

13. LOCAL TRUST COMMITTEE PROJECTS

13.1 Housing Review - Staff Report

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

- To date the Local Trust Committee has agreed to:
 - Requiring worker housing for significant commercial rezonings
 - Increasing permitted units in a commercial area
 - Expanding secondary suite permissions
 - Allowing rezoning for non market housing
 - Permitting tiny homes through Temporary Use Permit
 - Permitting non-profit housing in most land use designations
 - Permitting a reduction in minimum parcel size to facilitate donation for affordable housing
 - Requiring freshwater cistern for new builds
 - Updating potable water requirement for subdivision
 - Prohibiting groundwater fed swimming pools
 - Establishing floor area maximums
- An article outlining the flexible housing zoning project has been developed for publication in the MayneLiner
- A community information meeting can be scheduled to be held during the July regular business meeting

Discussion ensued and the following comments were noted:

- The Local Trust Committee requested the project be referred to the Advisory Planning Commission for review and comment
- The criteria identified to determine flexible housing zoning needs to be communicated
- Include a color map identifying properties suited to flexible housing zoning as part of the MayneLiner article
- Add a parks and protected areas layer to the map
- Exclude language prohibiting groundwater fed swimming pools from the MayneLiner article but include the prohibition in the Official Community Plan amendments
- The 200-metre setback from the sea consideration might have a future effect of establishing a precedent unrelated to flexible housing and should instead state no flexible housing is allowed on waterfront properties

The Local Trust Committee reviewed a map and identified additional areas that are suited for consideration of pre-zoning to permit small unit clustered housing.

MA-2025-027

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee request staff to review criteria for small unit clustered dwellings on appropriate lots.

CARRIED

MA-2025-028

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee request staff to develop a model zone for small unit clustered dwellings.

CARRIED

MA-2025-029

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee approve the draft MayneLiner article as amended related to flexible housing zoning.

CARRIED

MA-2025-030

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee request staff to use the following criteria when evaluating the suitability of a property for flexible housing zoning consideration of:

- Not being on waterfront
- Archaeological areas and buffers
- Sensitive ecosystems
- Freshwater recharge impact
- Steep slopes hazard

CARRIED

MA-2025-031

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee request staff refer relevant staff reports and minutes related to the housing project to the Advisory Planning Commission for comment with particular focus on RVs, flexible housing locations, expanding secondary suites to water districts, floor area maximums, and potential for a model zone for clustered dwellings.

CARRIED

MA-2025-032

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee request staff schedule a Community Information Meeting to be held July 28, 2025 at the Mayne Island Agricultural Hall at the start of the Local Trust Committee regular business meeting.

CARRIED

14. REPORTS

14.1 Work Program Reports

14.1.1 Active Projects Report Dated May 2025

Received for information.