



Memorandum

Date: August 1, 2025 File No: 12-08-6500-20
To: Mayne Island Island Advisory Planning Commission MA Housing Options
From: Narissa Chadwick, Island Planner
Re: Mayne Island Housing Review Project – Advisory Planning Commission Referral

At the May 26, 2025 meeting the Mayne Island Local Trust Committee (LTC) passed the following resolution:

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

Staff have waited until draft bylaws were presented to the LTC on July 28th, 2025 to send the request to the APC. The bylaws have now been read for the first time. Staff note that the expansion of secondary suite permission to include water districts was removed prior to first reading. Additional amendments included:

- LUB- Addressing an inconsistency with respect to cistern requirements to ensure that it is clear that larger cisterns are required for all lots > 93 square metres (1001 square feet) including in flexible housing zoning areas.
- OCP – updating wording related to “critical aquifer recharge” considerations related to criteria for expanding flexible housing zoning.

The bylaws as amended are posted on the project website as well as all of the other relevant staff reports: <https://islandstrust.bc.ca/island-planning/mayne/projects/> .

The model zone for clustered small unit housing is attached as well as the relevant minutes related to the housing project.

In order for the APC input to be considered at the September 29th regular LTC meeting, APC comments will need to be provided to staff by September 12th, 2025.

Please contact the Island Planner Narissa Chadwick nchadwick@islandstrust.bc.ca / 250-405-5189 if you have any questions. Note that Narissa will be away until August 18th. Regional Planning

Manager Robert Kojima is available to answer questions in her absence
rkojima@islandstrust.bc.ca / 250-405-5159.

Sincerely,

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