

File No.: 2023 Housing Options –
Phase 2

DATE OF MEETING: July 28, 2025
TO: Mayne Island Local Trust Committee
FROM: Narissa Chadwick, RPP, MCIP, Island Planner
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: Mayne Island Housing Options Project (Phase 2) Draft Bylaws

RECOMMENDATION

1. That the Mayne Island Local Trust Committee request staff update bylaws No.196 cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2025” and No. 197 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2025” as directed at the July 28th, 2025 LTC meeting.
2. That the Mayne Island Local Trust Committee request staff return bylaws No.196 cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2025” and No. 197 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2025” to the LTC for consideration of first reading.

REPORT SUMMARY

The purpose of this report is to present the Mayne Island LTC with draft bylaws related to the LTC’s Housing Options Project for discussion prior to consideration of first reading and referral to relevant First Nations and other agencies.

This report includes a map of proposed areas for the expansion of flexible housing zoning. Flexible housing zoning will be discussed during a community information meeting at the July 28th, 2025 LTC meeting prior to the presentation of this report.

BACKGROUND

The Mayne Island Local Trust Committee (LTC) has been engaged in housing policy work since 2019, beginning with the Housing Bylaw and Policy Review Project. This early initiative laid the foundation for the Mayne Island Housing Options Project, Phase 1, which involved public engagement, exploration of housing options, and the implementation of a flexible housing pilot project.

In 2023, the Mayne Island Housing Action Plan was developed to support a joint application with the Capital Regional District (CRD) to the Canadian Mortgage and Housing Corporation’s (CMHC) Housing Accelerator Fund (HAF). Although the HAF application was not successful, the Action Plan was subsequently refined to focus specifically on the LTC’s housing priorities and related actions. The plan identifies six key goals:

- Updating information to inform housing projects

- Incorporating First Nations' interests in Land Use Decision Making
- Diversifying housing options
- Increasing opportunities for housing affordability
- Minimizing environmental impacts
- Advocating for senior government support

The Housing Action Plan complements the CRD's Southern Gulf Islands Housing Strategy and serves as the strategic framework for advancing housing policy on Mayne Island. To support implementation, the LTC has adopted a Housing Action Plan Implementation Table and Action Implementation List. This list has been used to track LTC decisions, monitor the status of key actions, and guide next steps.

The project was on hold for a period of time during the LTC's LUB review project. A community meeting was held in October 2024 to engage the community in understanding the project and what is contained in the Housing Action Plan. Draft bylaw language was presented to the LTC at a number of meetings in 2025, with the LTC providing direction to refine, add, or remove specific housing actions as the project progressed.

At the February 2025 LTC meeting, the LTC provided direction to staff to proceed with drafting bylaws to implement Phase 2 of the Housing Options Project. An updated Project Charter, reflecting revised timelines was also presented in April 2025 (see Attachment 1). The project's current trajectory is in line with the project charter with the project anticipated to make it through third reading by the end of the year.

The LTC has been interested in engaging the community in a focussed discussion related to the expansion of flexible housing zoning. At their May 26, 2025 the LTC approved language for a MayneLiner article which provided an overview of the Housing Options Project, details on the proposed expansion of flexible housing zoning and a map of proposed expansion. The community was invited to discuss the flexible housing zoning and other Housing Options Project items at the July 28th, 2025 LTC meeting (see map of flexible housing Attachment 6).

At the May 26th, 2025 LTC had requested staff to provide staff reports and meeting reports related to the APC. Staff have not yet followed up given that draft bylaws were in process. A resolution supporting the referral of bylaws in addition to other related materials to the APC is presented in the "Alternatives" section of this report.

ANALYSIS

Draft Bylaws

The table in Attachment 1 provides an over view of how the actions endorsed by the LTC have been addressed in the amending bylaws for the Land Use Bylaw (LUB) and the Official Community Plan (OCP) (see Attachment 2 for LUB and Attachment 3 for OCP). Hard copies of blacklined versions of the LUB and OCP have been provided to the Trustees ahead of time and are posted on the project webpage. Staff requests that the LTC endorse the draft language presented and provide direction on items that require more focussed review These items include:

- Expansion of flexible housing zoning
- Number of accessory units to permit in the community service zone (S1)
- Review of criteria for cluster housing

Consultation

As the project involves an OCP amendment, the LTC is required by the *Local Government Act* to consider opportunities for consultation with persons, organizations and authorities it considers will be affected. The LTC should consider if it wishes to undertake additional consultation than identified below and direct staff accordingly.

Agencies:

Ministry of Housing and Municipal Affairs
Capital Regional District Building Inspection
Capital Regional District SGI Service Delivery
Village Point Improvement District
Bennett Bay Waterworks District
Campbell-Bennett Bay Improvement District

Laura Point Waterworks District
Skana Water System
Surfside Park Estates Water Service Area (CRD)
Galiano Island Local Trust Committee
Saturna Island Local Trust Committee
North Pender Island Local Trust Committee

First Nations:

Semiahmoo First Nation
Tsawwassen First Nation
Stz'uminus First Nation
Halalt First Nation
Penelakut Tribe

Lake Cowichan First Nation
Cowichan Tribes
Lyackson First Nation
Tsawout First Nation
Tsartlip First Nation

Tseycum First Nation
Pauquachin First Nation
Wasanec Leadership Council

Rationale for Recommendation

The proposed bylaw amendments are based on direction from the Local Trust Committee, which endorsed direction and draft language. These amendments address land use-related actions in the Housing Action Plan.

ALTERNATIVES

- 1. Request further information.** The LTC may request staff provide addition information or do further engagement before proceeding to first reading
- 2. The LTC may request that staff return with updated draft bylaws for discussion prior to presenting the bylaws for first reading or sending them to the APC.** The LTC may want to further review and discuss the draft language related to changes they proposed.
- 3. The LTC may request that staff send the draft bylaws to the APC.** The LTC can request that changes be made prior to the draft bylaws being sent to the APC for review. The LTC will need to specify a timeline for APC response.

"That the Mayne Island Local Trust Committee request staff refer updated bylaws No.196 cited as "Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2025" and No. 197 cited as "Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2025" in addition to relevant staff reports and meeting minutes to the APC for review by September 15, 2025."

NEXT STEPS

If the recommendation is supported staff will:

- Make any changes to the bylaws as requested by the LTC
- Return bylaws to the LTC for consideration of first reading

Submitted By:	Narissa Chadwick, RPP MCIP, Islands Planner	July 15, 2025
Concurrence:	Robert Kojima, Regional Planning Manager	July 15, 2025

ATTACHMENTS

1. Summary Table of Bylaw Amendments
2. Draft Bylaw 196 (OCP)
3. Draft Bylaw 197 (LUB)
4. Example Cluster Housing Zone
5. Example maximum floor area provisions
6. Flexible housing zoning map
7. Project Charter

Attachment 1 – Mayne Island Housing Options Project Bylaw Amendments Summary Table

*Goals and goal numbers correspond with goals identified in the Housing Action Plan

	Action	Status x-ref to bylaw	Comment/wording
Goal *1: Update Information to Inform Housing Projects (Basic Bylaw Updates)			
1	Update population projections based on needs assessment	OCP - Pending: 1.1.3	To be updated based on needs assessment and build out mapping
2	New Definitions	LUB- See Definitions section	Accessory residential unit added Cottage – revised for consistency and clarity
Goal 2: Incorporate First Nations Interests in Land Use Decision Making			
Staff have sent letters to First Nations at different parts of the process. Limited feedback has been received.			
Goal 3: Diversify Housing Options - Expand Opportunities to Build Secondary Suites and Accessory Dwelling Units			
3	Require worker housing for significant commercial rezonings	OCP: 2.4.1.14	OCP – see draft
4	Increase flexibility for residential use in commercial areas	OCP: 2.4.1.9 2.4.1.11 LUB: 5.10(1)(h) 5.10(3),(4),(6),(7), (13) 5.11(1)(f),(2),(3),(7),(8)	In both the Commercial 3 (C3) Zone and the Commercial 4 (C4) Zone replace “accessory dwelling unit for the accommodation of the owner, operator, or employee of a permitted principal use” with “accessory residential unit”. No direction to consider amendments to C2 and C5 zones (tourist accommodation zones)
5	Expand secondary suites permission in suitable areas	Typo corrected in OCP 2.1.1.10 LUB: 3.13(1) Schedule D	3.13 (1) referring to Schedule “D” (secondary suite map) removed Schedule “D” removed
6	Permit ADUs on smaller lots	OCP Section 2.1.1.2 amended to consolidate residential density LUB: 5.1(2.1)	OCP – Permits expansion of flexible housing LUB – permits cottage on lots 0.4 – 0.6 hectares with a limited combined floor areas of dwelling and cottage of 232m ² (2500 square feet).
7	Expand flexible housing regulations	OCP policy added: 2.1.1.3 2.1.4.3 LUB – new map to be created, amending bylaw to substitute new map	Amendment of new map pending community and LTC input.
8	Allowing rezoning for non-market housing in more land use designations (school	OCP: 2.6.1.5 2.7.1.1 2.7.1.2 2.7.2.3	OCP - Amendment permits residential use in areas designated: park and recreation, community parks

	properties, parks, community service)	LUB: 5.13(1)(d) 5.13(16) (11(b)) 5.14(1)(f) & 5.14(2.1) 5.14(7) (S1(a))	- Amends reference to “accessory residential unit” LUB – Permits one accessory residential unit per lot in community service zone (S1) (need to review re: number)
Goal 3: Diversify Housing Options -Expand Residential Use Permission and Permission for Multi Unit Development			
9	Review clustered small housing criteria	OCP: 2.1.6.4	OCP – see draft wording
10	Create a clustered small housing OCP designation	OCP: 2.1.6.4	OCP – see draft wording
11	Draft model zone for clustered small unit housing	See Attachment 4	Draft Zone for cluster residential community drafted
12	Developing TUP guidelines for tiny homes	OCP: 2.9.1.9	TUP guidelines for RVs also added
13	RVs as temporary dwellings	OCP: 2.9.1.9 LUB: 3.9	Additional Action recognizing that RVs should not be supported for long-term living. Permitting RVs only while building dwellings.
Goal 5: Increase Opportunities for Non Profit Housing			
14	Permit non-profit housing in most OCP designations	OCP: 2.1.6 2.1.6.2 2.1.6.3 2.2.6.4 2.10.2 -amenity policy	Included in new OCP section 2.1.6 “Affordable, Seniors and Special Needs Housing” “moderate income” and “non-market rental” was added to amenity policy related to provision of affordable and special needs housing.
15	Permit reduction of min. parcel size to facilitate land for donation to gov, NFP an FN	OCP: 2.1.6.5	OCP- draft language provided
Goal 4 - Protect and Preserve Ecosystems and Freshwater Resources			
16	Require freshwater cisterns for all new builds	LUB: 3.15	New cistern requirement added.
17	Update potable water requirements for subdivision	LUB: 8.11	Previous regulations replaced with revised.
18	Prohibit groundwater fed swimming pools	LUB: 3.2 (7)	Added to 3.2 “Prohibited in all zones”
19	Establish floor area maximums where appropriate	See Attachment 4	Based on flexible housing combined maximum floor area.
Goal 6 – Advocate for Senior Government Support			
The actions related to this goal can be reviewed following third reading of the amending bylaws.			

DRAFT

MAYNE ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 196

A BYLAW TO AMEND MAYNE ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 144, 2007

The Mayne Island Local Trust Committee in open meeting assembled enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2025”.

2. SCHEDULES

Mayne Island Official Community Plan Bylaw No. 144, 2007 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

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____
APPROVED BY THE MINISTER OF HOUSING AND MUNICIPAL AFFAIRS THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

**MAYNE ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 196**

SCHEDULE 1

The Mayne Island Official Community Plan No. 144, 2007, is amended as follows:

1. Policy 2.1.1.2 is amended by deleting it and replacing it with the following:
 "In general, residential density shall be:
 - a) one dwelling per lot, and on parcels greater than 0.6 hectares one additional dwelling for each additional 0.6 hectares; or
 - b) in designated flexible housing areas, up to three dwellings per lot provided total floor area does not exceed a maximum prescribed in zoning; and
 - i. one accessory cottage, limited by floor area, on parcels over an area prescribed in zoning; or
 - ii. one secondary suite per lot outside of designated flexible housing areas, or
 - iii. on larger lots: one accessory cottage and one secondary suite per lot."
2. Policy 2.1.1.3 is amended by deleting it and replacing it with:
 "Flexible Housing is intended to provide housing options by permitting two or more small dwellings on a parcel as an alternative to a single large dwelling. Regulations shall designate areas within which flexible housing may be permitted and establish overall floor area limits and the number of additional dwellings based on lot area. Areas designated for Flexible Housing should exclude:
 - a) waterfront lots
 - b) archaeological and cultural heritage sites
 - c) sensitive ecosystems
 - d) steep slope or other hazardous areas
 - e) areas of freshwater recharge"
3. Policy 2.1.1.6 is amended by adding "Sections 2.1.6 and..." so that it reads:
 "Affordable housing is encouraged through joined or multiple housing units which may be considered by site specific rezoning of a parcel subject to compliance with Sections 2.1.6 and 2.10 (Amenity Zoning Guidelines) of this Plan."
4. Deleting Policy 2.1.1.10 in its entirety.
5. Policy 2.1.4.2 is amended by deleting it and replacing it with the following:
 "In general residential density shall be:
 - a) one dwelling per lot, and on parcels greater than 10 hectares one additional dwelling for each additional 10 hectares; or
 - b) in designated flexible housing areas, up to three dwellings per lot provided total floor area does not exceed a maximum prescribed in zoning; and
 - i. one accessory cottage, limited by floor area, in respect of each dwelling on parcels over an area prescribed in zoning; or
 - ii. one secondary suite per lot outside of designated flexible housing areas on smaller lots, or

- iii. on larger lots outside of designated flexible housing areas: one accessory cottage in respect of each principle dwelling and one secondary suite per lot.”
- 6. Policy 2.1.4.3 is amended by deleting it and replacing it with the following:

“Flexible Housing is intended to provide housing options by permitting two or more small dwellings on a parcel as an alternative to a single large dwelling. Regulations shall designate areas within which flexible housing may be permitted and establish overall floor area limits and the number of additional dwellings based on lot area. Areas designated for Flexible Housing should exclude:

 - a) waterfront lots
 - b) archaeological and cultural heritage sites
 - c) sensitive ecosystems
 - d) steep slope or other hazardous areas
 - e) areas of freshwater recharge”
- 7. Policy 2.1.4.4 is amended by inserting “Sections 2.1.6 and...” so that it reads:

“Affordable housing is encouraged through joined or multiple housing units which may be considered by site specific rezoning of a parcel subject to compliance with Sections 2.1.6 and 2.10 (Amenity Zoning Guidelines) of this Plan.”
- 8. Policy 2.1.4.12 is deleted in its entirety.
- 9. Policy 2.1.5.10 is amended by inserting “...or cottage” so that it reads:

“One secondary suite, limited in size, contained wholly within a dwelling unit may be permitted per parcel. On parcels less than 4 hectares: a secondary suite shall not be permitted on the parcel if a cottage has been constructed; and a cottage shall not be permitted on the parcel if a secondary suite has been constructed. A rainwater catchment and storage system shall be required prior to the construction of a secondary suite or cottage.”
- 10. By adding the following new policies as Section 2.1.6 Affordable, Seniors and Special Needs Housing:

“2.1.6 Affordable, Seniors and Special Needs Housing

Background

Housing affordable to moderate and low income residents of Mayne has become an increasing issue. This plan seeks to address housing issues through a variety of policies throughout the plan. The objectives and policies in this section address criteria related to applications to permit additional density or new uses to provide affordable housing.

Objectives

The objectives of this section are:

- 1) to provide opportunities for low to moderate income residents to attain affordable and safe housing,

- 2) to minimize the impacts of new housing on ecologically sensitive areas including water recharge areas.

Policies

- 2.1.6.1 The policies in this section are applicable to lands in any Land Use designation except Agriculture, Park, and Resource Conservation, except where otherwise stated.
- 2.1.6.2 Consideration may be given to applications from not-for-profit organizations, government agencies, or First Nations to rezone land to a higher density where the additional density is restricted to housing for moderate and low income persons. Such applications shall:
 - a) be limited to a maximum of 10 additional units
 - b) be located in proximity to services and amenities
 - c) demonstrate sufficient potable water and wastewater disposal capacity
 - d) not be located in areas containing sensitive ecosystems, or of cultural or archaeological significance
 - e) minimize site impacts through attached or clustered units
 - f) be managed by a not-for-profit organization, First Nation body, or an agency and rents, prices, or tenure are secured through a housing agreement, and
 - g) be consistent with the amenity zoning or density transfer policies of this plan.
- 2.1.6.3 Consideration may be given to applications to rezone land in any Land Use Designation in which residential uses are a permitted principal use to permit boarding homes for Special Needs residents or Seniors.
- 2.1.6.4 Consideration may be given to applications in any Land Use Designation in which residential uses are a permitted principal use to rezone land for clustered, small unit housing where:
 - a) units consist of tiny homes, including tiny homes on wheels or manufactured homes
 - b) units are constructed to the BC Building Code, or CSA standards for manufactured homes, or equivalent
 - c) units are anchored to the ground, connected to a source of potable water, and connected to an approved wastewater system
 - d) units shall not exceed a maximum floor area of 50m²
 - e) the total floor area of units shall not exceed any maximum dwelling floor area for that zone.
 - f) communal facilities are provided, such as laundry or common rooms
 - f) the development would not be located in areas containing sensitive ecosystems or or of cultural or archaeological significance

- g) the land is located within one kilometre of the boundary of the Miners Bay Commercial Core or an area designated for the use on Schedule to this Plan.

2.1.6.5 Consideration may be given to applications to reduce minimum and minimum average lot areas from not-for-profit organizations, government agencies, or First Nations intending to provide affordable housing.”

11. Policy 2.4.1.9 is amended by inserting “...or detached residential units...” so that it reads:
“In addition to principal commercial uses, in appropriate locations second-storey residential dwelling units or detached residential units may be permitted in order to provide a mix of housing types and to encourage residences closer to services and amenities.”
12. Policy 2.4.1.11 is amended by deleting the word “one” and inserting “residential uses” so that it reads:
“All properties within the Miners Bay Commercial Core should be permitted residential uses.”
13. Section 2.4.1 is amended by adding a new policy 2.4.1.14 as follows: “2.4.1.14 Employee accommodation may be required as a condition of a rezoning resulting in a significant change in use or increase in density.”
14. Section 2.6.1 is amended by inserting a new policy 2.6.1.5 as follows: “2.6.1.5 Zoning may permit residential uses in suitable locations”, and renumbering the remaining policies 2.6.1.6 - 2.6.1.11
15. By adding the following new policies to Section 2.7.1, and renumbering the remaining policies 2.7.1.3 – 2.7.1.8:
“2.7.1.1 Park Uses shall be the principal permitted use
2.7.1.2 Accessory uses, buildings and structures, including accessory residential uses, may be permitted in suitable locations specified in zoning”
16. Policy 2.7.2.3 is amended so that it reads: “The principal use shall be park use, and accessory uses, buildings or structures, including accessory residential uses, may be permitted in suitable locations specified in zoning.”
17. By adding the following new policy as 2.9.1.9:
“2.9.1.9 In addition, permit conditions for the residential use of tiny home on wheels or recreational vehicle shall include measures dealing with the following:
 - a) A tiny home on wheels or recreational vehicle shall be the equivalent of, and alternative to, a permanent dwelling or cottage;
 - b) conditions to ensure that the tiny home on wheels or recreational vehicle is connected to a potable domestic water supply and an approved wastewater disposal system;
 - c) conditions related to health and safety;
 - d) The tiny home on wheels or recreational vehicle should not be sited in a sensitive ecosystem or hazardous area;
 - e) A tiny home on wheels or recreational vehicle should not be sited in a setback;
 - f) The tiny home on wheels or recreational vehicle shall be appropriately screened from roads and neighbours;

- g) The permit should attach a plan requiring the tiny home on wheels or recreational vehicle to be sited in a specified location.”
18. Section 2.10.2, article xi) is amended so that it reads: “the provision of moderate income, affordable, non-market rental, and special needs housing.”

DRAFT

MAYNE ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 197

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. 1, 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 1.1 – Definitions, is amended by inserting the definition ‘Accessory residential unit’:

“Accessory residential unit” means a dwelling unit, either in a detached building or within a portion of a building, on the same lot as a non-residential principal use.

2.2 Section 1.1 – Definitions, is amended by revising the definition of ‘Cottage’ so that it reads: “Cottage” means a detached dwelling unit with a limited floor area that is located on the same lot as another dwelling unit.

2.3 Section 3.2 – Prohibited in All Zones, is amended by inserting a new Subsection 3.2(7) as follows: “3.2 (7) Groundwater-fed swimming pools.”

2.4 Section 3.9 – Use of Recreational Vehicles, is amended by deleting and replacing Subsection 3.9(1) so that it reads:

“(1) The temporary use of a recreational vehicle as a dwelling prior to the construction of a permanent dwelling on the same lot is permitted on all lots where residential use is permitted subject to:

- (a) a building permit being issued for a permanent dwelling on the property and the building permit remaining in effect;
- (b) the occupancy of a recreational vehicle not exceeding two years;
- (c) connection to a wastewater system consistent with the provisions of the Public Health Act;
- (d) the provision of a domestic water supply; and
- (e) compliance with the use, density and siting requirements of the land use bylaw for dwellings and cottages.”

2.5 Section 3.13 – Secondary Suites, is amended by rescinding Subsection 3.13(1) and replacing with ‘rescinded’

2.6 Part 3 is amended by inserting the following new section as Section 3.15 – Cistern Requirements:

“3.15 Cistern Requirements

- (1) A building permit for a lot outside a community water system shall not be issued for a new dwelling or secondary suite larger than 93 square metres (1001 square feet) unless a cistern (or combination of cisterns) for the storage of freshwater having a total capacity of at least 18,000 litres (4755 gallons) is located on the property.
- (2) A building permit for a lot outside a community water system shall not be issued for a new dwelling or secondary suite 93 square metres (1001 square feet) or smaller unless a cistern (or combination of cisterns) for the storage of freshwater having a total capacity of at least 13,340 litres (3000 gallons) is located on the property.”

- 2.7 Section 5.1 – Settlement Residential (SR) Zone, is amended by inserting the following new Subsection 5.1 (2.1) that reads:

“(2.1) One cottage is permitted on lots with an area of 0.4 hectares (1.0 acre) or greater, but less than 0.6 hectares (1.5 acres), provided the total combined floor area of the dwelling and cottage does not exceed 232 m² (2500 square feet”;

and amending Subsection 5.1(3.1) by adding “2.1” between “Despite 5.1(2)” and “and (3)”

- 2.8 Section 5.2 – Rural Residential One (RR1) Zone, is amended by inserting the following new Subsection 5.2 (3.1) that reads:

“(3.1) One secondary suite is permitted per lot subject to section 3.13.”

- 2.9 Section 5.3 – Rural Residential Two (RR2) Zone, is amended by inserting the following new Subsection 5.3 (3.1) that reads:

“(3.1) One secondary suite is permitted per lot subject to section 3.13.”

- 2.10 Section 5.4 – Miners Bay Rural Comprehensive (MBRC) Zone, is amended by inserting the following new Subsections 5.4(3.1) and 5.4(3.2) that read:

“(3.1) One secondary suite is permitted per lot subject to section 3.13.

(3.2) Despite 5.4(2) and (3), on lots shown on Schedule E, the following density is permitted:

- (a) On lots having an area of 1.2 ha (3 acres) or greater, and not exceeding 5 hectares (12.355 acres), three dwellings and a cottage are permitted if the total combined floor area of all dwellings and cottages does not exceed 436 m² (4750 square feet).
- (b) A building permit shall not be issued for any dwelling additional to one dwelling and a cottage on a lot within the shaded area on Schedule “E”, unless the additional dwelling is equipped with a freshwater catchment system and cisterns for the storage of rainwater with a minimum cistern capacity of 13640 litres (3000 gallons) for each additional dwelling.
- (c) Despite subsection 3.9 (1), recreational vehicles and tiny homes on wheels are not permitted dwellings or cottages for the purposes of this subsection.

- (d) Only one dwelling unit may be used for bed and breakfast home occupation per lot.
 - (e) No dwellings may be used for short term vacation rentals, and on lots 0.6 hectares (1.5 acres) or greater only one cottage may be used for short term vacation rental, consistent with Section 3.6.”
- 2.11 Section 5.6 – Upland (UP) Zone, is amended by inserting the following new Subsection 5.6 (3.1) that reads:
- “(3.1) One secondary suite is permitted per lot subject to section 3.13.”
- 2.12 Article 5.10(1)(h) is amended by deleting “dwelling” and inserting “residential” and deleting “for the accommodation of the owner, operator, or employee of a permitted principal use” so that it reads:
- “(h) Accessory residential unit”
- 2.13 Subsection 5.10(2) is amended by deleting “dwelling” and inserting “residential” so that it reads:
- “(2) One principal building accommodating one principal use and one accessory residential unit per lot.”
- 2.14 Subsection 5.10(3) is amended by deleting “dwelling” and inserting “residential” so that it reads:
- “(3) The maximum number of accessory buildings, other than an accessory residential unit, utility shed, or woodshed is 4.”
- 2.15 Subsection 5.10(6) is amended by deleting “dwelling” and inserting “residential” so that it reads:
- “(6) The maximum height for any principal building or accessory residential unit is 9 metres (29.5 feet).”
- 2.16 Subsection 5.10(7) is amended by deleting “dwelling” and inserting “residential” so that it reads:
- “(7) The maximum height for any accessory building or structure, other than an accessory residential unit, is 5 metres (16.4 feet).”
- 2.17 Subsection 5.10(13) is amended by inserting “one” and deleting “dwelling” and inserting “residential” to Site Specific Regulation (1) for Site-Specific Zone C3(a) so that it reads:
- “(1) Despite 5.10(1) the only permitted uses at these locations are repair shops, machine shops, accessory retail sales, and one accessory residential unit.”
- 2.18 Article 5.11(1)(f) is amended by deleting “dwelling” and inserting “residential” and deleting “for the accommodation of the owner, operator, or employee of a permitted principal use” so that it reads:
- “(f) Accessory residential unit”
- 2.19 Subsection 5.11(2) is amended by deleting “dwelling” and inserting “residential” so that it reads:

“(2) One principal building accommodating one principal use and one accessory residential unit per lot.”

2.20 Subsection 5.11(3) is amended by deleting “dwelling” and inserting “residential” so that it reads:

“(3) The maximum number of accessory buildings, other than an accessory residential unit, utility shed, or woodshed is 4.”

2.21 Subsection 5.11(7) is amended by deleting “dwelling” and inserting “residential” so that it reads:

“(7) The maximum height for any principal building or accessory residential unit is 9 metres (29.5 feet).”

2.22 Subsection 5.11(8) is amended by deleting “dwelling” and inserting “residential” so that it reads:

“(8) The maximum height for any accessory building or structure, other than an accessory residential unit, is 5 metres (16.4 feet).”

2.23 Article 5.13(1)(d) is amended by deleting “dwelling” and inserting “residential” and deleting “for the accommodation of the owner, operator, or employee of a permitted principal use” so that it reads:

“(d) Accessory residential unit”

2.24 Subsection 5.13(2) is amended by deleting “dwelling” and inserting “residential” so that it reads:

“(2) One principal building accommodating one principal use and one accessory residential unit per lot.”

2.25 Subsection 5.13(3) is amended by deleting “dwelling” and inserting “residential” so that it reads:

“(3) The maximum number of accessory buildings, other than an accessory residential unit, utility sheds, or woodsheds is 4.”

2.25 Article 5.13(6)(b) is amended by deleting “dwelling” and inserting “residential” so that it reads:

“(b) 5 metres (16.4 feet) from any interior side lot line, or 3 metres (9.8 feet) for an accessory dwelling residential unit.”

2.26 Subsection 5.13(8) is amended by deleting “dwelling” and inserting “residential” so that it reads:

“(8) The maximum height for any principal building or accessory residential unit is 9 metres (29.5 feet).”

2.27 Subsection 5.13(9) is amended by deleting “dwelling” and inserting “residential” so that it reads:

“(9) The maximum height for any accessory building or structure, other than an accessory residential unit, is 5 metres (16.4 feet).”

2.28 Subsection 5.13(16) is amended by deleting “and” and inserting “and one accessory residential unit” to Site Specific Regulation (1) for Site-Specific Zone I1(b) so that it reads:

“(1) Despite 5.13(1) the only permitted uses in this location are waste transfer stations, the maintenance, repair and storage of vehicles, equipment and materials used for the provision, maintenance or repair of utilities, accessory uses, buildings and structures, and one accessory residential unit.”

2.29 Subsection 5.14(1) is amended by inserting the following new article as Article 5.14(1)(f) “Accessory residential unit.”

2.30 Section 5.14 is amended by inserting the following new subsection as Subsection 5.14 (2.1) that reads:
“(2.1) One accessory residential unit per lot.”

2.31 Subsection 5.14 (4) is amended by inserting “or accessory residential unit” so that it reads:
“(4) The maximum height for any principal building or structure, or accessory residential unit, is 9 metres (29.5 feet).”

2.32 Subsection 5.14(7) is amended by inserting “and one accessory residential unit” to Site Specific Regulation (1) for Site-Specific Zone S1(a) so that it reads:
“(1) Despite 5.14(1), the only uses permitted in this location are clubs, halls and recreation facilities, and one accessory residential unit.”

2.33 Section 8.11 is amended by deleting Subsection 8.11(1) – 8.11(7) and inserting the following Subsections 8.11(1) – 8.11(13) so that it reads:

“(1) Where potable water is proposed to be supplied to lots in a subdivision by an established community water system, the applicant for subdivision must provide written confirmation from the community water system that it is able to supply potable water for the permitted principal use and density to each lot.

(2) Where potable water is proposed to be supplied to lots in a subdivision by creating a community water system, the applicant for subdivision must provide proof of all authorizations required under the Drinking Water Protection Act, the Water Utility Act or any other enactment pertaining to water supply systems.

(3) Where potable water is proposed to be supplied to lots in a subdivision from a stream, the applicant for subdivision must provide proof of authorization in the form of a water licence confirming that the total volume of water granted to the licence holder is able to supply potable water for domestic uses at the volume specified in Table 1 to each lot.

(4) Where potable water is proposed to be supplied to lots in a subdivision by drilled wells the applicant for subdivision must provide written certification under seal of a hydrogeologist that:

(a) each well has been constructed in accordance with the Groundwater Protection Regulation;

(b) each well has been constructed in accordance with Subsections 8.11(6), 8.11(7) and 8.11(8);

(c) each well has sufficient available groundwater to provide the daily required volume of potable water for the permitted domestic uses on each lot in accordance with Table 1;

- (d) each well for which a water licence has not been issued has sufficient available groundwater volume for all permitted non-domestic, non-agricultural, non-park, non-conservation area principal uses for each lot at the permitted density of use; and
- (e) includes recommendations for mitigation measures, if applicable, to ensure long-term sustainable yield of the drilled well.

TABLE 1 DOMESTIC POTABLE WATER SUPPLY STANDARDS FOR SUBDIVISION	
USE	VOLUME (litres per day)
<i>Per lot (including one dwelling)</i>	2000
<i>Each additional permitted dwelling and cottage per lot</i>	2000

- (5) Where the potable water is proposed to be supplied to lots in a subdivision by drilled wells, for any well where a water licence has not been issued the applicant for subdivision must also provide written certification under seal of a hydrogeologist:
- (a) results of a water quality analysis, completed by an accredited laboratory;
 - (b) plan of the proposed subdivision indicating the location where each water sample was taken;
 - (c) a statement that the water samples upon which the water quality analysis was performed were unadulterated samples taken from the locations indicated on the plan;
 - (d) confirmation, based on the accredited laboratory water quality analysis, that each proposed water supply source is potable, or can be made potable, with a treatment system; and
 - (e) confirmation, based on the accredited laboratory water quality analysis of chloride concentrations, that each drilled well is not likely to be affected by the intrusion of saline groundwater or sea water in accordance with the Province of British Columbia guidance documents.
- (6) Where a water license has not been issued and where potable water is proposed to be supplied to lots in a subdivision by a drilled well, a pumping test shall be carried out on each well in a proposed subdivision by:
- (a) pumping groundwater, at a constant rate, for a minimum period of 12 hours; and
 - (b) withdrawing the total daily required volume specified in Subsection 8.11(4) over a maximum period of 24 hours; and
 - (c) monitoring groundwater levels continuously during the pumping test and during the recovery period.
- (7) Where potable water is to be supplied by a drilled well a sounding tube or wellhead port must be installed to enable the insertion of water level monitoring equipment.
- (8) Drilled wells used for the purposes of subdivision must not be located within 50 metres of the natural boundary of the sea.
- (9) If the daily required volume of potable water cannot be supplied in accordance with Subsection 8.11(1) or if the certification in Articles 8.11(4)(c) and 8.11(4)(d) cannot be made, the Approving Officer may nonetheless approve the subdivision provided that the

applicant grants a s.219 covenant to the Mayne Island Local Trust Committee and the Capital Regional District that restricts the development of the subdivision to the uses or density of the uses for which a certification has been made under Subsections 8.11(1) or 8.11(4).

(10) Where the certification under Article 8.11(5)(d) states that a water supply is not potable but can be made potable with a treatment system, the Approving Officer may approve subdivision provided that the applicant grants a s. 219 covenant under the Land Title Act to the Mayne Island Local Trust Committee and the Capital Regional District that requires on-going treatment of the water to potable water standards recommended by a hydrogeologist.

(11) For the purposes of subdivision, drilled wells impacted by seawater intrusion or whose operation is likely to cause seawater intrusion are not permitted sources of potable water.

(12) For the purposes of subdivision, alternative potable water supplies including, but not limited to, shallow dug wells, rainwater catchment and desalination are not permitted sources of potable water.

(13) The requirements of Subsections 8.11(1) through 8.11(8) do not apply where the proposed subdivision is a boundary adjustment that does not result in an increase in the number of lots or permitted dwelling units, provided that all lots in the subdivision are currently serviced by existing wells, community water system connection or water licence."

2.34 Schedule D is rescinded.

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

Attachment 4 – Zone Regulation for a Small Unit Housing Community

x.x Small Unit Residential (SUR)

The purpose of the small unit residential zone is to provide regulations for clusters of small dwellings with shared services and amenities, including tiny home communities.

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
 - (a) Residential;
 - (b) Tiny Homes on Wheels;
 - (b) Accessory uses, buildings and structures, including but not limited to home occupations.

Density

- (2) A maximum of 10 Dwelling Units or Tiny Homes on Wheels is permitted per lot.
- (3) Maximum of one accessory office building and one accessory common building is permitted per lot.
- (4) One accessory building is permitted per Dwelling Unit or Tiny Home on Wheels.
- (5) The maximum lot coverage is 20%.

Siting and Size

- (6) The minimum setback for any building or structure, except a fence or pumphouse, shall be:
 - (a) 7.6 metres from any front or rear lot line;
 - (b) 3 metres from any interior side lot line;
 - (c) 4.5 metres from any exterior side lot line.
- (7) The maximum floor area of any Dwelling Unit or Tiny Home on Wheels is 50m²
- (8) The maximum combined floor area of all Dwelling units and Tiny Homes on Wheels per lot is:
 - (a) On lots having an area less than 0.6 ha (1.5 acres) hectares 232 m² (2500 square feet).

- (b) On lots having an area of 0.6 ha (1.5 acres) or greater, and not exceeding 1.2 hectares (3 acres), 325 m² (3500 square feet).
- (c) On lots having an area of 1.2 ha (3 acres) or greater 436 m² (4750 square feet).
- (9) The maximum floor area of any building accessory to a Dwelling Unit or Tiny Home on Wheels is XX m²
- (10) The maximum floor area of an office building is XX m².
- (11) The maximum floor area of a common building is XXX m².

Conditions of Use

- (12) All Dwelling Units and Tiny Homes on Wheels shall be connected to a community water system and a community wastewater system.

Subdivision Lot Area Requirements (*minimum and average lot areas*)

- (13) No lot having an area less than X hectares shall be created by subdivision in the CR zone.

Site-Specific Regulations

- (14) 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 refer to the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

		Table x.x	
	1	2	3
	Site-Specific Zone	Location Description	Site Specific Regulations
1	CR1(a)	Legal description	(e.g.) Despite x.x(2) above, the maximum number of Dwelling Units and Tiny Homes on Wheels is XX.

New Definition:

“Tiny Home on Wheels” means a small, transportable, permanent dwelling built on a trailer chassis that is designed and intended to be moved from time to time, is not affixed to a permanent foundation, and meets a minimum CSA standard Z240MH or equivalent, or is constructed to the BC Building Code.

Attachment 5 - Draft Maximum Floor area provisions

(SR, RR1, RR2, MBRC, R, UP, AG zones)

Siting and Size

(7) The maximum floor area for a cottage is:

(a) 93 square metres (1001 square feet).

(7.1) The maximum floor area for a dwelling unit is:

(a) 232 m² (2500 square feet) on lots having an area less than 0.6 ha (1.5 acres) hectares;

(b) 325m² (3500 square feet) on lots having an area of 0.6 ha (1.5 acres) or greater and not exceeding 1.2 hectares (3 acres);

(c) 436 m² (4750 square feet) on lots having an area of 1.2 ha (3 acres) or greater.

(8) The minimum setback for any building or structure is:

(a) 8 metres (26 feet) from any front or rear lot line;

(b) 3 metres (10 feet) from any interior side lot line;

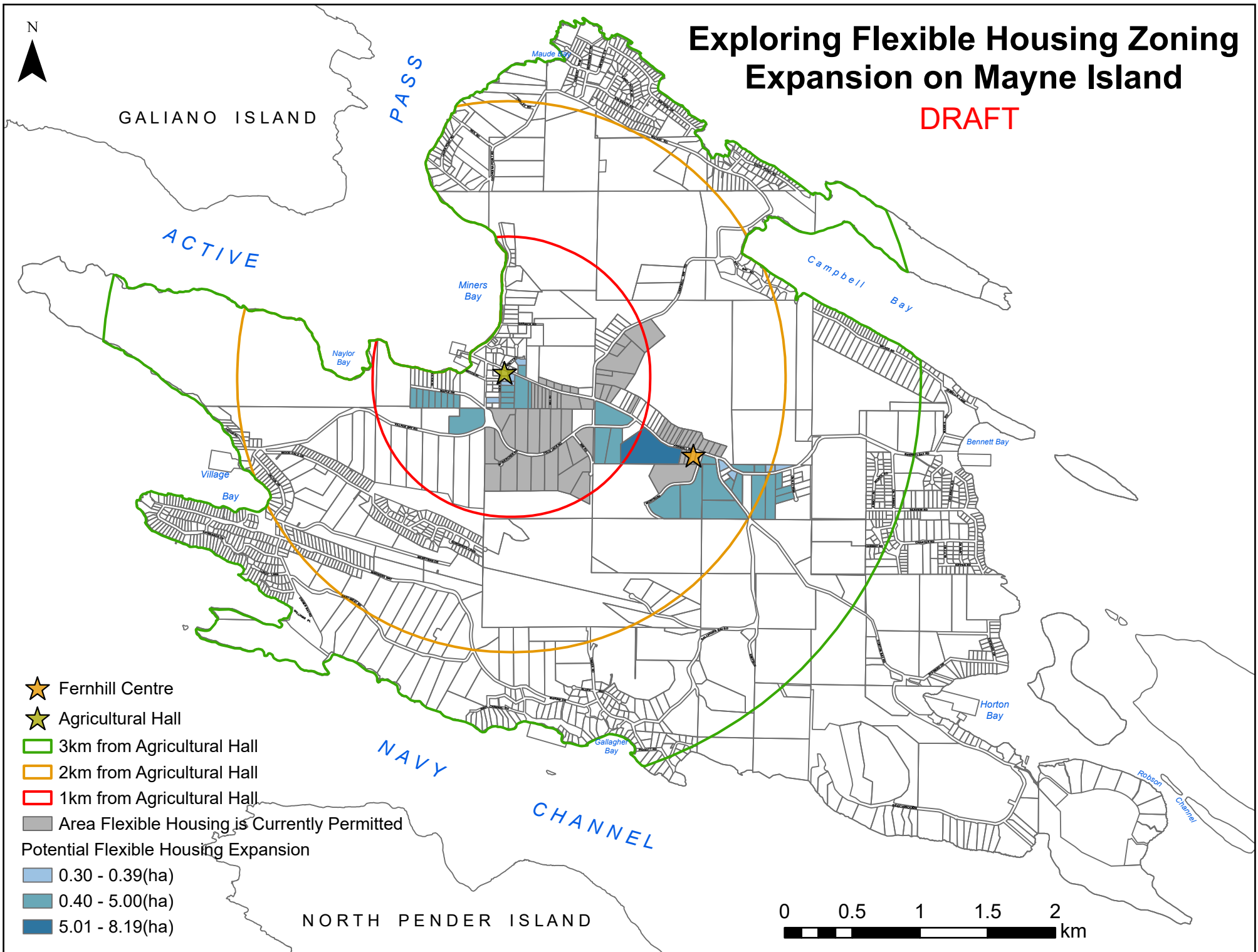
(c) 4.5 metres (15 feet) from any exterior side lot line.

(9) The maximum height for any dwelling unit or cottage is 9 metres (29.5 feet).

(10) The maximum height for any accessory building or structure is 5 metres (16.5 feet).

Exploring Flexible Housing Zoning Expansion on Mayne Island

DRAFT



Mayne Island Housing Options (Phase 2)

Mayne Island LTC

Date: April 28, 2025

Purpose: The purpose of this project is to explore and implement Land Use Bylaw and Official Community Plan amendments that will expand opportunities to build secondary suites and accessory dwelling units, increase opportunities for not for profit and government organizations to build affordable and accessible housing, permit alternative housing approaches and reduce the ecological footprint of new builds.

Background: Housing is one of Mayne Island LTC’s Top Priorities. Significant effort has been invested by the LTC over the years on this issue. The Mayne Island LTC’s most recent work to address the housing challenge on the Island began in 2019 when the Housing Bylaw and Policy Review Project was launched. Through that work a flexible housing project was implemented permitting a number of additional units. This project will build upon previous work.

Objectives

- To implement regulatory/policy changes that provide more flexibility and incentives for increasing accessible and affordable housing while considering impact to ecological and freshwater sustainability.
- To increase opportunities for not-for-profit and government organizations to build housing on Mayne Island.

In Scope

- Research/analysis of existing regulations and policies
- First Nations Engagement
- Public outreach including at least one public meeting
- Consultation with agencies and affected stakeholders
- Bylaw amendment process

Out of Scope

- Unrelated OCP or LUB amendments
- Housing Needs Assessment (to be done at Trust Wide level)

Workplan Overview

Deliverable/Milestone	Date
Early engagement with First Nations	June 2024
Contact potential partners (eg. Habitat for Humanity, CRD, MIHS)	June 2024
LTC review of analysis, issues and opportunities	Sept-Dec. 2024
Community Consultation as needed	Sept – Dec 2024
Bylaw Drafting	May – June 2025
Milestone: First Reading	July 2025
Referrals/ CIM	Sept - Oct.2025
Milestone: Second/Third Reading	October 2025
OCP Amendments to EC/Province	November 2025
Final Adoption	TBD

Project Team

Narissa Chadwick, Island Planner	Project Manager
Emily Bryant	Admin Support
GIS Technician	GIS Support
RPM Approval: Robert Kojima Date: May 6, 2024 Update:	LTC Endorsement: Resolution #: Date:

Budget

Budget Sources: LTC Project Budget (Fiscal 2025/26)		
Fiscal	Item	Cost
2025/26	Consultation (FN, public)	\$2000
2025/26	Public Hearing	\$2000
2025/26	Communications	\$2000
2025/26	Contingency (legal, additional public/stakeholder meetings etc)	\$2000
	Total	\$10,000