003-307-409)

2. This Permit is issued for the purpose of permitting the owner to conduct the following use on their property:

a) Shoreline stabilization structures (riprap) along the foreshore, as depicted in Schedule 'A'.

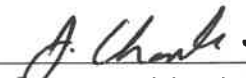
3. The Permit is subject to the following conditions:

- a) Unless a rezoning application is received by the Islands Trust, upon the expiry of this permit, the Temporary Use Permit Area of the property shall be remediated to return to the condition prior to the commencement of the shoreline stabilization construction;
- b) The property owner shall submit a rezoning application to the Mayne Island Local Trust Committee for long-term compliance of the proposed shoreline structure within six (6) months of the issuance of the permit or this permit shall cease to be valid.

The development shall be consistent with Schedule 'A' and 'B' which are attached to and forms part of this permit.

4. This permit is valid for **three (3)** years from date of issuance of the permit and upon expiry of the permit the owner of the site shall discontinue the temporary use to the satisfaction of the Islands Trust, or apply for a renewal of this permit.
5. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of "Mayne Island Land Use Bylaw No. 146, 2008" and to obtain other approvals necessary for completion of the proposed development, including approvals from the Capital Regional District, Island Health and Ministry of Transportation and Infrastructure.

**AUTHORIZING RESOLUTION PASSED BY THE MAYNE ISLAND LOCAL TRUST COMMITTEE THIS 28<sup>TH</sup> DAY OF APRIL, 2025.**

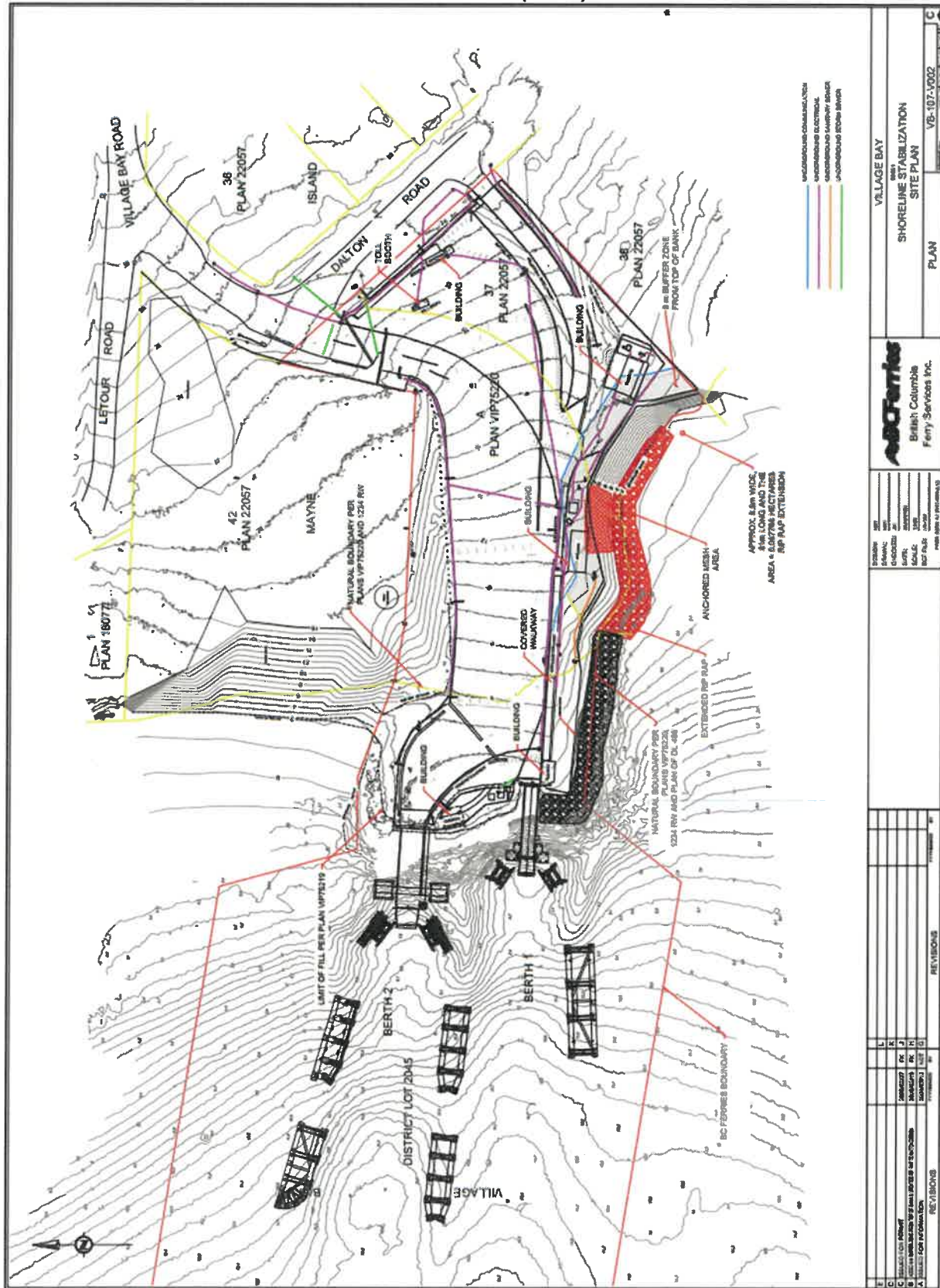
  
Deputy Secretary, Islands Trust

April 30, 2025

Date Issued



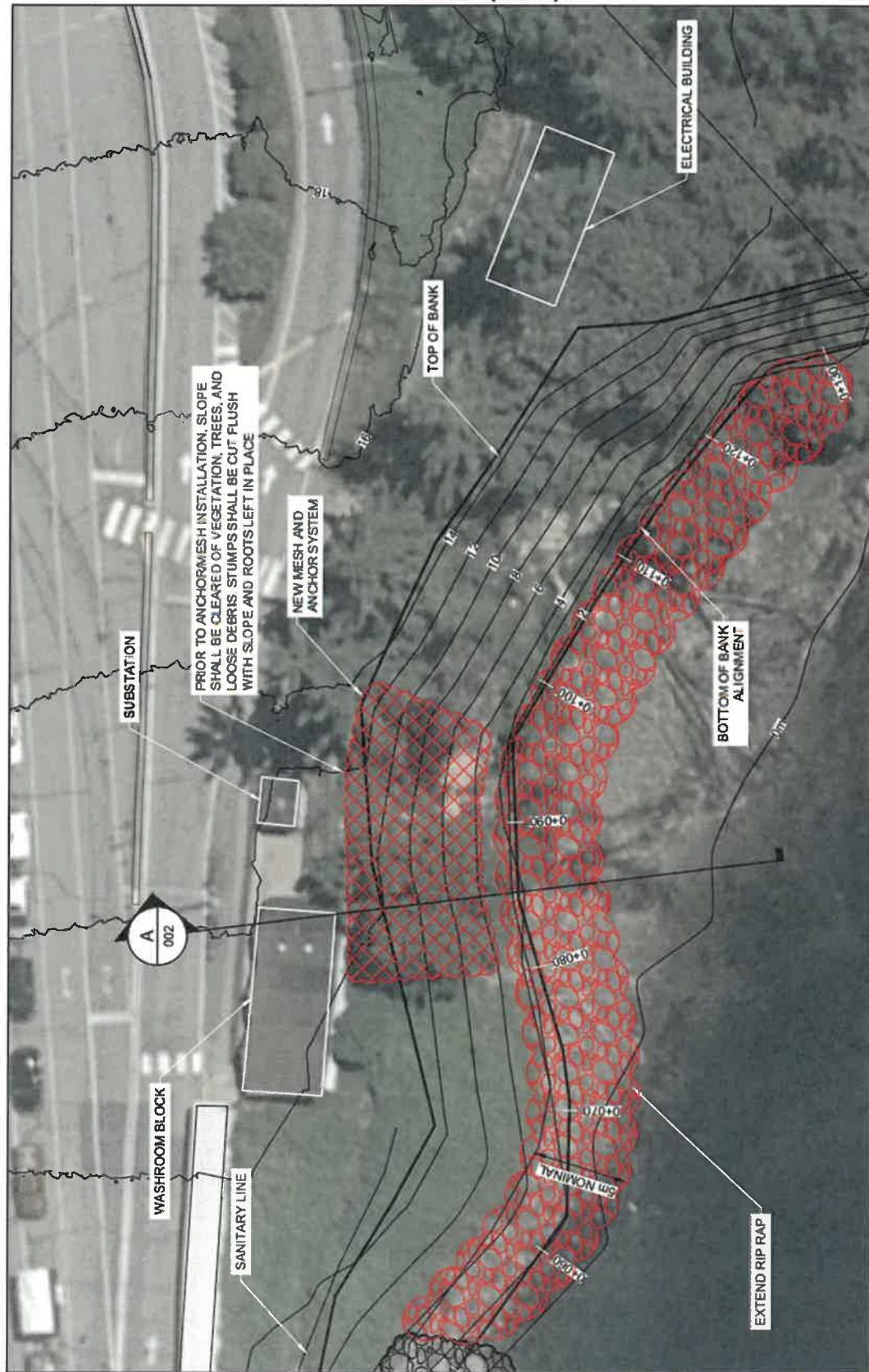
**SCHEDULE 'A' (1 of 2)**





MAYNE ISLAND LOCAL TRUST COMMITTEE  
PLTUP20250105

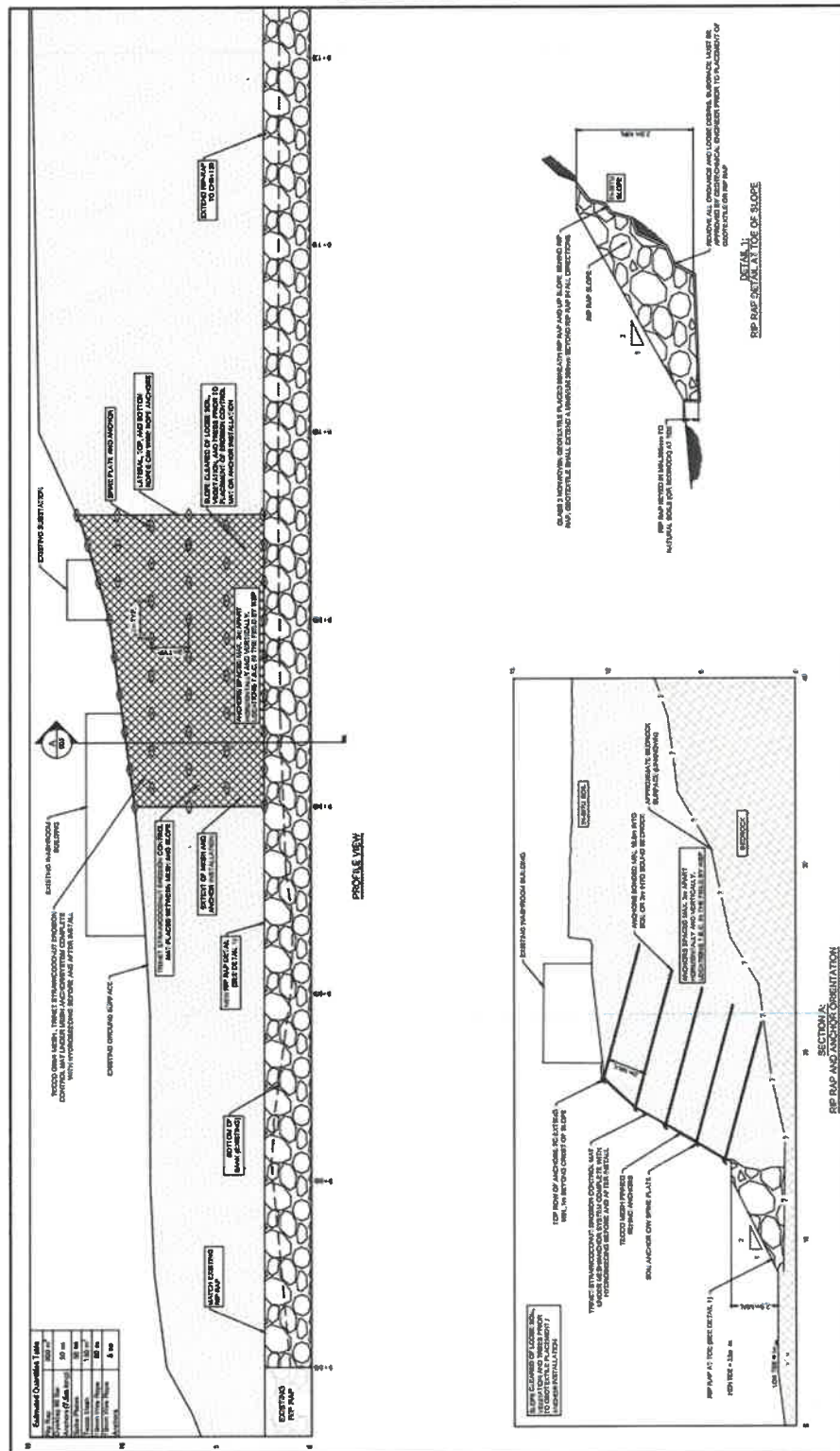
SCHEDULE 'A' (2 of 2)





**PLTUP20250105**

**SCHEDULE 'B'**



I hereby certify this to be Schedule B which is attached to and forms part of  
Temporary Commercial and Industrial Use Permit No. PLTUP20250105.

Signature of Islands Trust Official

April 30, 2025

Date of Issuance



**Islands Trust**

**MAYNE ISLAND LOCAL TRUST COMMITTEE  
DEVELOPMENT VARIANCE PERMIT  
PLDVP20250110**

**Attachment 4**

To: BC Transportation Financing Authority  
c/o Lee Orpen

1. This Development Variance Permit applies to the land described below:

LOT A SECTION 6 MAYNE ISLAND COWICHAN DISTRICT PLAN VIP75220  
(PID: 025-710-397)

LOT 37, SECTION 6, MAYNE ISLAND, COWICHAN DISTRICT, PLAN 22057  
(PID: 003-307-409)

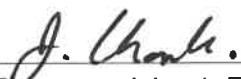
2. Mayne Island Land Use Bylaw No. 146, 2008 is varied as follows:

- a) Subsection 3.3 (3) which states that *no building or structure may be constructed, reconstructed, moved, extended or located within 7.5 metres (25 feet) of the natural boundary of the sea* is varied to permit the placement of shoreline stabilization rip-rap, soil anchors, and mesh wire within 0.0 metres of the natural boundary of the sea.

The development shall be consistent with Schedules 'A' and 'B' which are attached to and form part of this permit.

3. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of "Mayne Island Land Use Bylaw No. 146, 2008" and to obtain other approvals necessary for completion of the proposed development, including approval of the Capital Regional District and Ministry of Transportation and Infrastructure.

**AUTHORIZING RESOLUTION PASSED BY THE MAYNE ISLAND LOCAL TRUST COMMITTEE THIS 28<sup>TH</sup> DAY OF APRIL, 2025.**

  
Deputy Secretary, Islands Trust

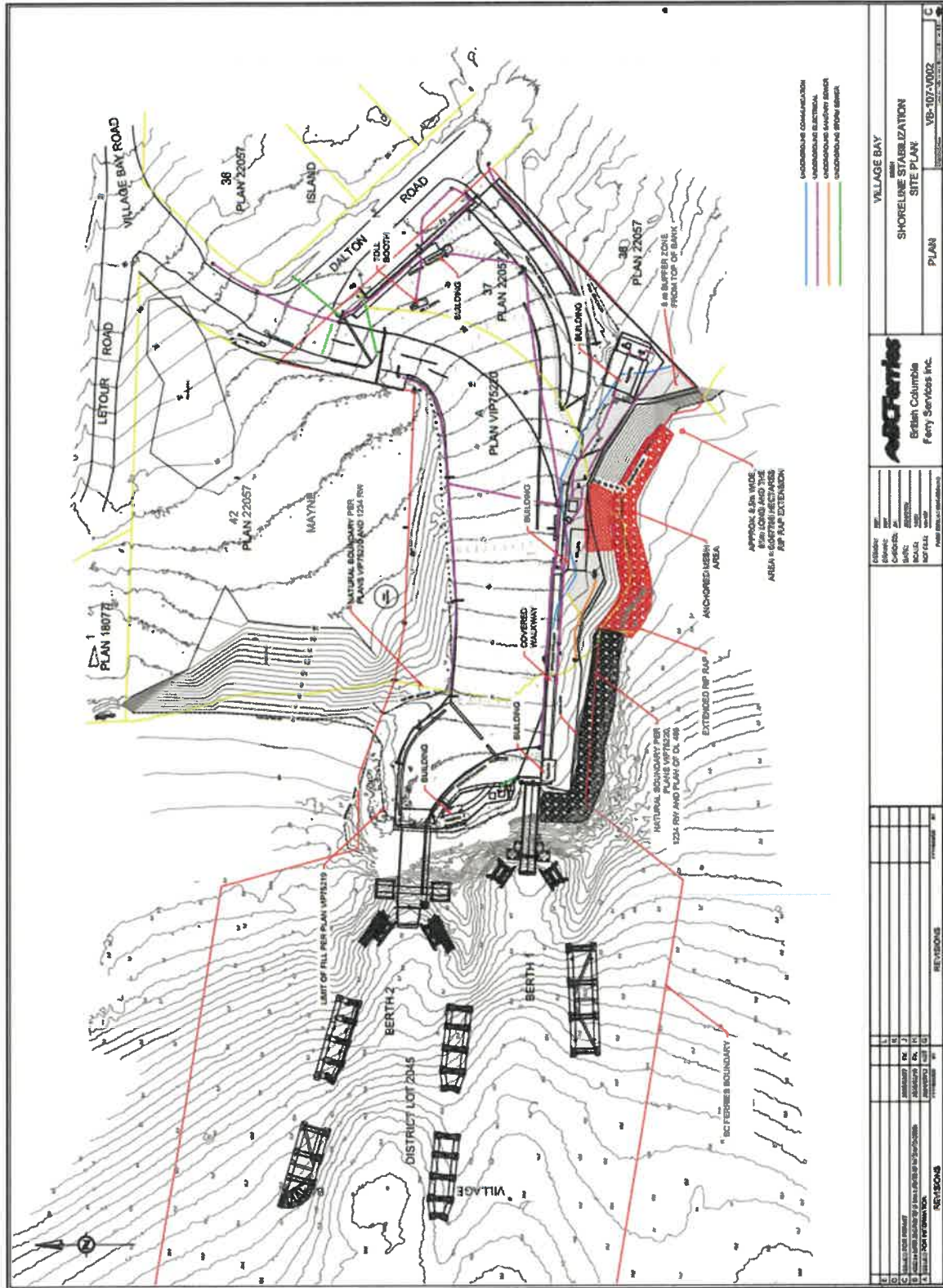
April 30, 2025  
Date of Issuance

**IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE 30<sup>TH</sup> DAY OF APRIL, 2027 THIS PERMIT AUTOMATICALLY LAPSES.**



**MAYNE ISLAND LOCAL TRUST COMMITTEE**  
**PLDVP20250110**

**SCHEDULE 'A' (1 of 2)**

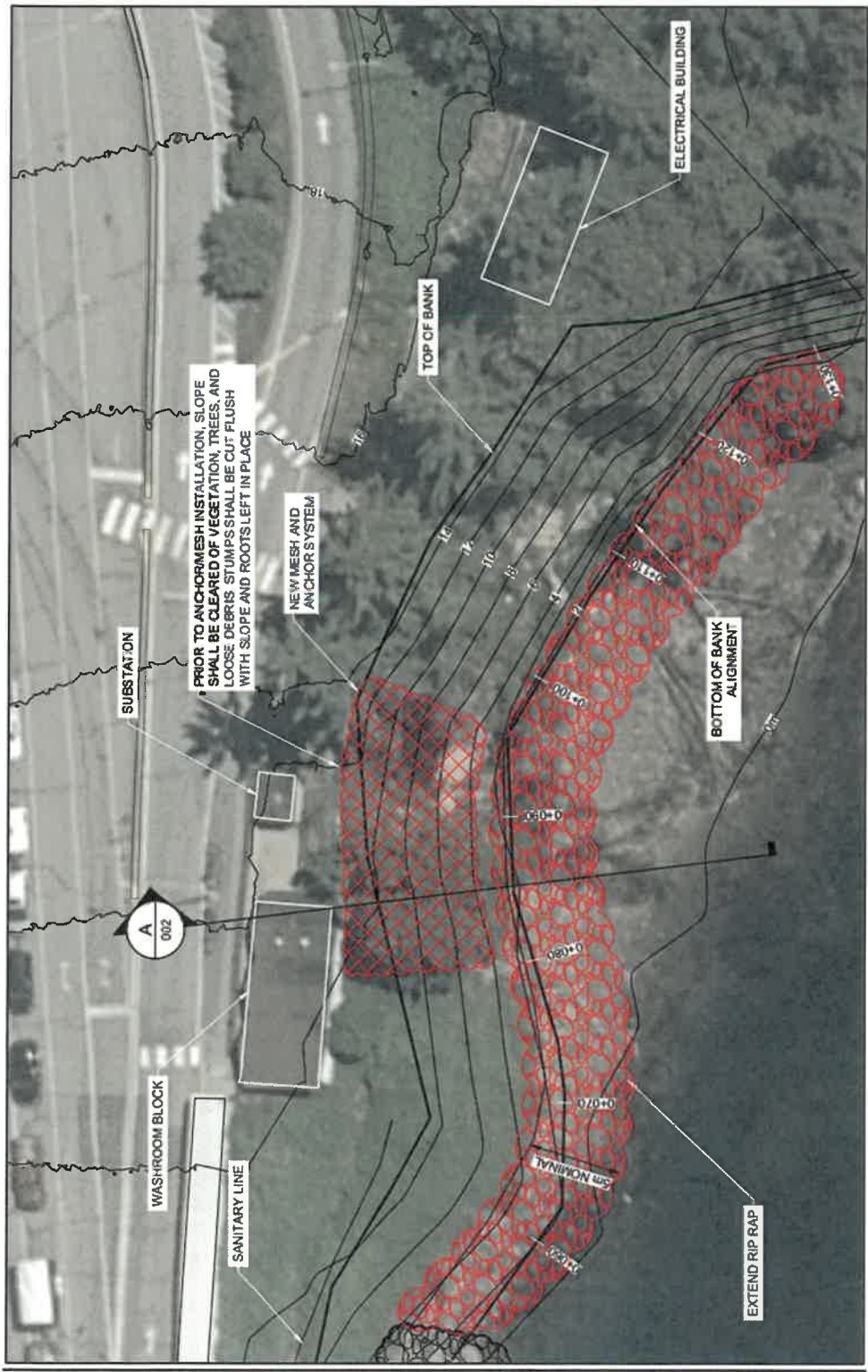


I hereby certify this to be Schedule A which is attached to and forms part of  
 Development Variance Permit No. PLDVP20250110.

*J. Chubb*  
 Signature of Islands Trust Official

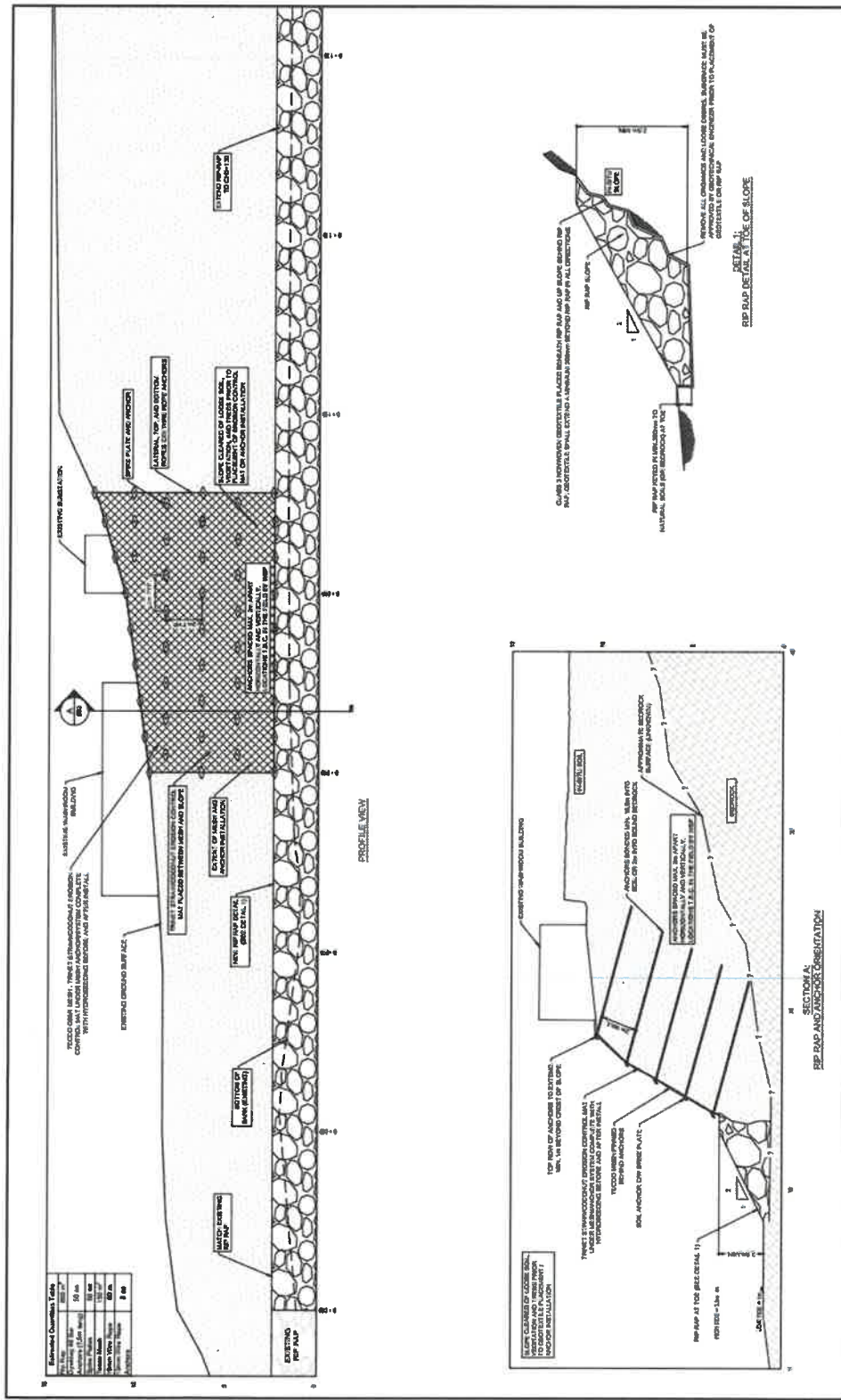
April 30, 2025  
 Date of Issuance

SCHEDULE 'A' (2 of 2)





**SCHEDULE 'B' (1 of 2)**



I hereby certify this to be Schedule B which is attached to and forms part of Development Variance Permit No. PLDVP20250110.

Signature of Islands Trust Official

April 30, 2025

Date of Issuance

**MAYNE ISLAND LOCAL TRUST COMMITTEE**  
**PLDVP20250110**

**SCHEDULE 'B' (2 of 2)**

<p align="center"><b>DETAIL 5: TOP WIRE ROPE ANCHOR</b></p>	<p align="center"><b>DETAIL 4: TYPICAL SOIL ANCHOR</b></p>	<p align="center"><b>DETAIL 2: TESCO MESH CONNECTION DETAIL</b></p>	<p align="center"><b>DETAIL 3: TESCO MESH CORNER CONNECTION DETAIL</b></p>
<p align="center"><b>DETAIL 1: BOTTOM/LATERAL WIRE ROPE ANCHOR</b></p>	<p align="center"><b>DETAIL 6: SPINE PLATE ORIENTATION</b></p>	<p align="center"><b>DETAIL 7: TYPICAL WIRE ROPE CLIP</b></p>	<p align="center"><b>DETAIL 8: WIRE ROPE TERMINATION AND SPACING DETAIL FOR ALL WIRE ROPE CONNECTIONS</b></p>