



DATE OF MEETING: January 26, 2026

TO: Mayne Island Local Trust Committee

FROM: Bruce Belcher, Planner 2
Southern Team

COPY: Robert Kojima, Regional Planning Manager

SUBJECT: Rezoning application – Preliminary report
Applicant: Lee Orpen (BC Ferries)
Location: LOT A SECTION 6 MAYNE ISLAND COWICHAN DISTRICT PLAN
VIP75220

RECOMMENDATION

1. **That, pursuant to Local Government Act s. 464(2), the Mayne Island Local Trust Committee resolves to not hold a public hearing for Bylaw No. 200, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 2, 2025” and that staff give notice of First Reading in accordance with s. 467 of the Local Government Act.**

REPORT SUMMARY

The purpose of this staff report is to provide the Mayne Island LTC with further information regarding the BC Ferries rezoning application and to present a draft Land Use Bylaw (LUB) amendment bylaw (draft Bylaw No. 200).

BACKGROUND

The application as proposed would amend the Mayne Island Land Use Bylaw No. 146, 2008 (LUB) by rezoning a portion of the foreshore adjacent to the BC Ferries Village Bay ferry terminal from the Water Moorage (W2) zone to a site-specific zone permitting shoreline stabilization structures intended to manage and prevent the ongoing erosion of the shoreline bank.

At the September 29, 2025 LTC meeting staff presented a preliminary staff report to the Mayne LTC. The following resolutions were passed at the meeting:

MA-2025-062

It was Moved and Seconded,

that Mayne Island Local Trust Committee proceed with application PL-RZ- 2025-0305 and that staff prepare a draft bylaw that would amend the Land Use Bylaw to rezone the foreshore adjacent to the property from Water Moorage (W2) to a zone permitting a shoreline stabilization rip-rap structure.

CARRIED

MA-2025-063

It was Moved and Seconded,

that Mayne Island Local Trust Committee requests staff schedule a Community Information Meeting to provide the public with an opportunity to receive information and ask questions regarding the BC Ferries foreshore rezoning.

CARRIED

The Community Information Meeting is scheduled to take place at the January 26, 2026 Mayne Island LTC meeting.

ANALYSIS

Draft Land Use Bylaw

In order to permit the shoreline stabilization structures along the foreshore, an area roughly 220m² will be rezoned to a site-specific Transportation Service - S3(a) zone (see attached draft Bylaw No. 200). The site-specific regulations for S3(a) only allow shoreline protection infrastructure, and permitted structures exempt from setbacks.

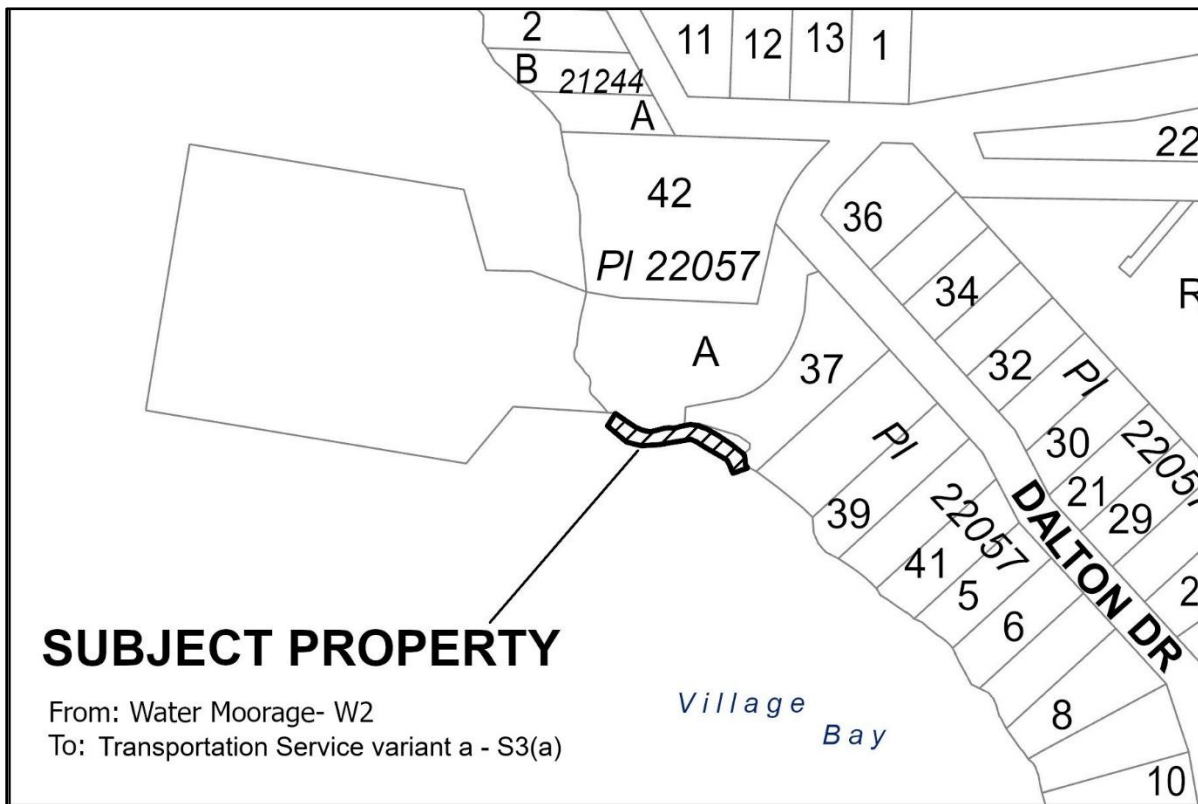


Figure 1 – Draft LUB Map (Bylaw No. 200)

Official Community Plan:

Analysis of the relevant OCP policies was completed in the preliminary staff report, presented at the September 29, 2025 LTC meeting:

[https://webfiles.islandstrust.bc.ca/islands/local-trust-areas/mayne/current-applications/MA-PL-RZ-2025-0305%20\(BC%20Ferries\)/1%20-%20Staff%20Reports/PLRZ20250305_2025-09-29_PreliminaryReport.pdf](https://webfiles.islandstrust.bc.ca/islands/local-trust-areas/mayne/current-applications/MA-PL-RZ-2025-0305%20(BC%20Ferries)/1%20-%20Staff%20Reports/PLRZ20250305_2025-09-29_PreliminaryReport.pdf)

Staff consider that the proposal is generally consistent with the OCP policies related to coastal waters, the foreshore, and public access to the foreshore. While the proposed shoreline work would impact the natural coastal processes, the design has considered the impacts to Village Bay as a whole and development would not lead to significant impacts to adjacent coastal properties or further erosion. Staff consider that the proposed intention to mitigate the risk of erosion and protect the existing structures on the BC Ferries property is reasonable and the design and implementation process have adequately assessed and accounted for the risks associated with the project.

Referrals

Staff sent out the draft bylaw on referral on December 17, 2025 with a deadline to respond within two months (February 17, 2026). To date staff have received five responses from First Nations mainly deferring to the First Nation(s) whose traditional territory fronts this area. Staff received a response from MOTT citing no objections. Staff sent out the draft bylaw to the following agencies, committees, and First Nations:

Federal Agencies

- Fisheries and Oceans Canada
- Transport Canada

Provincial Agencies

- BC Archaeology Branch
- Min. of Transportation & Transit

Regional Agencies

- Capital Regional District – Southern Gulf Islands Harbours Commission (Integrated Water Services)

Adjacent Local Trust Committees and Municipalities

- Galiano Island Local Trust Committee
- North Pender Island Local Trust Committee
- Saturna Island Local Trust Committee
- South Pender Island Local Trust Committee
- Salt Spring Island Local Trust Committee

First Nations

- Cowichan Tribes
- Halalt First Nation
- Lyackson First Nation
- Pauquachin First Nation – via portal
- Penelakut Tribe – via portal
- Semiahmoo First Nation
- Snuneymuxw First Nation
- Stz'uminus First Nation
- Ts'uubaa-asatx Nation (Lake Cowichan) – via portal
- Tsartlip First Nation
- Tsawout First Nation - via portal and email
- Tsawwassen First Nation
- Tseycum First Nation
- WSANEC Leadership Council

Rationale for Recommendation

The recommendation on page one (1) is supported as:

- The rezoning will permit the shoreline stabilization structures necessary to prevent erosion and maintain the existing at-risk buildings on the BC Ferries Village Bay property.
- Impacts of the development on the marine environment will be mitigated through the DFO recommended measures.
- Staff considers that the proposal is not in conflict with the OCP nor is it contrary to or at variance with the Islands Trust Policy Statement.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request staff schedule a public hearing

Despite s. 464(2) of the Local Government Act the LTC may request that a public hearing be held. Recommended wording for the resolution is as follows:

That the Mayne Island Local Trust Committee request staff to schedule a Public Hearing for draft Bylaw No. 200 prior to First Reading.

2. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Mayne Island Local Trust Committee request that the applicant submit to the Islands Trust _____.

3. Deny the application

The LTC may deny the application.

That the Mayne Island Local Trust Committee proceed no further with application PL-RZ-2025-0305.

NEXT STEPS

Describe the next steps in the process, if applicable.

Submitted By:	Bruce Belcher, Planner 2	January 14, 2026
Concurrence:	Robert Kojima, Regional Planning Manager	January 14, 2026

ATTACHMENTS

1. Draft LUB Bylaw No. 200

DRAFT**MAYNE ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 200****A BYLAW TO AMEND MAYNE ISLAND LAND USE BYLAW NO. 146, 2008**

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. 2, 2025”.

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 Section 5.16 is amended by inserting a new Subsection 5.16 (8) as follows:

“Site Specific Regulations

(8) 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 Regulations
S3(a)	Area of the foreshore fronting Lot A, Section 6 Mayne Island, Cowichan District, Plan VIP75220 and Lot 37, Section 6, Mayne Island, Cowichan District, Plan 22057	(1) Despite 5.16(1), the only uses permitted in this location are shoreline protection infrastructure, and permitted structures exempt from setbacks.

2.2 Schedule “B” – Zoning Map, is amended by changing the zoning classification of an area of foreshore fronting Lot A, Section 6 Mayne Island, Cowichan District, Plan VIP75220 and Lot 37, Section 6, Mayne Island, Cowichan District, Plan 22057 from W2 to S3(a) as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” to Land Use 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____

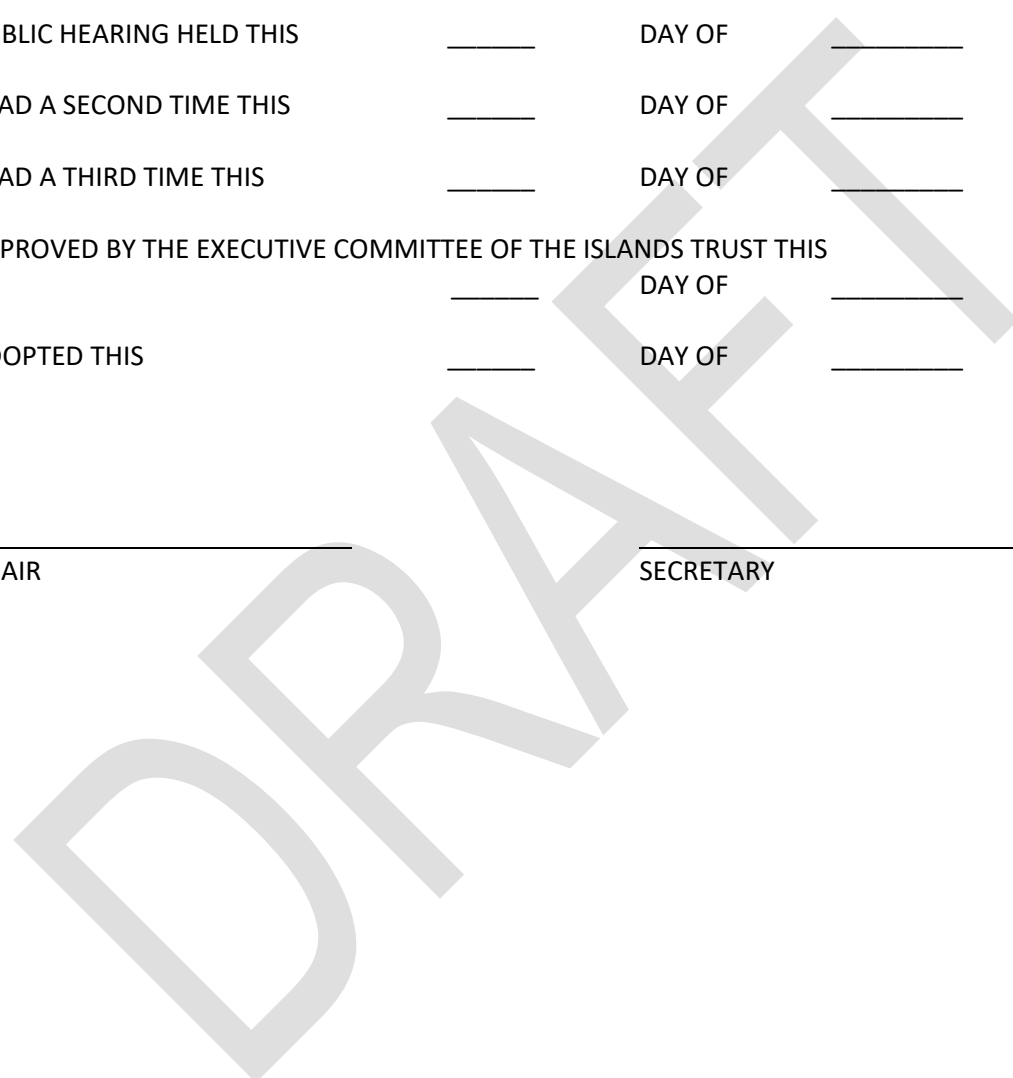
READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

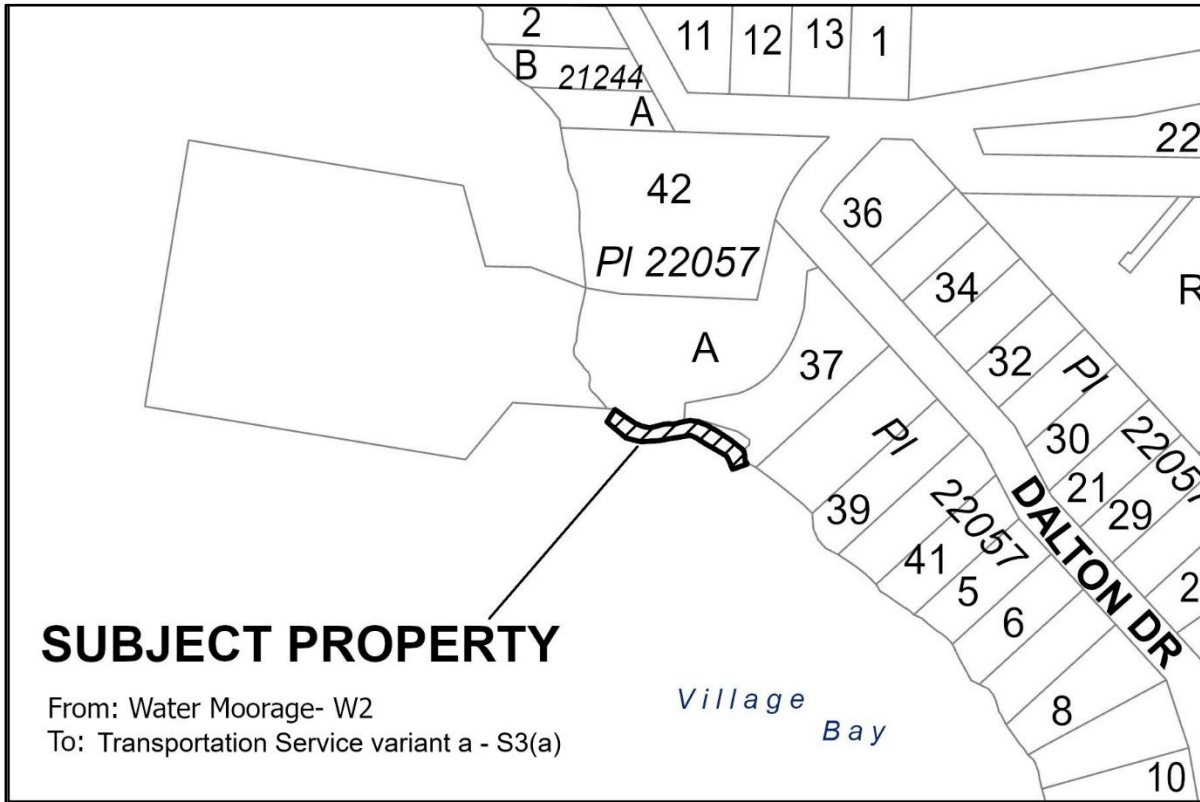
CHAIR

SECRETARY



MAYNE ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 200

Plan No. 1



DRAFT