

DATE OF MEETING: May 26, 2025
TO: Mayne Island Local Trust Committee
FROM: Narissa Chadwick, MCIP, RPP, Island Planner
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: Housing Review – Flex housing Expansion

RECOMMENDATION

1. That the Mayne Island Local Trust Committee approve the draft MayneLiner article related to flexible housing zoning
2. That the Mayne Island Local Trust Committee request staff to use the following criteria when evaluating the suitability of a property for flexible housing zoning consideration of:
 - Minimum 200-metre setback from the sea (to reduce shoreline impact, saltwater intrusion, and protect cultural heritage)
 - Archaeological areas and buffers
 - Sensitive ecosystems
 - Freshwater recharge impact
 - Steep slopes hazard

REPORT SUMMARY

The purpose of this report is to provide draft language for a MayneLiner article related to the flexible housing to the LTC for approval and introduce additional criteria for evaluating the suitability of lands for flexible housing zoning.

BACKGROUND

At the April 28, 2025 open meeting, the LTC was presented with a map identifying potential areas for the expansion of flexible housing zoning based on criteria identified by the LTC. This included close proximity to services and transportation and not including the Miners Bay area because of know saltwater intrusion. The LTC also identified concerns regarding permitting additional dwellings along Georgina Point Road due to road safety issues.

The map (see attachment 1) identifies areas within 1km, 2km, and 3km from the agricultural hall, excludes areas in Miners Bay and properties that are accessed via Georgina Point Road as well as properties along Maple Drive due to their close proximity to the sea (potential saltwater intrusion) and know issues with flooding. The map also identifies properties that the LTC have identified could be considered for flexible housing or some other

approach to additional density. The smallest property highlighted on the map is 0.3 hectares. There is only one property larger than 2 Hectares (5 acres).

At the April 28, 2025 meeting, the LTC directed staff to develop a MayneLiner article explaining flexible housing and inviting expressions of interest. The LTC also requested a Community Information Meeting be held prior to first reading of the bylaws in order to engage the community in a discussion related to flexible housing expansion.

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee request staff to develop a MayneLiner article explaining flexible housing opportunities and inviting expressions of interest from landowners for potential inclusion in flexible housing zoning.

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee request staff schedule a Community Information Meeting related to the housing options project with an emphasis on flexible housing to be scheduled during a regular meeting prior to first reading.

ANALYSIS

Staff have drafted language for a MayneLiner article specifying criteria that has been used in the LTC identified expansion of flexible housing zoning. These include:

- Proximity to amenities (Miners Bay)
- Not lots in Minors Bay or Maple Drive (because of proximity to shoreline)
- Lots over .3ha
- Safe access to the property (eg. not access by Georgina Point Road)

The LTC is encouraged to consider additional criteria. If considering expanding the area beyond what is identified in Attachment 1, the LTC can apply the criteria, listed below. The majority of these criteria listed below are currently used to evaluate development proposals:

- Minimum 200-metre setback from the sea (to reduce shoreline impact, saltwater intrusion, and protect cultural heritage)
- Archaeological areas and buffers
- Sensitive ecosystems
- Freshwater impact
- Steep slopes hazard

If the LTC is considering requests from property owners to be included in the flexible housing area, proposed use (eg. affordable rental, seniors housing) could also be considered. Staff note that there is no easy mechanism to ensure that the proposed use will endure over time. The use of housing agreements has been suggested. However, the establishment and administration of housing agreements for private property owners is a process that requires resources that the Islands Trust does not currently have access to.

Staff also note that there is the opportunity for “split zoning” with flexible housing zoning where by only a portion of the property would be zoned for additional units. This would be a way of encouraging clustering of units in the most suitable area on a larger lot. If the LTC support expanding the flexible housing area staff will report back with a revised map.

Rationale for Recommendation

The LTC has provided direction to staff to prepare an article for the MayneLiner on flexible housing zoning. The due date for the next MayneLiner article is June 15th. The expansion of flexible housing zoning should consider the additional criteria identified in this report.

ALTERNATIVES

- 1. The LTC could choose not to include an article in the MayneLiner.**
- 2. The LTC could change the proposed language for the MayneLiner article.**
- 3. The LTC could identify alternative criteria for evaluating suitability of a property for flexible housing zoning.**

NEXT STEPS

If the staff recommendation is approved staff will:

- Post the map of existing flexible housing zoning and options for flexible housing expansion on the Mayne Island Project website.
- Have the proposed article published in the Mayneliner
- Schedule a community information meeting ahead of first reading of the bylaws (July 28th) to discuss flexible housing zoning expansion and other housing review related bylaw amendments.

Submitted By:	Narissa Chadwick RPP MCIP, Island Planner	May 13, 2025
Concurrence:	Robert Kojima, Regional Planning Manager	May 14, 2025

ATTACHMENTS

1. Map of potential flex housing expansion
2. Draft language for MayneLiner article

Attachment 1- MayneLiner Article

Mayne Island Housing Review Project – Flexible Housing Zoning

For the past year the Mayne Island LTC has been working on Phase 2 of their Housing Options Project. Phase 1 involved the introduction of flexible housing zoning.

Phase 2 involves expanding flexible housing and increasing options for smaller unit housing and non-market housing to be built in ways that balance housing need with the protection of the environment on Mayne Island. These include:

- Requiring worker housing for significant commercial rezonings
- Increasing permitted units in commercial areas
- Expanding secondary suite permissions
- Allowing rezoning for non market housing in more land use designations
- Permitting tiny homes through Temporary Use Permit
- Permitting non-profit housing in most land use designations
- Permitting a reduction in minimum parcel size to facilitate donation for affordable housing
- Requiring freshwater cistern for new builds
- Updating potable water requirement for subdivision
- Prohibiting groundwater fed swimming pools
- Establishing floor area maximums

What is Flexible Housing Zoning?

The intent of this initiative is to support the creation of smaller, more affordable housing units that meet the needs of the community.

Flexible Housing Zoning allows for additional dwelling units on a lot, provided that the combined floor area of all dwellings does not exceed specified limits. A cistern for rainwater catchment and storage is required for each secondary suite, cottage, or additional dwelling. The minimum cistern capacity is 13,640 litres (3,000 gallons) per unit.

Short-term vacation rentals are not permitted in units built under Flexible Housing Zoning.

This zoning is currently limited to pilot areas on Mayne Island selected for their proximity to amenities and lower risk of groundwater resource impacts.

What is Permitted?

For lots less than 0.6 hectares (1.5 acres):

- One secondary suite and one additional dwelling
- Maximum combined floor area: 232 m² (2,500 ft²)

For lots 0.6 to 1.2 hectares (1.5 to 3 acres):

- Two dwellings, one secondary suite, and one cottage

- Maximum combined floor area: 325 m² (3,500 ft²)

For lots 1.2 to 5 hectares (3 to 12.35 acres):

- Three dwellings and one cottage
- Maximum combined floor area: 436 m² (4,750 ft²)

Criteria for expansion of flexible housing zoning has included:

- Proximity to amenities (Miners Bay)
- Not lots in Minor Bay or Maple Drive (because of proximity to shoreline)
- Lots over .3ha
- Safe access to the property (eg. not access by Georgina Point Road)

A map that identifies the existing pilot area and the LTC's proposed expansion can be found here:
(or do we put it in the article?)

Questions?

If you have comments, questions, concerns or particular interest in flexible housing zoning contact your Local Trust Committee: MayneIslandLocalTrustCommittee@islandstrust.bc.ca or your Island Planner nchadwick@islandstrust.bc.ca .

You are also encouraged to participate in the Community Information Meeting on July 28th to ask questions directly to the LTC and Staff about the proposed flex housing expansion and other options related to the Housing Review Project proposed policies.

Exploring Flexible Housing Zoning Expansion on Mayne Island

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