

DATE OF MEETING: January 27, 2025

TO: Mayne Island Local Trust Committee

FROM: Narissa Chadwick, Island Planner  
Southern Team

SUBJECT: Suitable Land Analysis

## RECOMMENDATION

- 1. That the Mayne Island Local Trust Committee request staff to schedule a special electronic meeting in February 2025 to review and discuss preliminary data and mapping from the Mayne Island Suitable Land Analysis Project.**

## REPORT SUMMARY

This report provides an update on the Suitable Land Analysis (SLA). The purpose is to receive direction from the LTC to schedule a special meeting to review the SLA.

## BACKGROUND

The Suitable Land Analysis (SLA) Tool is designed to evaluate and prioritize areas across the Islands Trust region for sustainable development while emphasizing environmental conservation and community resilience. The tool integrates existing data on ecological sensitivity, freshwater sustainability, transportation, infrastructure, and slope stability to support informed land-use decisions. The methodology used involves collecting and processing datasets related to sensitive ecosystems, groundwater vulnerability, and other environmental factors, which are then analysed using computer modelling tools. This tool employs a weighted scoring system to identify areas that are less suitable for additional development, ensuring that land-use planning aligns with environmental and sustainability goals. The SLA will be a useful tool for determining locations where increased density and intensity of residential land use, as being explored through the Mayne Islands Housing Review Project, will be more or less suitable.

A consultant has been retained to complete the work on the suitable land analysis that began in 2024. This work is to be completed by March 31<sup>st</sup> and will involve revising the current methodology developed last year and then applying the methodology to Gabriola, Denman, Hornby and Mayne Islands. The work is scheduled to be available for review by each LTC by January 31<sup>st</sup>. Staff are recommending that a Special LTC Meeting be held in February to review the suitable land analysis for Mayne Island. The 1 hour workshop would involve the following:

- Re-introduction to the suitable land analysis
- Explanation of the data in each layer
- Collection of feedback from the LTC on any layers to exclude and weighting of specific layers
- Identification of next steps

**RATIONALE FOR RECOMMENDATIONS**

The suitable land analysis will help with identifying areas for expanding flexible housing zoning and actions, related to the Mayne Island Housing Project, that may contribute to increasing the density and intensity of residential land use. Review of the SLA for Mayne in February coincides well with the potential for bylaw readings by summer 2025.

**ALTERNATIVES:**

- 1. Schedule Review of SLA after February

It may delay bylaw readings if the LTC is not provided with adequate time to review the SLA and identify how they will apply the information to the Housing Project.

- 2. Request staff not include Mayne in the SLA

This will limit the ability for the Mayne LTC to made data informed decisions when considering increases in density and intensity of residential development.

**Next Steps**

If the LTC concurs with the staff recommendations, staff will schedule and advertise for a special electronic meeting in February to review the Suitable Land Analysis.

Submitted By:	Narissa Chadwick, RPP, MCIP, Island Planner	January 14, 2025
Concurrence:	Robert Kojima, Regional Planning Manager	January 14, 2025