

Mayne Island Local Trust Committee Trustees Report

The April 23 Local Trust Committee meeting began with a Community Information Meeting about the modified Oceanwood application to rezone for 8 senior friendly units, 20 for tourist accommodation and 3 for staff housing. Later the same meeting Trustees received a staff report on this modified application to reduce the number of units and their use. The main area of contention focuses on the potential water demand of the increased facility. The staff report comments that “water for the increased density will be provided without increasing the historical demand if the following...” suggestions are adhered to. This list includes the following:

- cease all irrigation from water drawn from the aquifer
- monitor the water use
- install rainwater harvesting.

The first recommendation also suggested “working with the neighbouring well owners and operators.” After a long deliberation, the LTC directed the Planner to facilitate a meeting between the applicant and the adjacent water district to address the LTC concern over water use. Staff were also directed to draft an amendment of the Official Community Plan (OCP) and Land Use Bylaw (LUB) addressing accessible housing. Further to this discussion, the Staff report suggested creating a Development Permit Area to protect and control water use. Staff were directed to draft such a permit.

Also discussed was a Temporary Use Permit (TUP) for the Mayne Island Resort. This TUP would allow a limited use of the existing private dock by the strata owners. This is currently permitted for a single family use. Following a Community Information Meeting earlier in the year, the LTC discussed the draft Permit where Staff recommended a 3 year term subject to a list of restrictions including:

- the float not to exceed the existing 8 x 50 ft. float
- use by strata owners only
- 1” minimum spacing between the decking to permit sunlight to pass through
- a maximum of 3 small boats tied up at any one time
- Canoes and kayaks may be secured on the deck
- appropriate information signs
- eelgrass friendly mooring buoys installed outside the shallow water area
- continued co-operation with the Mayne Island Conservancy.

The May 21st meeting opened with a Riparian Area Regulation discussion with Margaret Henigman from the Ministry of Forests, Lands, and Natural Resource Operations – Ecosystems Biologist. The LTC have been frustrated by the inconsistencies in the regulations as they might apply to Mayne Island.

Margaret conceded that the regulations were confusing and inconsistent. After a heated discussion it was generally agreed that the Mayne Island LTC could apply the minimum setback for the relatively few RAR subject parcels in the community. Staff was instructed to draft a proposal for the next meeting to satisfy these regulations. Jeanine voted against this decision to proceed with RAR implementation.

The LTC received the final staff report on the Mayne Island Resort application for a TUP and agreed to move this forward to the June meeting for further consideration.

Also considered, the Oceanwood application to rezone for a combined seniors residence and tourist accommodation facility as modified. This also engendered considerable discussion about the impact of the new construction and potential water use. As previously requested, staff had prepared a report recommending necessary changes to the Official Community Plan and Land Use Bylaws to accommodate this request. Staff were further requested to create a draft Development Permit for a “standalone Comprehensive Development Zone (CDZ).” The CDZ will include a Groundwater Protection DPA and a Covenant specifying restrictions on groundwater water use. The CDZ will also specify the form and character of the intensive residential development and strive to achieve a balance between the senior’s residence and tourist accommodation. Also, a reduction of 10 units for tourist accommodation was requested in order to comply with our Amenity rezoning criteria.

Both applications and the RAR requirement will be on next month's agenda for further discussion.

The next meeting will take place at the Agricultural Hall on Wednesday 25th June at 1:00pm.

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