



# STAFF REPORT

File No.: 12-08-6500-20- 2023

OCP and LUB Minor Amendments

DATE OF MEETING: July 31, 2023  
TO: Mayne Island Local Trust Committee  
FROM: Narissa Chadwick, Island Planner  
Southern Team  
COPY: Robert Kojima , Regional Planning Manager  
SUBJECT: 2023 OCP and LUB Minor Amendments

## RECOMMENDATION

- 1. That the Mayne Island Local Trust Committee approve the Project Charter for the 2023 Mayne Island OCP and LUB Minor Amendments Project.**

## REPORT SUMMARY

The purpose of this staff report is to present the project charter for the Mayne Island OCP and LUB Amendments Project for endorsement by the Mayne LTC.

## BACKGROUND

At their June 2023 regular LTC meeting the Mayne LTC passed the following resolutions:

*That the Mayne Island Local Trust Committee request staff develop a Project Charter for the 2023 Mayne Island OCP and LUB Minor Amendments Project.*

*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.*

## ITEMS FOR LUB REVIEW

The following list of topics have been confirmed by the LTC to be included in the OCP and LUB Minor Amendments Project.

Land Use Bylaw Items to Consider	
Item	Background
Bennett Estate (Naylor Drive)	Clarify mapping and the zoning
Definition of Patios	Consider allowing within the setback from the sea
Seawalls	Differentiate between hard and soft, what kind should be permitted and not permitted
Shipping containers	Identify how to manage (eg. define as accessory buildings)
Mooring Buoys	Review regulatory jurisdiction
Church property	Remove restriction related to seniors housing only
Define Motor Vehicles	To address derelict structures on wheels. Should not be different then provincial definition.

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Review permitted livestock	Make more generic as opposed to specifying type of animal. Consider lot size
Accessory Buildings in SR Zone	Evaluate existing size. Potentially increase size.
Outhouses	Define and permit in all zones.
Resource Conservation Zone	Remove permission for 'utility shed' or provide a limiting definition.
Contractors Yards	Allow in more areas. Identify what is acceptable in residential areas.
Agricultural Hall property	Address setback (0 setback?)
Thrift Store	Change zoning in line with existing TUP
Personal watercraft	Define and regulate...allow storage?
Property adjacent to BC Ferries	Change zoning to accommodate community use.
Lot line adjustment between neighbours	Review subdivision and servicing regulations
Rezoning for CRD land adjacent to Mt. Park	If CRD is ready to rezone
Campbell Bay Musicfest (to be discussed)	Rezone to make TUP permissions permanent
<b>Official Community Plan Items to Consider</b>	
<b>Item</b>	<b>Background</b>
Rezoning for CRD land adjacent to Mt. Park	Would require a change to OCP land designation.
Requiring landowners applying for rezoning to talk to neighbours	See Hornby OCP Policy 6.1.8
First Nations Acknowledgment	Short acknowledgement reflecting Broader Trust Council messaging

### 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. Make Changes to the Project Charter Prior to Endorsing**

The LTC may make changes to the project charter. If this is the case they will need to be specific about what changes are requested.

**3. 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 review and provide feedback on proposed amendments .

Submitted By:	Narissa Chadwick RPP, Island Planner	July 19, 2023
Concurrence:	Robert Kojima, Regional Planning Manager	July 19, 2023

### ATTACHEMENTS

1. Draft Project Charter