

Jas Chonk

From: Jesse Guy <jguy@sd64.org>
Sent: Wednesday, October 1, 2025 11:21 AM
To: Jill Jensen; Jas Chonk
Subject: RE: Mayne Island Local Trust Committee Draft Bylaws 196 and 197 Referral - For Response

Good morning Jas,

Thank you for taking the time to reach regarding the School Districts opinion on this matter.

We appreciate being included in the information sharing; however we do not feel it is our place to comment on this item.

Thank you,



Jesse Guy

Secretary Treasurer, CPA CA

School District No. 64 (Gulf Islands)

112 Rainbow Road, Salt Spring Island, BC
V8K 2K3



(250) 537-5548 ext. 0205



jguy@sd64.org



sd64.bc.ca

We gratefully acknowledge that we are on the traditional territory of the Coast Salish People.

From: Jill Jensen <jjensen@sd64.org>
Sent: October 1, 2025 11:13 AM
To: Jesse Guy <jguy@sd64.org>
Subject: FW: Mayne Island Local Trust Committee Draft Bylaws 196 and 197 Referral - For Response



Jill Jensen (she/her)

Superintendent

School District No. 64 (Gulf Islands)

112 Rainbow Road, Salt Spring, BC V8K 2K3

(250)537-5548

jjensen@sd64.org

www.sd64.bc.ca

I gratefully acknowledge that I am on the unceded, shared, and asserted territories of the Coast Salish Hul'q'umi'num' and SENĆOTEN speaking peoples who have been stewards and educators of these lands and waters since time immemorial.

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From: Jas Chonk <jchonk@islandstrust.bc.ca>

Sent: Friday, September 19, 2025 11:33 AM

To: 'LUPRI@gov.bc.ca' <LUPRI@gov.bc.ca>; 'Kris.Nichols@gov.bc.ca' <Kris.Nichols@gov.bc.ca>; 'Aggie Chan' <ACHan@crd.bc.ca>; 'Jessica Arnet' <jarnet@crd.bc.ca>; 'vpid651@outlook.com' <vpid651@outlook.com>; 'bbwdmail@gmail.com' <bbwdmail@gmail.com>; 'cbbid.adm@gmail.com' <cbbid.adm@gmail.com>; 'mayne263@shaw.ca' <mayne263@shaw.ca>; Jill Jensen <jjensen@sd64.org>; Britt Holowaty <bholowaty@islandstrust.bc.ca>

Cc: Narissa Chadwick <nchadwick@islandstrust.bc.ca>

Subject: Mayne Island Local Trust Committee Draft Bylaws 196 and 197 Referral - For Response

You don't often get email from jchonk@islandstrust.bc.ca. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Referral Coordinators,

The Mayne Island Local Trust Committee has asked that its Draft Bylaws 196 and 197 be referred to you for comment. The referral package prepared by Island Planner Narissa Chadwick is attached.

The purpose of Bylaw No. 196 and 197 is to support Mayne Island's need for more affordable housing options. The bylaws help to increase flexibility in zoning to permit additional housing units while balancing the need to preserve and protect the environment. They include the following:

- Updated population projections
- Updated definitions
- Increased flexibility for residential use in commercial areas
- Permission of accessory dwelling units on lots 0.4 ha -0.6ha
- Expansion of flexible housing zoning (permitting multiple units within a max floor area)
- Expanding permission for accessory residential use
- Policy related to permitting small unit cluster housing through rezoning
- TUP guidelines for tiny homes on wheels
- Permitting non-profit housing in most OCP designations
- Permitting a reduction in minimum parcel size to facilitate land for donation to government, not for profit organizations and First Nations
- Requiring freshwater cisterns for new builds
- Updated potable water requirements for subdivision
- Prohibiting groundwater fed swimming pools
- Establishment of floor area maximums
- Permitting RVs as temporary dwellings through Temporary Use Permit

Additional information, including the staff reports and current bylaws, is available at: <https://islandstrust.bc.ca/island-planning/mayne/projects/>

A reply is respectfully requested by **October 20, 2025**.

Should you have any questions, or require further information, please contact Island Planner Narissa Chadwick at 250-405-5189 or nchadwick@islandstrust.bc.ca and she would be happy to answer any questions you may have.

Please direct referral responses to southinfo@islandstrust.bc.ca or by mail to: Islands Trust, Victoria Head Office – 200-1627 Fort Street, Victoria BC V8R 1H8.

Thank you for your time and attention to this matter.

Sincerely,

Jas Chonk (she, her, hers)

Legislative Clerk

Islands Trust

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5164 | islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421



Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOŖÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwəðən, səlilwətaʔ, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṠÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁŁLP, WSIKEM, Xeláltxw, Xwémalhwu, Xwsepsum, and xʷməθkʷəy̓əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

BYLAW REFERRAL FORM
RESPONSE SUMMARY

- ☐
 Approval Recommended for Reasons Outlined Below
- ☐
 Approval Recommended Subject to Conditions Outlined Below
- ☐
 Interests Unaffected by Bylaw
- ☐
 Approval Not Recommended Due to Reason Outlined Below

Mayne Island Local Trust Area

 (Island)

J. Chonk

 (Signature)

 (Date)

196/197

 (Bylaw Number)

 (Name and Title)

 (Agency)



MOUNT PARKE ESTATES IMPROVEMENT DISTRICT

640 Tinker Road, Mayne Island BC V0N 2J2

| | | | |
|----------|------------------|-----------------|--------------|
| Trustees | Robert McFarlane | Chair | 604-603-9626 |
| | Phil Hartley | Trustee | 604-617-7427 |
| | Kim Harris | Trustee | 250-539-9878 |
| | Jackie Henry | Trustee | 778-384-3384 |
| | Gordon Miller | Trustee | 778-980-5103 |
| | Pete Jones | System Operator | 604-812-7400 |

October 12, 2025

VIA EMAIL TO: southinfo@islandstrust.bc.ca

Islands Trust,
200 1627 Fort Street,
Victoria, BC V8R 1H8

ATTENTION: MAYNE ISLAND LOCAL TRUST COMMITTEE C/O NARISSA CHADWICK

RE: DRAFT BYLAWS 196 & 197 (MAYNE ISLAND OFFICIAL COMMUNITY PLAN)

Mount Parke Estates Improvement District (MPEID) wishes to provide you our comments regarding Draft Bylaws 196 and 197, which you have forwarded to Referral Coordinators for comment. Since 1978 MPEID has operated to provide domestic water to 72 properties, with all of that water being sourced from ground water.

As you are likely aware, the Water Sustainability Act regulates entities which distribute water for residential use to greater than one home. Licenses issued under that act strictly limit the volume of water that can be used by the licensee, based on the average consumption in the three years just prior to the license being issued which, in our case is the three years prior to July 2, 2019. You will note the period used was prior to the substantial increase in Mayne Island's population during / since COVID and during a period where significant water conservation measures were already being taken within MPEID's area as well as most or all of the rest of Mayne.

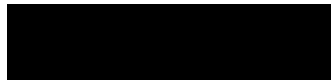
Regrettably, even if the aquifer we use was able to sustain greater demands (which would need to be confirmed), the Water Sustainability Act's limits on volumes used are inflexible. As a result, MPEID could not supply our existing 72 member lots if they were fully built out and occupied – so any further increase in population density within our Improvement District could result in a catastrophic shortage of domestic water. Due to these constraints, our existing bylaws prohibit connection of water piping to any building (or trailer) beyond the principal residence. Due to unacceptable health/contamination risks, homes are not permitted to have a water system connected to both the community water supply and a cistern (or other private water supply).

While we readily acknowledge the need for more affordable housing on Mayne, before density can be increased a workable means to ensure an adequate supply of potable domestic water must first be implemented. While we note there is a reference to cisterns being required for freshwater catchment, the required amounts of water fall FAR short of minimal domestic needs and it is not clear if these cisterns are required to supply potable water, which would require treatment.

We respectfully suggest that, before proceeding with any efforts that will further increase the population density on Mayne, a workable solution for sustainably providing domestic water for the additional population must be identified and funded.

Please feel free to contact me directly should you have questions, concerns, or wish to discuss this matter.

Yours truly,

A black rectangular box redacting the signature of Robert McFarlane.

Robert McFarlane,
Chair

cc. Jeanine Dodds (via email: jdodds@islandstrust.bc.ca)
David Maude (via email: dmaude@islandstrust.bc.ca)

BYLAW REFERRAL FORM RESPONSE SUMMARY

- ☐
 Approval Recommended for Reasons Outlined Below
- ☐
 Approval Recommended Subject to Conditions Outlined Below
- ☐
 Interests Unaffected by Bylaw
- ☐
 Approval Not Recommended Due to Reason Outlined Below

Mayne Island Local Trust Area

 (Island)

J. Chonk

 (Signature)

 (Date)

196/197

 (Bylaw Number)

 (Name and Title)

 (Agency)

From: SouthInfo
Sent: Wednesday, October 22, 2025 9:27 AM
To: Jas Chonk
Cc: Narissa Chadwick
Subject: FW: Referral response to the proposed Bylaws 196 and 197
Attachments: IT Bylaw Form - Oct 2025.pdf; Bennett Bay Water Works District - response to IT bylaws - October 2025.pdf

Mayne Housing Project referral response

Robert Kojima
Regional Planning Manager, Southern Team
Islands Trust | 250.405.5159

From: Bennett Bay Waterworks District <bbwdmail@gmail.com>
Sent: Thursday, October 16, 2025 4:16 PM
To: SouthInfo <SouthInfo@islandstrust.bc.ca>
Subject: Referral response to the proposed Bylaws 196 and 197

Dear Islands Trust Committee,

Thank you for forwarding the referral package for Bylaws 196 and 197 from the Mayne Island Local Trust Committee. We appreciate the opportunity to review the proposed amendments, please find the form and the Board response attached.

Please don't hesitate to contact us should any additional information be required.

--

Ana Prado, Administrator
Bennett Bay Waterworks District
PO Box 26
Mayne Island, BC V0N 2J0
[REDACTED]

BYLAW REFERRAL FORM RESPONSE SUMMARY

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Outlined Below
- ☐ Interests Unaffected by Bylaw
- ☒ Approval Not Recommended Due to Reason Outlined Below

See attached.

Mayne Island Local Trust Area

(Island)

[Redacted Signature]

(Signature)

Oct 16/25

(Date)

196/197

(Bylaw Number)

Robin Walsh, Treasurer

(Name and Title)

Bennett Bay Water District

(Agency)

BENNETT BAY WATERWORKS DISTRICT

PO BOX 26, MAYNE ISLAND, BC VON 2J0



Response to the proposed Bylaws 196 and 197.

October 16, 2025

Attention Islands Trust

Bennett Bay Water Works has a bylaw prohibiting additional connections on properties within our District. Therefore, if a secondary residence or trailer is added to the property, it would not be permitted to connect directly to our water system.

In addition, we have a bylaw that limits monthly water consumption to 3200 gallons per property regardless of the population on the property.

We have two wells servicing our current population and any population increase would be a significant challenge to our water supply.

Mayne Island's drinking water source is groundwater from five aquifers. Islands Trust has not provided any evidence that this water source can sustain the proposed increase in population. Our island already has droughts every summer and these are likely to worsen with climate change.

If our island suffers water shortages in the future where is the plan from Islands Trust to fund a sustainable potable water supply? As an island, we don't have any alternatives to water sources other than rainwater that makes its way to the aquifers or having water trucked in at significant expense.

Residents on Mayne are already following strict water consumption rules and take conservation measures seriously. Any new builds on Mayne should be required to use rainwater for domestic use, something that is cost comparable to a new well. The cisterns proposed in the Bylaws are far too small and would only provide water for an average household for a couple of months.

IT has no idea how many homes would be built. They are guessing about future population growth without a plan for a sustainable drinking water supply. Our water districts are already challenged with infrastructure costs so before governments move ahead to increase the population on Mayne, they need to make a long-term commitment to funding a sustainable potable water supply.

While we recognize the need for affordable housing on Mayne, we have significant concerns about the Islands Trust proposal and therefore our response to Bylaw 196 and 197 is "Approval Not Recommended."

Respectively submitted,

Bennett Bay Waterworks District Board of Trustees.

From: SouthInfo
Sent: Wednesday, October 22, 2025 9:26 AM
To: Jas Chonk; Emily Bryant
Cc: Narissa Chadwick
Subject: FW: Input to Mayne Island Bylaw 196-197
Attachments: Surfside Park Estates Bylaw 196-197.docx

Mayne Housing Project correspondence or referral response

Robert Kojima
Regional Planning Manager, Southern Team
Islands Trust | 250.405.5159

From: Louis Vallee <[REDACTED]>
Sent: Thursday, October 16, 2025 10:08 AM
To: SouthInfo <SouthInfo@islandstrust.bc.ca>
Subject: Input to Mayne Island Bylaw 196-197

Please enter this into the record

Surfside Park Estates

Water system

RE: Islands Trust bylaw 196-197

The Surfside Park Estates Committee is opposed to any increase in water usage, except the existing approved lots, unless the new usage is defined as a new user and pays the appropriate taxes and fees.

Surfside Park Estates water system committee

Louis Vallee

Westly Mulvin

Ken Wall

From: SouthInfo
Sent: Wednesday, October 22, 2025 9:27 AM
To: Jas Chonk
Cc: Narissa Chadwick
Subject: FW: Referral Response - CBBID
Attachments: IT Draft Bylaw 196&197 CBBID Response.pdf

Mayne Housing Project referral response

Robert Kojima
Regional Planning Manager, Southern Team
Islands Trust | 250.405.5159

From: Sean Skiffington <[REDACTED]>
Sent: Saturday, October 18, 2025 6:16 PM
To: SouthInfo <SouthInfo@islandstrust.bc.ca>; CBBID Administrator <cbbid.adm@gmail.com>
Subject: Referral Response - CBBID

Please find attached the Campbell Bennett Bay Improvement District response to the Draft 196/197 proposed bylaws.

Regards

Sean Skiffington
Cell [REDACTED]
[REDACTED]

☒ Approval Recommended Subject to conditions Below

Section 2.33 (1) of the Islands Trust proposed bylaw 196/197 specifically implicates Campbell Bennett Bay Improvement District (CBBID). Our main concern is what impact this will have on the ability of the existing water system to supply water to these new residences. Moreover, CBBID bylaws puts limits on consumption per property regardless of how many residences there are on the property and will not allow additional connections to the single service pipe supplying a property. However, we will recommend subject to the following:

- We require a hydrologic survey of our aquifers or other evidence that our aquifers can support an increased draw. We do not really know what capacity these aquifers have for supplying water, especially as we experience more drought with climate change. We also don't know future climate impacts on our wells.
- IT modifies the bylaw to require toilets be permanently plumbed into the rainwater system in such a way that no cross connection is possible.
- IT modifies the bylaw to increase the required catchment tankage to Qty 3 - 2000 USG storage tanks or equivalent which is enough for toilet flushing over the dry period of the year. The current tankage in the draft bylaw is insufficient.

Additional points:

- Mayne Island does not have any alternatives to water sources other than rainwater that makes its way to the aquifers. How will the Islands Trust support Mayne Islanders if in the future there is potable water shortage?
- Increases in population density will likely mean that existing water infrastructure, tankage, wells, treatment and distribution systems will no longer be adequate.
- Notwithstanding CBBID bylaws, additional dwellings will mean the addition of meters and service boxes. These additions would be at property owners' expense but the labour to do this work for CBBID is scarce.
- As an improvement district, the revenue model is to charge one tax and one toll equally to all properties. Also, CBBID is allowed to charge only one tax per property. Additional required operating revenues would have to be obtained by adjusting the toll for multi-dwelling properties, which would add complexity to the billing process and require more administration time.



October 19, 2025

Islands Trust Bylaw 196 and 197

Attention Islands Trust

Lighthouse Point Waterworks District has existing bylaws that restrict property owners to one connection to our district water system. We have 100 properties on our systems that are all connected to our system.

Additional buildings, tiny homes and trailers are not permitted to be connected to the system. Our bylaws also restrict consumption of the amount of water used on the property. The maximum monthly usage per household no matter the amount of people living in the household is 2400gallons per month, overages can be penalized by the district.

We run off of two wells that are in close proximity to each other and another district well. We monitor monthly usage diligently due to the recent droughts on the gulf islands from 2021 including this year.

Mayne Island residents use water from the 5 aquifers that run through the island footprint. Some of the aquifers are contaminated with arsenic making those systems consume 5 gallons of water to produce 1 gallon of consumable water.

We respect the need for affordable and in general additional housing but to add additional strain on a water supply with no reasonable plan on how to guarantee constant supply of water needs to be addressed.

With this information and no evidence that Islands Trust has completed a thorough analysis of the health of the aquifers and no plan for proper water containment for all residences on Mayne Iland, Lighthouse Point Water Works District does not support the new proposed bylaws 196 & 197.

Sincerely,

Lighthouse Point Water Works District Board of Trustees



Village Point Improvement District

P.O. BOX 3 - MAYNE ISLAND, BC V0N 2J0
PHONE 250-539-2202 Email: vpid651@shaw.ca Web: vpid.ca

October 20, 2025

Dear Mayne Island Local Trust Committee Members:

We are writing in response to your request for comments on Draft Bylaws 196 and 197. We represent the largest Improvement District on Mayne Island, supplying potable water to over 250 households in the northwest of the Island. We have reviewed the proposed changes to Bylaws 144 and 146. Generally speaking, the changes to density on Mayne Island that these bylaw amendments will facilitate will not directly affect our water district, as the large majority of properties in our water district are less than 1 acre in size. There are five lots greater than 1 acre that would be affected by the proposed change to Bylaw 146, Section 5.1. Zoning in our district is exclusively Settlement Residential. So, we are not concerned about effects of the changes on **direct consumption** of water in our district.

On the other hand, the implications of these changes for Mayne Island as a whole is that population size, and consequently overall water demand, will increase. We are very concerned that such changes are being favoured by the Local Trust Committee **in the absence of any evidence regarding the capacity of the aquifers on the island to supply enough water**. The background information provided as justification for the changes focused on the need for additional housing, a need that we acknowledge, but was silent on evidence that we have enough water to meet the increased demand. We urge you to engage the services of experts on hydrogeology and related fields to provide at least a "best guess" assessment of the present and future capacity of Mayne Island's aquifers to supply water. We believe this analysis should be an essential ingredient of any plan aimed at increasing the population of Mayne Island. Not having this information as a justification for the proposed changes strikes us as irresponsible.

Sincerely,



Michael Jones, Chair
Village Point Improvement District, Board of Trustees



Pauquachin First Nation

22-Sep-2025 23:28 UTC

Islands Trust

Attn: Jas Chonk

Proposed Decision: Defer to Coast Salish

Project Name: Mayne Island LTC Draft Bylaws 196 and 197

Date Received: 19-Sep-2025

Pauquachin First Nation's Consultation Spectrum Assessment: Level 1

Pauquachin First Nation is in receipt of the referral for: Mayne Island LTC Draft Bylaws 196 and 197

This area appears to be on/in an area that Pauquachin First Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Pauquachin First Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

Sincerely,

Monty Horton, Lands Governance Officer

Pauquachin First Nation

Tel: 250-937-9195

Email: lands@pauquachin.com



SṪÁUTW FIRST NATION

7728 TETAYUT RD | SAANICHTON, BC | V8M 2E4

SṪÁUTW First Nation
7728 Tetayut Rd
Saanichton BC
V8M 2E4

2025-09-22

Islands Trust
200-1627 Fort St, Victoria, BC, V8R 1H8

SṪÁUTW First Nation File No. 2025-00547

RE: Mayne Island LTC Draft Bylaws 196 and 197 - MA-BLs-196-197

Dear Jas Chonk,

Thank you for your referral to SṪÁUTW First Nation regarding your project on our traditional territory. Due to the nature and location of your project we will defer our comments to the WJOLÉLP Nation. However, we reserve the right to comment or object at a later date if we discover unforeseen impacts to our rights or interests.

If the scope of your project changes, please contact us so we can ensure that our Nation's best interests continue to be protected.

HÍSWKE,

Bel Manson | Referrals Coordinator
referrals@tsawout.ca



Ts'uubaa-asatx Nation
313B Deer Lake Road
Lake Cowichan, British Columbia
V0R 2G0
Phone: 250-749-3301
Fax: 250-749-4286

22-Sep-2025 16:17 UTC

Islands Trust
Attn: Jas Chonk

Project Name: Mayne Island LTC Draft Bylaws 196 and 197
Date Received: 19-Sep-2025
Ts'uubaa-asatx Nations Consultation Spectrum Assessment: Level 3

'Au Si'em:

The project area appears to fall within the Hul'q'umi'num Statement of Intent as submitted to the BC Treaty Commission process, but outside Ts'uubaa-asatx Nation's core title area. Ts'uubaa-asatx Nation would recognize this area as being in close proximity to other Hul'q'umi'num or Nuu-chah-nulth First Nation Tumuhw (lands). As such, I would categorize this as a Level 3 rights area for Ts'uubaa-asatx Nation. Level 3 identifies that Ts'uubaa-asatx Nation had harvesting, trade and Nation to Nation relations, but not necessarily sole title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

However, Level 3, is still considered to be a very high consultation matter as it represents our inter-community cultural activities and shared title and harvesting areas with our Hul'q'umi'num or Nuu-chah-nulth relatives. Despite this we would generally defer to the First Nation(s) whose traditional territory fronts this area. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected.

'Uy' Skweyul,

Monty Horton

Hul'q'umi'num language terms:

'Au Si'em: a term denoting high respect.

'Uy' Skweyul: good day.

Jas Chonk

From: TFN Referrals <referrals@tsawwassenfirstnation.com>
Sent: Tuesday, September 23, 2025 12:50 PM
To: Jas Chonk; SouthInfo
Cc: Sheila Williams; Kelly Scott
Subject: Re: Mayne Island Local Trust Committee Draft Bylaws 196 and 197 Referral - For Response

Hi Jas,

Thank you for the email.

Tsawwassen First Nation (TFN) has no concerns regarding this file, at this time. However, TFN requests all copies of interim and final reports produced for this project.

hay čx^w qə
Thank you

Amelia Cooper, B.A., Cert.
Referrals Analyst
Treaty Rights and Title Department
Tsawwassen First Nation
1926 Tsawwassen Drive, Tsawwassen, BC V4M 4G4
C 604-619-6930



From: Jas Chonk <jchonk@islandstrust.bc.ca>
Sent: Friday, September 19, 2025 11:38 AM
To: TFN Referrals <referrals@tsawwassenfirstnation.com>
Cc: Narissa Chadwick <nchadwick@islandstrust.bc.ca>; Reconciliation <Reconciliation@islandstrust.bc.ca>
Subject: Mayne Island Local Trust Committee Draft Bylaws 196 and 197 Referral - For Response

Dear Tsawwassen First Nation Referrals Coordinator(s),

Islands Trust respectfully acknowledges that the Islands Trust works within your unceded traditional territory.

We are reaching out to seek feedback from Tsawwassen First Nation on Mayne Island Local Trust Committee Draft Bylaws 196 and 197.

The purpose of Bylaw No. 196 and 197 is to support Mayne Island's need for more affordable housing options. The bylaws help to increase flexibility in zoning to permit additional housing units while balancing the need to preserve and protect the environment. They include the following:

- Updated population projections

- Updated definitions
- Increased flexibility for residential use in commercial areas
- Permission of accessory dwelling units on lots 0.4 ha -0.6ha
- Expansion of flexible housing zoning (permitting multiple units within a max floor area)
- Expanding permission for accessory residential use
- Policy related to permitting small unit cluster housing through rezoning
- TUP guidelines for tiny homes on wheels
- Permitting non-profit housing in most OCP designations
- Permitting a reduction in minimum parcel size to facilitate land for donation to government, not for profit organizations and First Nations
- Requiring freshwater cisterns for new builds
- Updated potable water requirements for subdivision
- Prohibiting groundwater fed swimming pools
- Establishment of floor area maximums
- Permitting RVs as temporary dwellings through Temporary Use Permit

Please visit our project webpage at <https://islandstrust.bc.ca/island-planning/mayne/projects/> for relevant background information on the Housing Options Project.

We are interested in knowing how you might like to work with us to provide feedback and can meet with you at your convenience. We understand that there may be information in the document that prompt questions and encourage you to get in touch for any clarification that would help inform your referral response. We respectfully request your referral response on, or before, **November 17, 2025**. Please be in touch if you would need more time.

We look forward to working with you on recommendations to further refine the bylaw so that Islands Trust can have a stronger foundation from which to deepen its cooperation with Indigenous Governing Bodies on planning and land use management decisions that affect the islands and waters of the Salish Sea.

Please contact Narissa Chadwick, Island Planner at nchadwick@islandstrust.bc.ca or 250-405-5189 if you would like any further information about the bylaws or its development and approvals process.

Please direct referral responses to southinfo@islandstrust.bc.ca or by mail to: Islands Trust, Victoria Head Office – 200-1627 Fort Street, Victoria BC V8R 1H8.

Thank you for your time and attention to this matter.

Sincerely,

Jas Chonk (she, her, hers)

Legislative Clerk

Islands Trust

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5164 | islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421



Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOŖÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwəθən, səliwətaʔ, SEMYOME, shíshálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṠÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLELP, WSIKEM, Xeláltxw, Xwémalhkwwu, Xwsepsum, and xʷməθkʷəy̓əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.

From: Emery Sanderson <Emery.Sanderson@cowichantribes.com>
Sent: Wednesday, October 15, 2025 11:55 AM
To: SouthInfo
Cc: Bernette Laliberte; Bethany Coulthard; Eduardo Sousa; Tim Kulchyski; Wayne Paige Jr; Jas Chonk; Narissa Chadwick; Reconciliation
Subject: Re: Mayne Island Local Trust Committee Draft Bylaws 196 and 197 Referral - For Response
Attachments: Mayne Island Bylaw 196 & 197 Letter - FINAL.pdf

Hello,

Please find the attached correspondence from Cowichan Tribes regarding Mayne Island Local Trust Committee Draft Bylaws 196 and 197. We look forward to see how Islands Trust will incorporate our feedback into the final Bylaws.

Thank you,

Emery Sanderson

Referrals Advisor

Cowichan Tribes, Lulumexun

Phone: 250-732-7874

Email: emery.sanderson@cowichantribes.com

>>> Jas Chonk <jchonk@islandstrust.bc.ca> 2025-09-19 11:35 AM >>>

Dear Cowichan Tribes Referrals Coordinator(s),

Islands Trust respectfully acknowledges that the Islands Trust works within your unceded traditional territory.

We are reaching out to seek feedback from Cowichan Tribes on Mayne Island Local Trust Committee Draft Bylaws 196 and 197.

The purpose of Bylaw No. 196 and 197 is to support Mayne Island's need for more affordable housing options. The bylaws help to increase flexibility in zoning to permit additional housing units while balancing the need to preserve and protect the environment. They include the following:

- Updated population projections
- Updated definitions
- Increased flexibility for residential use in commercial areas
- Permission of accessory dwelling units on lots 0.4 ha -0.6ha
- Expansion of flexible housing zoning (permitting multiple units within a max floor area)
- Expanding permission for accessory residential use
- Policy related to permitting small unit cluster housing through rezoning
- TUP guidelines for tiny homes on wheels

- Permitting non-profit housing in most OCP designations
- Permitting a reduction in minimum parcel size to facilitate land for donation to government, not for profit organizations and First Nations
- Requiring freshwater cisterns for new builds
- Updated potable water requirements for subdivision
- Prohibiting groundwater fed swimming pools
- Establishment of floor area maximums
- Permitting RVs as temporary dwellings through Temporary Use Permit

Please visit our project webpage at <https://islandstrust.bc.ca/island-planning/mayne/projects/> for relevant background information on the Housing Options Project.

We are interested in knowing how you might like to work with us to provide feedback and can meet with you at your convenience. We understand that there may be information in the document that prompt questions and encourage you to get in touch for any clarification that would help inform your referral response. We respectfully request your referral response on, or before, **November 17, 2025**. Please be in touch if you would need more time.

We look forward to working with you on recommendations to further refine the bylaw so that Islands Trust can have a stronger foundation from which to deepen its cooperation with Indigenous Governing Bodies on planning and land use management decisions that affect the islands and waters of the Salish Sea.

Please contact Narissa Chadwick, Island Planner at nchadwick@islandstrust.bc.ca or 250-405-5189 if you would like any further information about the bylaws or its development and approvals process.

Please direct referral responses to southinfo@islandstrust.bc.ca or by mail to: Islands Trust, Victoria Head Office – 200-1627 Fort Street, Victoria BC V8R 1H8.

Thank you for your time and attention to this matter.

Sincerely,

Jas Chonk (she, her, hers)

Legislative Clerk

Islands Trust

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5164 | islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421



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Cowichan Tribes
LULUMEXUN – Land & Natural Resources
5762 Allenby Road
Duncan, BC V9L 5J1
Phone: 236.800.4023 Fax: 250.748.3633



October 15, 2025

Islands Trust
Victoria Head Office
200-1627 Fort Street,
Victoria, B.C., V8R 1H8

Correspondence via email: southinfo@islandstrust.bc.ca

Dear Bylaw Project Team,

Thank you for the referral on Bylaws 196 and 197. While we acknowledge the importance of increasing housing options in principle, Cowichan Tribes has a number of practical concerns we want Islands Trust to consider as these bylaws are refined and put into practice.

First, please ensure that any ground disturbance includes strong measures for management of invasive species and for stewarding the land so native plant species are at less risk. New developments should make best efforts to maintain mature trees (especially cedar, arbutus, and garry oak) and avoid unnecessary loss of other important flora.

Secondly, with rapidly increasing developments, water is a major concern. The cistern requirements and potable water rules in the draft are a step in the right direction, but changes that allow more units (e.g. as mentioned, clustered tiny homes or parks) must be tied to clear, enforceable water supply and wastewater capacity standards so that aquifers and community systems aren't overstressed. The concern was also raised about the need for stormwater runoff controls, especially considering the pollutants (e.g., 6PPD-quinone) that would be contained within.

Third, we also want to be sure that archaeological and culturally sensitive sites, slopes susceptible to erosion, and aquifer recharge areas are actively excluded from flexible-housing designations in practice, not only in the policy language.

Finally, we would like Islands Trust to consider the impact of cumulative effects. Several small relaxations in development standards in terms of intensity of units including location can quickly add up to major changes in water quality and quantity, impacts to shorelines, and the land's ability to maintain healthy ecosystems over time.

Cowichan Tribes is available to discuss practical mitigation and monitoring opportunities as the process for these bylaws moves forward. For correspondence and file delivery, please continue to be in touch with Emery Sanderson, Cowichan Tribes Referrals Advisor, emery.sanderson@cowichantribes.com.

Huy tseep q'u,



Eduardo Sousa

A/Lead Referrals Advisor, Lulumexun, Cowichan Tribes

cc:

Wayne Paige Jr., WaPaige@cowichantribes.com, A/Associate Director, Lulumexun, Cowichan Tribes

Bethany Coulthard, Bethany.coulthard@cowichantribes.com, A/Director, Lulumexun, Cowichan Tribes

Bernette Laliberte, bernette.laliberte@cowichantribes.com, Senior Biologist, Lulumexun, Cowichan Tribes