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March 10, 2020

File: 6130-40  
St. John Point

Chair Dan Rogers  
Mayne Island Local Trust Committee  
via email: [MayneIslandLocalTrustCommittee@islandstrust.bc.ca](mailto:MayneIslandLocalTrustCommittee@islandstrust.bc.ca)

Dear Chair Rogers:

**RE: MAYNE ISLAND – ST. JOHN POINT REGIONAL PARK**

Thank you for your February 26, 2020 letter to Director Howe regarding St. John Point Regional Park. I have been asked to respond to the concerns of the Mayne Island Local Trust Committee (LTC).

Capital Regional District (CRD) staff are aware that the current zoning on the St. John Point land is “rural” and that passive recreation parks are permitted within this zone. Given the July 31, 2019 letter from the LTC, the CRD ensured that the management goals, management statements and permitted uses in the management plan for St. John Point Regional Park were consistent with passive recreation, as well as in line with protecting the significant ecological values in the park (e.g., focusing on low-impact, day use activities such as walking and viewing scenery).

Given that Horton Bay Road does not have space for roadside parking, it was considered paramount to develop parking facilities onsite for the public coming to the regional park so as not to increase safety hazards along the roadway. Further, given the need to limit impact to both the Agricultural Land Reserve (ALR) (2 ha) and the ecological sensitive values in the park, the management plan consolidates the main visitor facilities (e.g., parking, toilet, information kiosk) in the area where the former owner’s residence and outbuildings existed, as it has already been disturbed.

Through the park management planning process, CRD staff were in touch with staff of Islands Trust, (Robert Kojima and Gary Richardson), the Agricultural Land Commission (Gordon Bednard and Amiee McGowen), and the Ecological Gifts Program at Environment and Climate Change Canada (David Cunnington and Blair Hammond) to ensure key aspects of each level of government’s jurisdiction and interests were considered and addressed. Specific wording was added to the management plan based on input received, including a notation that Agricultural Land Commission approval of non-farm facilities in the ALR is required before development and an action to request that the LTC change the zoning from “rural” to “park” when it undertakes a comprehensive or administrative zoning update (requested through a letter sent January 29, 2020).

I trust the above information will allay any concerns the LTC may have that CRD staff were unaware of the ALR designation and will confirm the CRD's intent to work with key government agencies as implementation of the management plan moves forward.

Sincerely,



Larisa Hutcheson, P.Eng.  
General Manager  
Parks & Environmental Services

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