

11.6 MA-RZ-2023.2 (CRD) – Staff Report

Island Planner Chadwick summarized the staff report and highlighted the following:

- The report presents draft bylaws related to the rezoning of the St. John Point Park from the split zoning of Agriculture and Rural to Agriculture and Resource Conservation
- The Agricultural Land Commission has approved the non-farm use of the portion of the Park Entrance Hub that is within the Agricultural Land Reserve
- The Agricultural zoned portion of the property will contain the parking lot and Park Entrance Hub and the remainder of the parcel will be rezoned to Resource Conservation
- The Resource Conservation zone maintains the passive park permission that allows the trails that the Capital Regional District maintains
- The Park Entrance Hub will feature a park entrance sign, visitor kiosk, expanded parking lot, bicycle rack and pump-out toilet
- The Park is currently designated as a passive park which prohibits driveways and parking lots and the proposed Park Hub requires a rezoning application to allow its development under site specific zoning
- Direction to initiate referrals was provided by the Local Trust Committee at a previous meeting and draft bylaws are being presented for review prior to being sent out for referral

The applicant was in attendance and available for answer questions.

The Local Trust Committee requested that each feature assigned to the Park Entrance Hub specify a number and the Bylaw should state twenty parking spaces, one entrance sign, one kiosk, one bicycle rack, and one pump out toilet building.

MA-2025-015

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee Draft Bylaw 194 cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2024” be read a first time.

CARRIED

MA-2025-016

It was MOVED and SECONDED,

that the Mayne Islands Local Trust Committee Draft Bylaw 195 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2024” as amended be read a first time.

CARRIED

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Mayne Island Housing Project – Staff Report

Island Planner Chadwick stated the Project Charter had been updated to reflect revised project timelines and costs and noted that follow up to previous discussions was required prior to drafting bylaws for first reading.

Discussion ensued and the following comments were recorded:

- Draft bylaw language for cottages on smaller lots states one cottage is permitted on lots 1 acre to 1.5 acres where the total combined floor area of all dwellings does not exceed 2500 square feet
- Trustees previously established criteria for expansion of an area to permit flexible housing including proximity to services and transportation routes and a map was provided which highlighted areas within 1km, 2km, and 3km from the Agricultural Hall that identifies properties that could be considered for flexible housing as well as areas of exclusion including those with saltwater intrusion and two areas with road safety concerns due to flooding
- Consider of additional density beyond zoning from Rural to Settlement Residential on Montrose property should be considered in the context of a rezoning and not pro actively rezoned as there are a number of questions that would need to be explored.
- The Planner clarified properties that are less than 1.5 acres are permitted one additional dwelling unit provided the combined floor area does not exceed 2500 square feet, parcels 1.6 to 3 acres in size are allowed two dwellings and one cottage, and lots 3 acres to 5 hectares are permitted three dwellings and one cottage
- Georgina Point was identified as an area to be excluded due to road conditions; however, some residents in the area have expressed interest
- A mail out, or other means of advertising, can invite expressions of interest from landowners that might wish to be included in flexible zoning

MA-2025-017

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.

CARRIED

MA-2025-018

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.

CARRIED

- Exploration of a reduced cost Temporary Use Permit to allow Recreational Vehicles as dwellings can be done as an implementation action as part of the project
- The Planner confirmed the recommendation of a 18,000-litre cistern for all new builds can be supported by cistern sizes available for sale on Vancouver Island and that the cistern size requirements for dwellings under 1000 square feet can also be supported
- It was clarified that there is opportunity for an individual to apply for a variance for consideration of alternative sources for proof of potable water and if the Local Trust Committee approved said variance, as supported by a

report from an appropriate registered professional and with a covenant in place, the Provincial Approving Officer (PAO) may be supportive of allowing an alternative source; however, approval by the PAO is not guaranteed

- The Comprehensive Development Two Zone allows visitor accommodation, residential dwellings, employee housing, and accessory dwelling units and staff analysis determined that allowing flexibility for residential use of units within the zone permitted for tourist accommodation not be proactively zoned due to uncertainty regarding the availability and quality of freshwater
- Staff have initiated a conversation with the Capital Regional District (CRD) related to their ability to hold and manage land that has been donated for affordable housing and the CRD indicated it is possible but would need to be examined on a case by case basis.
- There is a desire to develop alternative language to be used to specify clustered tiny home parks

MA-2025-019

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee endorse the revised project charter for the Mayne Island Housing Options project.

CARRIED

MA-2025-020

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee request staff incorporate the following into draft bylaws for the Mayne Islands Housing Options Project:

- Permitting one cottage on lots 0.4 hectares (1 acre) – 0.6 hectares where total combined floor areas of all dwellings does not exceed 232m² (2500 square feet)
- Expanding flexible housing zoning as recommended by staff based on the Map in Attachment 2
- Permit RVs as a temporary dwelling if an active building permit for a permanent dwelling is in place
- Reduced cistern size requirements for dwellings under 1000 square feet

CARRIED

13. REPORTS

13.1 Work Program Reports

13.1.1 Active Projects Report Dated April 2025

Received for information.