



DATE OF MEETING: June 29, 2026

TO: Mayne Island Local Trust Committee

FROM: Bruce Belcher, Planner 2
Southern Team

COPY: Mary Storzer, Regional Planning Manager

SUBJECT: BC Ferries Village Bay Rezoning - Bylaw No. 200 Final Approval

RECOMMENDATION

1. **That the Mayne Island Local Trust Committee Bylaw No. 200 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 2, 2025” be adopted.**

REPORT SUMMARY

The purpose of this report is to present Bylaw No. 200 for consideration of final adoption for the BC Ferries foreshore rezoning application following Executive Committee approval.

BACKGROUND

BC Ferries initiated the rezoning of a 220m² area of the foreshore adjacent to the Village Bay ferry terminal property to permanently legalize the shoreline protection infrastructure which was previously permitted through a temporary use permit in the summer of 2025. The foreshore is currently zoned Water Moorage – W2. To permanently allow the shoreline protection infrastructure the foreshore area would be rezoned to the Transportation Service variant a – S3(a) site specific zone permitting shoreline stabilization structures intended to manage and prevent ongoing erosion of the shoreline bank.

Additional background related to this bylaw, including staff reports, is available on the Islands Trust website:

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

Rationale for Recommendation

The Islands Trust Executive Committee granted approval of Bylaw No. 200 at the June 3, 2026 Executive Committee meeting. Following Executive Committee approval, the Mayne Island Local Trust Committee may adopt the bylaw to complete the rezoning and bring the shoreline protection infrastructure into compliance.

ALTERNATIVES

1. Proceed no further

That the Mayne Island Local Trust Committee proceed no further with the proposed Bylaw No. 200 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 2, 2025”.

Submitted By:	Bruce Belcher, Planner 2	June 15, 2026
Concurrence:	Mary Storzer, Regional Planning Manager	June 16, 2026

ATTACHMENTS

1. Bylaw No. 200

PROPOSED

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 27TH DAY OF APRIL 2026.

READ A SECOND TIME THIS 27TH DAY OF APRIL 2026.

READ A THIRD TIME THIS 27TH DAY OF APRIL 2026.

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
3RD DAY OF JUNE 2026.

ADOPTED THIS _____ DAY OF _____ 20____

CHAIR

SECRETARY

MAYNE ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 200

Plan No. 1

