

Attachment 1- MayneLiner Article

Mayne Island Housing Review Project – Flexible Housing Zoning

The intent of the Mayne Island Housing Review Project is to support the creation of smaller, more affordable housing units to meet the housing needs of the community.

Phase 1 introduced flexible housing zoning. For the past year the Mayne Island Local Trust Committee (LTC) has been working on Phase 2 of their Housing Options Project.

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 preservation and protection of the environment on Mayne Island.

What is Flexible Housing Zoning?

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 a pilot area on Mayne Island, which was selected based on 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)

Proposed Expansion of Flexible Housing Zoning

A map identifying the existing pilot area and the LTC's proposed expansion can be found at the end of this article.

The proposed expansion of flexible housing zoning, as shown on the map, has been selected based on the following criteria:

- Proximity to amenities (e.g., Miners Bay)
- Exclusion of lots in close proximity to the shoreline, such as those in Miners Bay or along Maple Drive
- Lots over 0.3 hectares
- Safe access to the property (e.g., not accessed by Georgina Point Road)

What Other Options are Being Considered to Increase Housing Options?

Draft bylaw amendments under consideration include support for:

- Requiring worker housing for significant commercial rezonings
- Increasing permitted units in commercial areas
- Expanding secondary suite permissions
- Expanding opportunity for rezoning for non market housing
- Permitting tiny homes through Temporary Use Permits
- Permitting non-profit housing in most land use designations
- Reducing minimum parcel size to facilitate land donation for affordable housing
- Permitting rezoning for small unit clustered housing in suitable areas
- Requiring freshwater cisterns for all new builds
- Updating potable water requirements for subdivision
- Establishing floor area maximums

Questions?

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

You are also encouraged to participate in the Community Information Meeting on July 28th at the Mayne Island Agricultural Hall (430 Fernhill Road) 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.