



Islands Trust

AGENDA

SALT SPRING ISLAND HOUSING ACTION PROGRAM TASK FORCE

Date: Thursday May 5, 2022
Time: 10:00 AM
Location: Salt Spring Island Baptist Church - Lower Hall, 520 Lower Ganges Road

- | | |
|---|----------------------|
| 1. AGENDA | 10:00 - 10:05 |
| 1.1. Approval of Agenda | |
| 2. MINUTES OF PREVIOUS MEETINGS | 10:05 – 10:10 |
| 2.1. Draft minutes of the April 20, 2022 – HAPTF Meeting – For adoption | Page 2 |
| 3. DISCUSSION ON RAINWATER HARVESTING | 10:10 – 10:40 |
| 3.1. Ken Nentwig – Kenwood Design Associates | Page 5 |
| 4. ADMINISTRATIVE UPDATE | 10:40 – 11:25 |
| 4.1. Project budget | |
| 5. OTHER BUSINESS | 11:25 – 12:00 |
| 5.1. Minute Taking at alternate meeting | |
| 5.2. Mayne Island Local Trust Committee Flexible Housing Project Bylaw Proposal | Page 13 |
| 5.3. Solutions Matrix | |

6. ADJOURNMENT

ATTACHMENTS



Salt Spring Island Housing Action Program Task Force Minutes of a Regular Meeting

Date of Meeting: Wednesday, April 20, 2022

Location: Baptist Church, Lower Level Meeting Room
520 Lower Ganges Road, Salt Spring Island

Members Present: Rhonan Heitzmann, Chair
Yvonne Saunders
Stanley Shapiro
Jessica Terezakis
Bryce Chapman
Frejya Skye
Maïkan Bordeleau
Daniel Wood

Regrets: Kerrie Proulx, Vice Chair
Nejmah Guermoudi

Absent: None

Staff Present: Rob Pingle, Recorder

Others Present: Laura Patrick, Local Trustee

These minutes follow the order of the agenda although the sequence may have varied.

The meeting was called to order at 5:02 p.m. Chair Heitzmann welcomed the Task Force members and humbly stated gratitude to live and work in Coast Salish First Nations treaty and traditional territory.

1. AGENDA

It was suggested that Draft Bylaw No. 530 - Accessory Dwelling Units - Staff Report Discussion be added to the agenda as item 4.2.

By general consent, the agenda was adopted as amended.

2. MINUTES OF PREVIOUS MEETINGS

2.1 Draft Minutes of the April 7, 2022 Meeting

By general consent, the minutes of the April 7, 2022 Housing Action Program Task Force meeting were adopted.

DRAFT

1

Member Bordeleau arrived at 5:08 p.m.

3. ADMINISTRATIVE UPDATE - NONE

4. OTHER BUSINESS

4.1. Matrix Review

There was discussion about the purpose of the matrix.

In discussion the following points were raised:

- It will identify land use change tools that should be implemented by the LTC.
- It could result in an omnibus bylaw update that could address all the needs identified by the Task Force.
- The committee needs to create items that can be shared with the public to present these changes.
- A timeline for completion was suggested as the end of June.
- The highlighting of the parts in the Official Community Plan (OCP) that support the Task Force goals is needed.

4.2. Draft Bylaw No. 530 - Accessory Dwelling Units (ADU) - Staff Report Discussion

In discussion the following points were raised:

- It is believed that a registry is too difficult to implement.
- Trustee Patrick noted it was given first reading and that she is encouraging a wide referral process.
- Anywhere a seasonal cottage is allowed an ADU should be allowed.
- The Development Variance permitting for 116 Collins Road was regarded as the need for a kitchen in a workshop.
- The building code process requires a permit to allow a dwelling in an accessory building.
- The idea of preserve and protect was noted as an encouragement to densify the Ganges core.
- The size of the lot allowed to include this development was noted as needing to be less than 1.2 ha.
- That a quota should be used in this process to remove potential for development over a certain carrying capacity.
- The need for a housing authority.
- The difference between an ADU requiring more than 1.2 ha and a secondary suite being allowed on smaller lots.
- The distance between wells and septic systems was identified as the need to have 1.2 ha lot size with two dwellings on it.
- The requirements for building inspection to address septic system sizes.
- The Juan De Fuca Land Use Bylaw language on Detached Accessory Suites should be used here.

- The promotion of ADUs preserves more land because it increases density and is therefore closer to the preserve and protect mandate.
- Consideration of who is needed in our community and develop regulations around those needs.
- The introduction of a rezoning model that ensures a rezoning is successful if conditions are met such as conservation of land.
- Amenity trading is dangerous and should be strictly regulated.
- The creation of villages that are compact and turning more land into public use.
- The concept of terraced cottages was raised as a positive for these areas.
- The home plate concept was suggested as a way to avoid a few large lots subdivided from a larger parcel so smaller lots are created and a large protected lot is maintained.
- The consideration of the Conservation Subdivision idea explored on Pender Island.
- The consideration of Mayne Island Flexible Housing Project which has received first reading.

5. ADJOURNMENT

The meeting was adjourned at 7:01 p.m.

Rhonan Heitzmann, Chair

CERTIFIED CORRECT:

Rob Pingle, Recorder

KENWOOD DESIGN ASSOCIATES

Rainwater Harvesting Consultancy Site and Landscape Planning



KDA collaborates with professionals in engineering, architecture, soils, and landscape in developing comprehensive rainwater harvesting/management projects. Along with suppliers and contractors, KDA is at the forefront of this new 'industry' in planning and implementation, with work based on the CSA B805-18 Rainwater Standard.

Ken Nentwig is a retired landscape architect, and continues as an educator and trainer in RWH across Canada and in the US. Ken is the Lead Trainer for CANARM (Canadian Association for Rainwater Management), and is certified by and an approved Trainer in the ASSE 21000 Rainwater Catchment Systems certification program (US). He is also a member of the working group for the CSA document, and has developed the online webinars for the CANARM RWH certification based on CSA B-805-18.

Through KDA, the following consultation and educational opportunities are offered:

FEASIBILITY REPORTS

- System parameters and demand/use requirements
- Evaluation of climate, supply, demand, and spatial variables
- Potential alternatives or environmental solutions

RAINWATER HARVESTING SYSTEM DESIGN and IMPLEMENTATION

- Simple system design, including parts list and recommended suppliers
- Involved system design, parts lists, contract negotiation and management
- Collaboration with architects, engineers, landscape architects, municipalities....
- Supervision of contractors and suppliers on a project-by-project basis

RAINWATER HARVESTING SYSTEM EVALUATION

- Identification, analysis, and performance testing (with specialists)
- Recommendations and followup for system quality output
- Inspection of RWH systems based on the CSA Standard 'Water Safety Plan'

LANDSCAPE SOLUTIONS TO STORMWATER MANAGEMENT

- Rain gardens and bio swales, and related water management methods
- Soak pits and other ground recharge structures

PUBLIC AWARENESS and GROUP WORKSHOP SESSIONS

- Interest groups, education facilities, garden clubs, professional associations
- Municipal, professional associations, post-secondary trade schools

Involvements:

CANARM (Canadian Association for Rainwater Management) founding Director, 2012
BC Governor and Lead Trainer, 2013 to present
Training programs since 2013 - over 160 trained in BC
Current online webinar training based on CSA B805-18 document

ARCSA (American Rainwater Catchment Systems Association)
Education Committee member, 2015 to present; current Education Committee co-chair
ARCSA/ASSE Trainer, training program development
ASSE/ARCSA working and technical committees, U.S. Certification Program

CSA (CSA Group)
Working group, CSA B805-18 / ICC B805 2018 Rainwater Standard, 2013 to present

Presentations and Training Sessions (partial - to end of 2019)

2019 Nov Sooke Transition Town Society, Sooke
2019 Oct Van Isle Water Show (Van Isle Water sponsored), Victoria
2019 Sep Vancouver Island Homesteading Fair, Cowichan Station
2019 Aug Local 32, ASSE / ARCSA Certification, Seattle WA
2019 Apr Composting Education Centre, Victoria
2019 Apr CWSA (Coastal Water Suppliers Association), Nanaimo
2019 Mar WCOWMA (Western Canada Onsite Water Mngmt Assoc), Nanaimo
2019 Jan CRD (Capital Regional District), Victoria
2018 Nov IIABC (Irrigation Industry Association BC), Nanaimo
2018 Oct Van Isle Water Show (Van Isle Water sponsored), Victoria
2018 Sep EOCP (Environmental Operators Certification Program), Vancouver
2018 May CWQA (Canadian Water Quakity Association), Moncton and Red Deer
2018 May Homesteading Fair, Cobble Hill
2018 Feb UVIC Community Garden – presentations and installations workshops
2018 Feb Engineered Solutions – internal presentations, Toronto
2018 Jan Alberni District, ARCSA AP training sessions, Port Alberni
2018 Jan Cowichan Green Committee, Duncan
2017 Sep BC Nursery and Landscape Assoc, Abbotsford
2017 Jun Victoria Master Gardeners Association, Victoria
2017 Mar WCOWMA (Western Canada Onsite Water Mngmt Assoc.), Vancouver
2016 Sep Living Waters Rally, Vancouver
2016 Mar BCSLA (BC Society of Landscape Architects), Vancouver
2016 Feb Water Knowledge Transfer Project, North Cowichan
2016 Jan Landscape Ontario Congress, Toronto
2015 Dec IIABC (Irrigation Industry Association BC), Vancouver
2015 Oct Cowichan Agriculture Training Program, Duncan (2 days)
2015 Jun Vancouver Island Plumbing Code Committee, Nanaimo
2015 Feb WCOWMA (Western Canada Onsite Water Mngmt Assoc.), Abbotsford
2015 Jan Landscape Ontario Congress, Toronto
2014 Dec IIABC (Irrigation Industry Association BC), Victoria
2014 Oct POABC (Plumbing Officials Association BC), Vancouver
2014 Jun Plumbing Articulation Group, at BCIT, Vancouver
2014 May BC Land Summit, Vancouver
2014 May BCWWA (BC Water and Waste Association), Whistler
2013 Dec Water Sustainability Plan for BC, Vancouver

Consultations (partial)

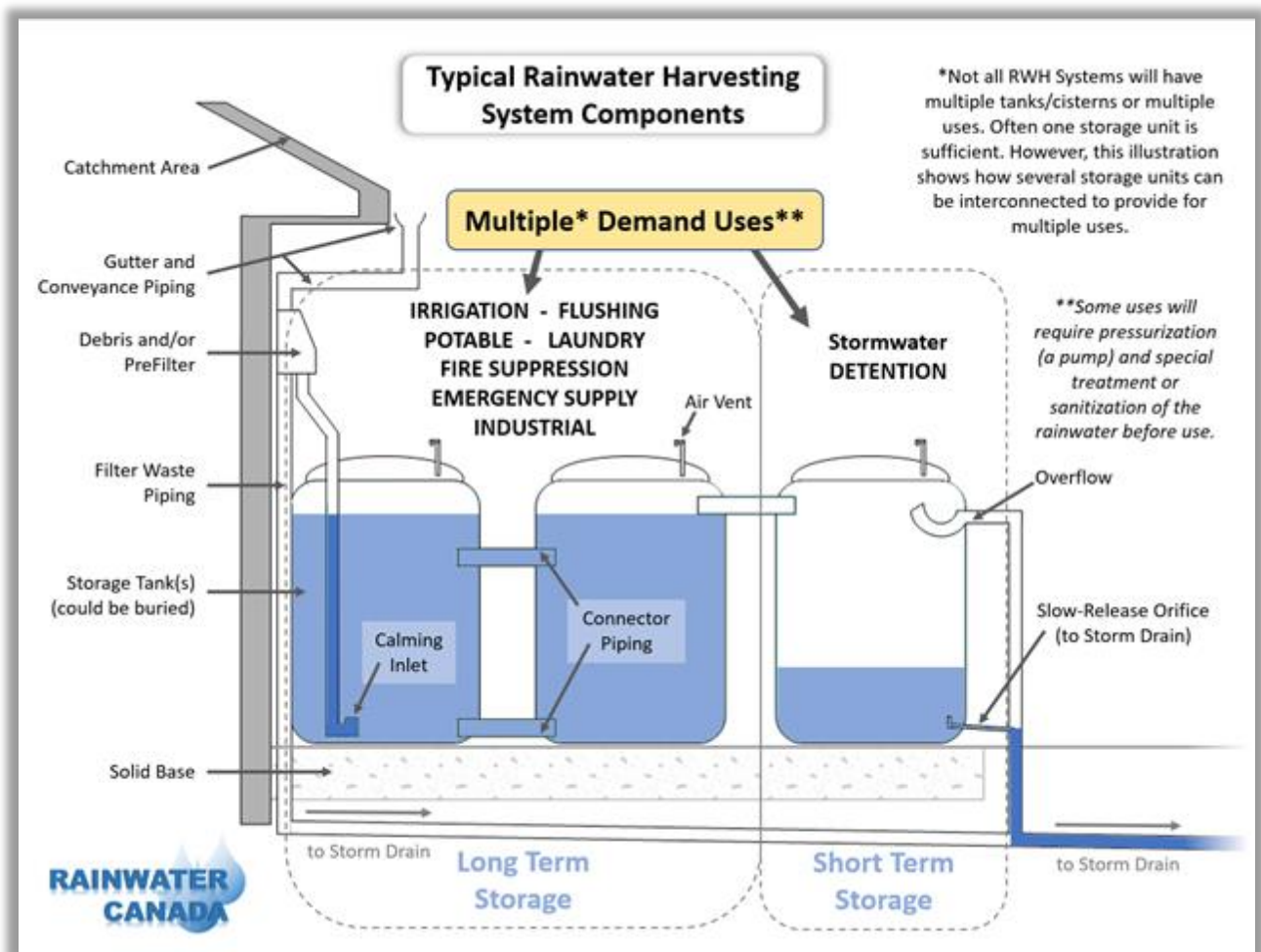
Residential:
Qualicum Beach
Esquimalt
Victoria
Coombs
Gabriola Island
Nanaimo
View Royal
Sooke
East Sooke
Campbell River
Courtenay
Comox
Langley
Hornby Island
Merville
Pitt Meadows

Commercial:
Cowichan Valley
Abbotsford
Ottawa
Montreal
Woodstock
Shawnigan Lake
Metchosin
Denman Island
Black Creek
Chemainus
Saanich
North Saanich
Duncan
Colwood
Whistler
Squamish

RAINWATER HARVESTING SYSTEMS

There are many versions and options in designing a suitable and efficient RWH system. Major components for a multiple-use RWH system are illustrated below. Five main areas of system components need to be considered for every project:

- CATCHMENT** generally a rooftop for the cleanest water
- CONVEYANCE** gutters and downspouts/piping, sometimes buried
- STORAGE** tank, cistern or vault, either above or below ground
- TREATMENT** filtration and possible sanitization, depending on the end use
- DISTRIBUTION** pressurization, valves, gauges, controls, and piping



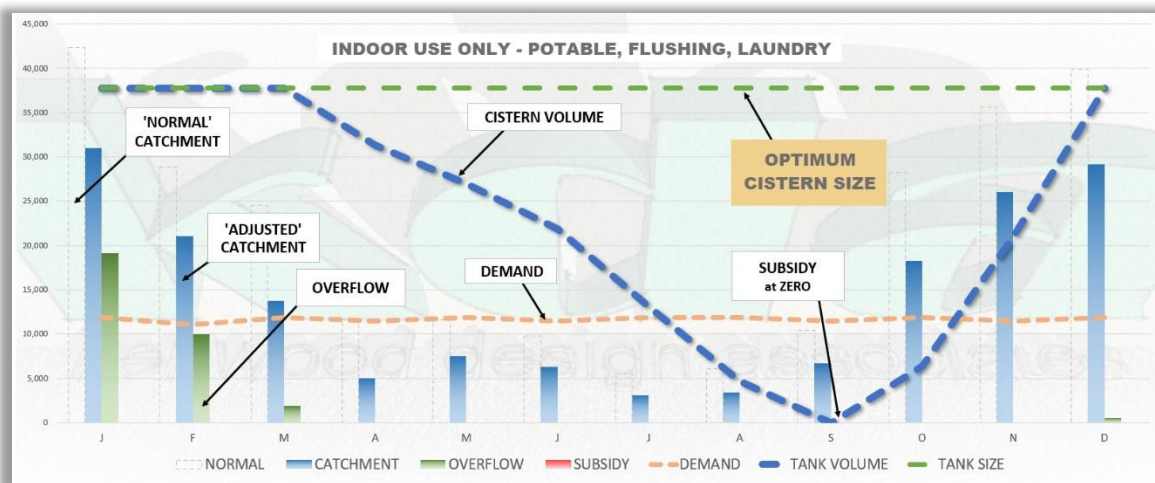
Courtesy KDA I

No two RWH systems will be the same, each is unique due to building or site layout, individual users, location and weather patterns, and required end uses.

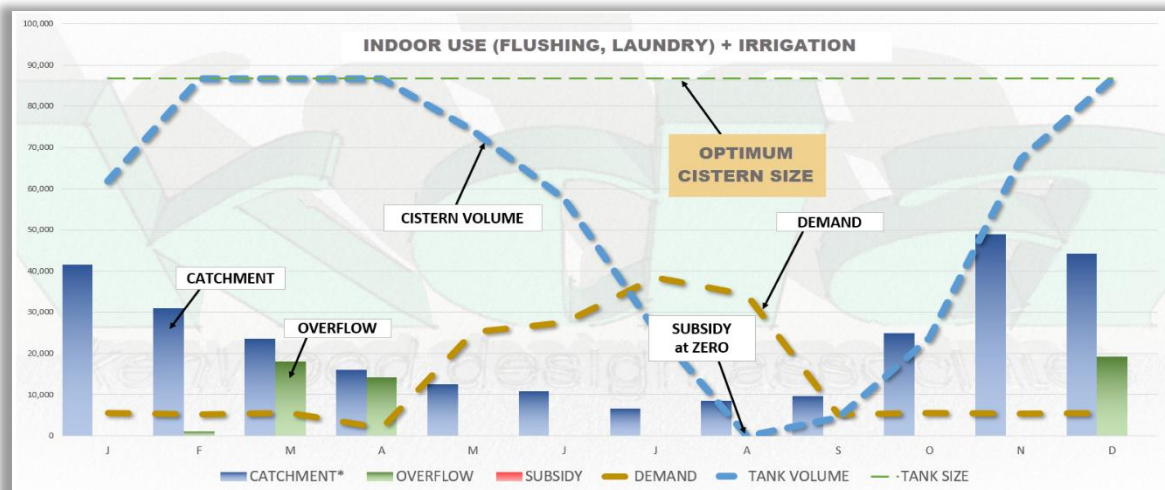
The design of a rainwater harvesting system, at any size and for any purpose, requires some consideration of all five component areas. The most critical aspect for a majority of systems is the storage size and location. However, design begins with the intended use and water volume requirements. Available water depends largely on weather patterns, and also the roof catchment area. The RWH system should be close to both the source and to the end use, to avoid complicated conveyance issues. Treatment and sanitation, along with distribution, will depend solely on the end use of the captured rainwater.

Q – How much rainwater will I need to capture?

A – Every RWH system will be unique due to needs (demand), and to catchment area available and the climate (supply). One instance may use rainwater to partially replace potable water outdoors, while in another rainwater could be the only source of water. A qualified estimate of demand and supply is required. That said, we use about 130 to 230 litres per day per person for household use in Canada. Capture and storage volumes depend on calculations of the TANK-IN and TANK-OUT monthly operations, illustrated in these example storage sizing and ‘water balance’ graphs.



Sample RWH System storage sizing graphs from Vancouver Island, courtesy KDA, Victoria, BC; 'Adjusted' catchment = 75% of 'Normal' historic averages



RAINWATER HARVESTING SYSTEMS

Determining whether a RWH system is the right answer for a particular situation can be a very complicated matter. There are a lot of considerations. Prior to asking advice or getting quotes, a quick review of the advantages and responsibilities would be in order.

The following checklist helps show if RWH is right for you.

IS RAINWATER HARVESTING (RWH) RIGHT FOR ME?

Installing a RWH system requires a commitment in investment and management, and the willingness to pay for services you cannot or are unwilling to do yourself. At the same time, the benefits of water availability and the environmental good that RWH systems provide can be enormous. The following points help to assess your options:

Existing water supply is restricted or of poor quality

need more/better water want more/better water could use more/better water

Environmental sustainability and improvement are important to me

extremely important very important somewhat important

Investment in sound environmental practices is something I am willing to tackle

very willing might be willing not sure

Commitment to long-term management of a RWH system is not a problem for me

not a problem willing to consider it not sure

X 5 = + X 3 = + X 1 =

TOTAL:

Rating: 14 or more = likely a good choice
 10 to 14 = may be right for you
 8 or less = needs discussion

Courtesy KDA 1

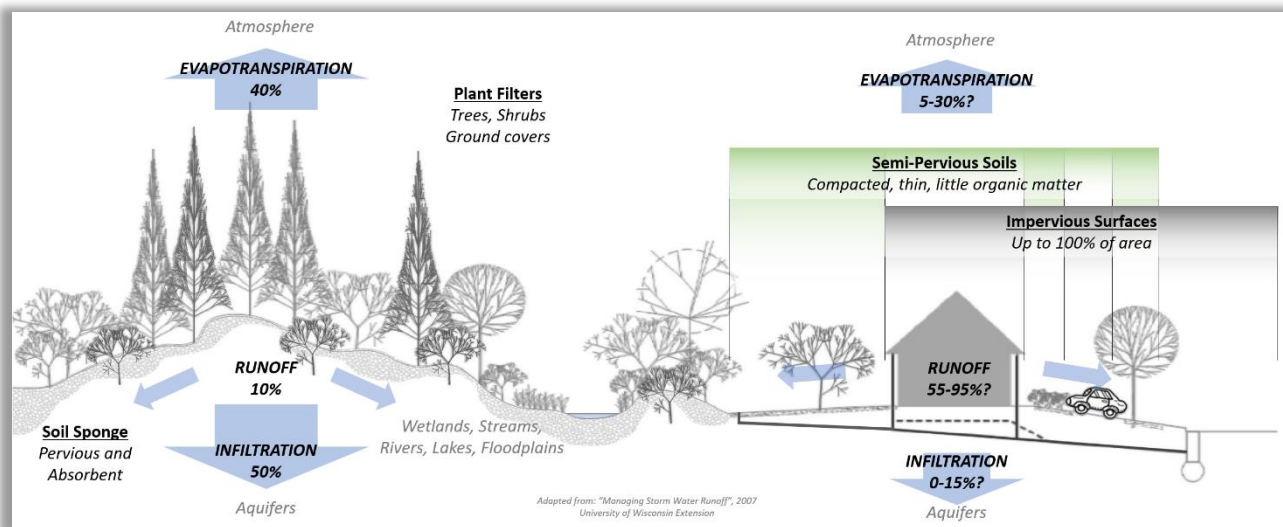
While a number of important factors such as other available sources of water, municipal requirements, and budget will certainly come into play, these questions may help you.

In many cases, *lack of water* is a driving force behind looking into rainwater harvesting. *Sustainable* environmental actions, such as water conservation, are a first step in the evaluation of a system, but *sound environmental practices* bring benefits to the world around us too. *Commitment to*, and *investment in*, these activities is not to be taken for granted – this is serious business, and being informed is very much a necessity.

Q – Why is rainwater harvesting important in the wettest areas of Canada?

A – While it may seem that there is an over-abundance of water available on BC’s west coast, the truth is that we have a very dry summer period when more water is consumed, especially outdoors. Drought mitigation is only one possible use of rainwater, there are more huge benefits. Using *rainwater as a resource* instead of treating it as waste:

- reduces the demand on treated potable water collection, treatment, and distribution systems, and their management/maintenance costs;
- can postpone extensive new water infrastructure installations for municipalities;
- reduces the reliance and load on existing storm drain systems that cannot cope with more frequent intense storms (part of climate change) by:
 - slowing the stormwater surge, which reduces flooding, erosion, and pollution caused by heavy rainfall events;
 - holding back and releasing stormwater slowly into drain systems, or into the ground for recharging aquifers and ground water reserves;
- can positively affect and improve habitat and ecologically important areas;
- decentralizes supply water systems to be managed on a site by site basis;
- provides an opportunity for multiple-source solutions to water availability.



Courtesy KDA 2

Beneficial uses for rainwater, such as irrigation, flushing, laundry, fire suppression, fleet vehicle and street washing, evaporative/thermal cooling, trap priming, and landscape features, are universal. Any region in the world can be improved by mimicking nature and the water cycle as it applies to both built and natural environments.

The commitment to rainwater as a resource goes far beyond the immediate results, and is part of the overall sustainability of environmental and ecological aspects. Incorporating nature into our built environment processes, ‘working *with* nature’, includes rainwater harvesting, water conservation, and non-destructive uses of this finite, precious resource.

RAINWATER HARVESTING SYSTEMS

Questions are often asked regarding RWH system installations. Answers have been formulated for a number of these questions, and shared in seminars and workshops.

Q – Is harvested rainwater safe to drink?

A – With the right type of surface areas for catchment, and appropriate materials for the conveyance and storage segments, harvested rainwater is very clean. However, testing by a qualified lab on a regular basis is recommended for systems providing potable water. There are standards to be met, and some filtration and/or disinfection may be required to meet Health Canada guidelines. Your system supplier can provide the necessary equipment based on reported water quality.

Q – How much does a rainwater harvesting system cost, and will I save money in the long run?

A – Each RWH system is unique and costs will vary. Overall cost is based largely on required storage, and on equipment for distribution such as pumps and filters. Length of piping, requirements for upgraded gutters, or engineering/professional fees may be necessary too, depending on the situation. Rainwater is free, but the cost of a system may not equate to an equivalent volume of municipal or private source water in the short term. A qualified design evaluation should be completed before your final decision.

Q – What happens in winter? Will the system freeze up and become damaged?

A – Several simple measures can be implemented to prevent winter damage in colder areas. Decommissioning is the safest, but also precludes collection during that time period. Heat tape for piping and gutters, space heaters for equipment rooms, and water heaters for storage tanks are possibilities. Buried systems are less prone to freezing, although underground pipes may require insulation, and indoor storage is better protected from cold weather. Qualified designers incorporate these factors in the design phase.

Q – How much rainwater will I need to capture?

A – Every RWH system will be unique due to needs (demand), and to catchment area available and the climate (supply). One instance may use rainwater to partially replace potable water outdoors, while in another rainwater could be the only source of water. A qualified estimate of demand and supply (in that order) is required. That said, we use about 130 to 230 litres per day per person for household use in Canada. Capture and storage volumes depend on a 'water balance' calculation - the TANK-IN and TANK-OUT monthly (or weekly, or daily) operations continuum.

Q – Is rainwater better for my plants, my animals and pets, and for humans?

A – In centuries gone by, rainwater played a very large role in everyday life. Urban growth and related industrialization have centralized water supply systems, which by their nature require disinfection and protection from contamination. Chemicals used in water treatment can be detrimental if concentrated or used by sensitive individuals. Stormwater and rainwater can also carry contaminants from ground, roof or other man-made surfaces, and be of low quality. Filtered rainwater is, however, generally very clean, is easily disinfected, is ‘soft’ water, and has a slightly low pH. There are standards for potable (drinking) water, and guidelines for irrigation, in most jurisdictions. Rainwater is a suitable and healthy source for all these uses.

Q – Why is rainwater harvesting important in the wettest areas of Canada?

A – While it may seem that there is an over-abundance of water available on BC’s west coast, the truth is that we have a very dry summer period when more water is consumed, especially outdoors. Drought mitigation is only one possible use of rainwater. There are more huge benefits, and using rainwater as a resource instead of waste:

- reduces the demand on treated potable water collection, treatment, and distribution systems, and their management/maintenance costs;
- can postpone extensive new water infrastructure installations for municipalities;
- reduces the reliance and load on existing storm drain systems that cannot cope with more frequent intense storms (part of climate change) by:
 - slowing the stormwater surge, which reduces flooding, erosion, and pollution caused by heavy rainfall events;
 - holding back and releasing stormwater slowly into drain systems, or into the ground for recharging aquifers and ground water reserves;
- can positively affect and improve habitat and ecologically important areas;
- decentralizes supply water systems to be managed on a site by site basis;
- provides an opportunity for multiple-source solutions to water availability.

Q. Do I need any special permits or approvals for a RWH system?

A – Rainwater captured and used indoors, for either potable or non-potable uses, will require a licensed and registered plumber for installation. If intended for solely outdoor, non-potable uses such as irrigation, a backflow prevention device may be required for the municipal water supply line, even if it is not connected to a refill apparatus. Tanks and cisterns may have setback and/or size restrictions, whether above or below ground. Electrical connections require a licensed and registered electrician. Some municipalities mandate that RWH systems be installed for various reasons, and many of them have programs that enhance design and installation opportunities. Potable uses for multi-family and commercial buildings normally require approval from the health authority. Engineer certification may be required in some instances.



Islands Trust

BYLAW REFERRAL FORM

Suite 200, 1627 Fort Street
Victoria, B.C. V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
information@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Mayne Island Local Trust Area Bylaw No.: 184 and 189 Date: March 31, 2022

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Mayne Island Local Trust Committee Flexible Housing Project

PURPOSE OF BYLAW:

The purpose of this Bylaw is to introduce zoning that will allow additional dwellings within a maximum combined square footage in a specific area on Mayne Island that has been identified as the "pilot area" for this approach.

Professional reports and staff reports are available on the Mayne Island webpage:
<https://islandstrust.bc.ca/island-planning/mayne/projects/>

GENERAL LOCATION:

Mayne Island Local Trust Area

LEGAL DESCRIPTION:

SIZE OF PROPERTY AFFECTED:

ALR STATUS:

OFFICIAL COMMUNITY PLAN DESIGNATION:

OTHER INFORMATION:

Additional information, including the current bylaws, is available at: www.islandstrust.bc.ca

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

Name: Narissa Chadwick

Narissa Chadwick

(Signature)

Title: Island Planner

Contact Info: Tel: 250-405-5189

Email: nchadwick@islandstrust.bc.ca

PLEASE TURN OVER →

This referral has been sent to the following agencies:

Regional Agencies

Capital Regional District – Building Inspection

Provincial Agencies

Ministry of Municipal Affairs

Adjacent Local Trust Committees and Municipalities

Galiano Island Local Trust Committee
North Pender Island Local Trust Committee
Saturna Island Local Trust Committee
South Pender Island Local Trust Committee
Salt Spring Island Local Trust Committee

Non-Agency Referrals

BC Assessment Authority
Islands Trust – Bylaw Enforcement

First Nations

Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Malahat First Nation
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Snuneymuxw First Nation
Stz'uminus First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation
WSANEC Leadership Council

BYLAW REFERRAL FORM RESPONSE SUMMARY

Approval Recommended for Reasons Outlined Below

Approval Recommended Subject to Conditions Outlined Below

Interests Unaffected by Bylaw

Approval Not Recommended Due to Reason Outlined Below

Mayne Island Local Trust Area

(Island)

184/189

(Bylaw Number)

(Signature)

(Name and Title)

(Date)

(Agency)

PROPOSED

MAYNE ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 184

A BYLAW TO AMEND MAYNE ISLAND LAND USE BYLAW NO. 146, 2008

The Mayne Island Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the Mayne Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 2, 2021”.

2. Mayne Island Local Trust Committee Bylaw No. 146, cited as “Mayne Island Land Use Bylaw No. 146, 2008” is amended as follows:

- 2.1 By attaching Plan 1, attached to and forming part of this Bylaw, as Schedule “E” – Flexible Housing Map.
- 2.2 Section 1.1 – Definitions, is amended by deleting the definition of “Recreational vehicle and replacing it with ““Recreational vehicle" means a tent trailer, travel trailer, motor home or other self-propelled vehicle containing sleeping, cooking and sanitary facilities, including a tiny home on wheels that meets the Canadian Standards Association Standard for Recreational Vehicles, but does not include a mobile home or, manufactured home”.
- 2.3 Section 1.1 – Definitions, is amended by adding ““Tiny home on wheels” means– a dwelling unit on a wheeled chassis designed to be used as a full-time residence”.
- 2.4 Subsection 3.13 (3) – Secondary Suites, is amended by inserting “in areas outside the shaded area in Schedule “E” following “constructed” in both instances.
- 2.5 Subsection 3.13 (8) – Secondary Suites, is amended by replacing “60” with “93”, replacing “646” with “1001” and replacing “40” with “50”.
- 2.6 Subsection 5.1 (2) –Settlement Residential (SR) Zone, is amended by inserting “unit” after the first instance of “dwelling” and before “per lot”
- 2.7 Section 5.1 – Settlement Residential (SR) Zone is amended by inserting a new subsection (3.1) following subsection (3):

“(3.1) Despite 5.1(2) and (3), on lots shown on Schedule E, the following density is permitted:

(a) On lots having an area less than 0.6 ha (1.5 acres) hectares, one additional dwelling is permitted if the total combined square footage of all dwellings does not exceed 232 m² (2500 square feet).

- (b) On lots having an area of 0.6 ha (1.5 acres) or greater, and not exceeding 1.2 hectares (3 acres), two dwellings and a cottage are permitted if the total combined square footage of all dwellings and cottages does not exceed 325m² (3500 square feet).
 - (c) On lots having an area of 1.2 ha (3 acres) or greater, and not exceeding 4 hectares (10 acres), three dwellings and a cottage are permitted if the total combined square footage of all dwellings and cottages does not exceed 436 m² (4750 square feet).
 - (d) A building permit shall not be issued for any dwelling additional to one dwelling and a cottage on a lot within the shaded area on Schedule “E”, unless the additional dwelling is equipped with a water catchment system and cisterns for the storage of freshwater with a minimum cistern capacity of 13640 litres (3000 gallons) for each additional dwelling.
 - (e) Despite subsection 3.9 (1), recreational vehicles and tiny homes on wheels are not permitted dwellings or cottages for the purposes of this subsection.
 - (f) Only one dwelling unit may be used for bed and breakfast home occupation per lot.
 - (g) No dwellings may be used for short term vacation rentals, and on lots 0.6 hectares (1.5 acres) or greater only one cottage may be used for short term vacation rental, consistent with Section 3.6.”
- 2.8 Subsection 5.1 (7) – Settlement Residential (SR) Zone is amended by deleting articles (a) and (b) and replacing them with “(a) 93 square metres (1001 square feet).”
- 2.9 Subsection 5.2 (5) – Rural Residential One, is amended by deleting articles (a) and (b) and replacing them with “(a) 93 square metres (1001 square feet).”
- 2.10 Subection 5.4 (6) – Miners Bay Rural Comprehensive (MBRC) Zone, is amended by deleting articles (a) and (b) and replacing them with “(a) 93 square metres (1001 square feet).”
- 2.11 Section 5.5 – Rural (R) Zone is amended by inserting a new subsection (3.1) following subsection (3):
- “3.1) Despite 5.5 (2) and (3), on lots shown on Schedule E, the following density is permitted:
- (a) On lots having an area less than 0.6 ha (1.5 acres) hectares, one additional dwelling is permitted if the total combined square footage of all dwellings does not exceed 232 m² (2500 square feet).
 - (b) On lots having an area of 0.6 ha (1.5 acres) or greater, and not exceeding 1.2 hectares (3 acres), two dwellings and a cottage are permitted if the total combined square footage of all dwellings and cottages does not exceed 325m² (3500 square feet).

- (c) On lots having an area of 1.2 ha (3 acres) or greater, and not exceeding 4 hectares (10 acres), three dwellings and a cottage are permitted if the total combined square footage of all dwellings and cottages does not exceed 436 m² (4750 square feet).
- (d) A building permit shall not be issued for any dwelling additional to one dwelling and a cottage on a lot within the shaded area on Schedule “E”, unless the additional dwelling is equipped with a freshwater catchment system and cisterns for the storage of rainwater with a minimum cistern capacity of 13640 litres (3000 gallons) for each additional dwelling.
- (e) Despite subsection 3.9 (1), recreational vehicles and tiny homes on wheels are not permitted dwellings or cottages for the purposes of this subsection.
- (f) Only one dwelling unit may be used for bed and breakfast home occupation per lot.
- (g) No dwellings may be used for short term vacation rentals, and on lots 0.6 hectares (1.5 acres) or greater only one cottage may be used for short term vacation rental, consistent with Section 3.6.”

2.12 Section 5.5 (7) – Rural (R) Zone is amended by deleting articles (a) and (b) and replacing them with “(a) 93 square metres (1001 square feet).”

2.13 Section 5.6 (7) – Upland (UP) Zone is amended by deleting articles (a) and (b) and replacing them with “(a) 93 square metres (1001 square feet).”

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS	28 TH	DAY OF	MARCH	2022.
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

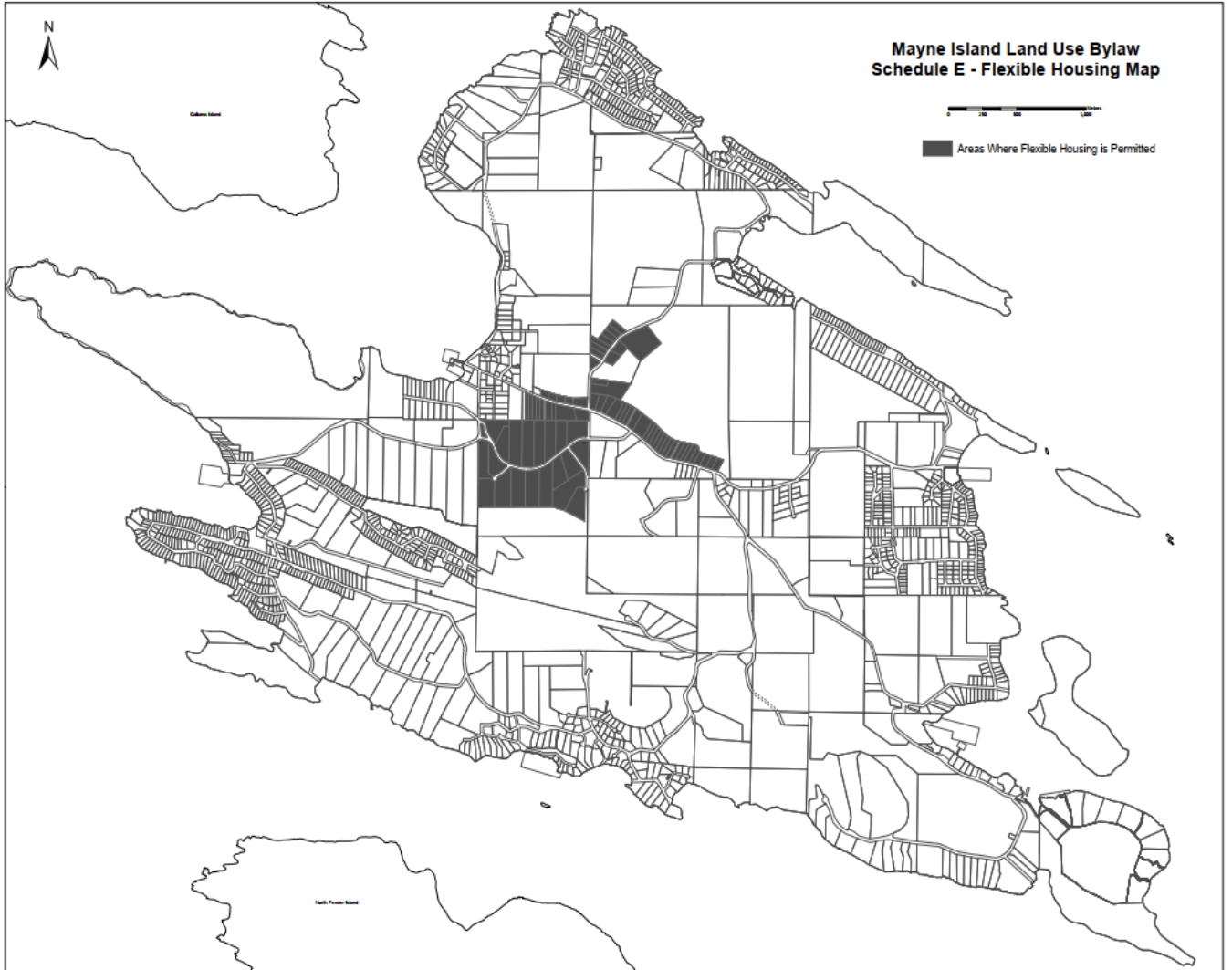
CHAIR

SECRETARY

MAYNE ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 184

Plan 1

Schedule E (Flexible Housing Areas Map)



PROPOSED

MAYNE ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 189

A BYLAW TO AMEND MAYNE ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 144, 2007

The Mayne Island Local Trust Committee in open meeting assembled enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as "Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2022".

2. SCHEDULES

Mayne Island Official Community Plan No. 144, 2007 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS	28 TH	DAY OF	MARCH	2022.
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20__
READ A SECOND TIME THIS	_____	DAY OF	_____	20__
READ A THIRD TIME THIS	_____	DAY OF	_____	20__
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20__
APPROVED BY THE MINISTER MUNICIPAL AFFAIRS THIS	_____	DAY OF	_____	20__
ADOPTED THIS	_____	DAY OF	_____	20__

CHAIR

SECRETARY

**MAYNE ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 189**

SCHEDULE 1

The Mayne Island Official Community Plan No. 144, 2007, is amended as follows:

1. Section 1.2 Broad Community Objectives is amended by adding to Objective 5) "and flexible" after "effective" and before "housing".
2. Section 2.1.1 Settlement Residential Objectives is amended by adding: "4) to support flexible options for housing while preserving and protecting rural character and freshwater sustainability."
3. Settlement Residential policy 2.1.1.2 is amended by deleting the first instance of "One" and replacing it with "In general, one" and by inserting "except where regulations permit additional dwelling units while limiting floor areas" after "or larger" and before ".".
4. Settlement Residential policy 2.1.1.3 is amended by deleting "On" and replacing it with "In general, on" and by inserting "except where regulations permit additional dwelling units while limiting floor areas" after "of lot area" and before ".".
5. Settlement Residential policy 2.1.1.10 is amended by deleting the first instance of "On" and replacing it with "Except where regulations permit additional dwelling units while limiting floor area, on".
6. Section 2.1.4 Rural Objectives is amended by adding "3) to support flexible approaches housing while preserving and protecting rural character and freshwater sustainability".
7. Rural policy 2.1.4.2 is amended by deleting the first instance of "One" and replacing it with "In general, one" and by inserting "except where regulations permit additional dwelling units while limiting floor area" after "of parcel area".
8. Rural policy 2.1.4.3 is amended by inserting "primary" after second instance of "permitted" and before "dwelling unit".
9. Rural policy 2.1.4.12 is amended by deleting the first instance of "On" and replacing it with "Except where regulations permit additional dwelling units while limiting floor area, on".