



DATE OF MEETING: June 14, 2023
 TO: Mayne Island Local Trust Committee
 FROM: Narissa Chadwick, Island Planner
 Southern Team
 COPY: Renee Jamurat , Regional Planning Manager
 SUBJECT: 2023 OCP and LUB Minor Amendments

RECOMMENDATION

1. **That the Mayne Island Local Trust Committee request staff develop a Project Charter for the 2023 Mayne Island OCP and LUB Minor Amendments Project.**
2. **That the Mayne Island Local Trust Committee request staff to include topics identified by the LTC at the June 14, 2023 LTC regular meeting in the OCP and LUB Minor Amendments Project.**

REPORT SUMMARY

The purpose of this staff report is to identify potential topics to be included in the OCP and LUB Minor Amendments Project.

BACKGROUND

At their May 29, 2023 regular LTC meeting the Mayne LTC passed the following resolution:

MA-2023-025

It was Moved and Seconded,

that the Mayne Island Local Trust Committee ask staff to move Land Use Bylaws review to the Priority Projects list

Additional relevant resolution adopted at the May 29, 2023 regular LTC meeting:

MA-2023-032

It was Moved and Seconded,

that the Mayne Island Local Trust Committee ask staff to add mooring buoys to the Land Use Bylaw Review.

In addition to passing the above resolution, the LTC also requested staff to include the use and definition of shipping containers in the LUB review.

Staff followed up with each Trustee to identify other items they would like to consider adding to the LUB review.

POTENTIAL ITEMS FOR LUB REVIEW

The following list was informed by Trustee input.

- Bennett Estate (Naylor Drive) - Clarify mapping on the zoning
- Definition of Patios – allow within the setback from the sea.
- Seawalls – consider wording that allows them under certain circumstances
- Define accessory buildings to include or exclude shipping containers
- Define shipping containers
- Mooring Buoys- review zoning
- Church property – consider removal of ‘Seniors’
- Define ‘Motor Vehicle’ (Staff note: should not be different than provincial definition)
- Define ‘Tiny Home’ (Staff note: have definition for “tiny home on wheels”)
- Permitted livestock – make more generic as opposed to specifying types of animals
- SR Zone – increasing the number of accessory buildings on larger properties 1
- Accessory building height – 16.5 feet in some zones is very limiting
- Outhouses – defining and permitting in all zones.
- Resource Conservation Zone - remove permission for ‘utility shed’ or provide a limiting definition
- Contractors yard – look at a broader zoning definition
- Agricultural Hall properties - create a separate zone that addresses setbacks
- Thrift Store – change zoning in line with existing TUP
- Personal watercraft - define and regulate
- Property adjacent to BC Ferries – change zoning to accommodate community use

An additional item to consider, recently raised by the CRD is:

- Rezoning of CRD land adjacent to Mt. Parke for park use (this would involve a change in the OCP land designation as well)

Action required: LTC confirm which topics to include in the LUB Review Project.

Topics can include those identified above as well as additional topics that are minor in nature. Additional topics may be included as the project progresses. However, this will result in a longer project timeframe.

Rationale for Recommendation

The Mayne LTC has identified the LUB Review project as a priority project for this fiscal year. If topics to be addressed are minor in nature, this can be done as a minor project. The Mayne LTC currently does not have a minor project in process.

ALTERNATIVES

1. Request further information

The LTC may request further information before proceeding with the project

2. Do not proceed with the project

The LTC may choose not to proceed with the project.

NEXT STEPS

If the LTC supports the staff recommendations:

- Staff will develop a project charter

Submitted By:	Narissa Chadwick RPP, Island Planner	June 15, 2023
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	June 15, 2023