

Mayne Island Local Trust Committee Record of a Public Hearing Proposed Bylaws 196 and 197

Date: January 26, 2026
Location: Mayne Island Agricultural Hall
430 Fernhill Road, Mayne Island, BC

Members Present: Tobi Elliott, Chair
David Maude, Local Trustee
Jeanine Dodds, Local Trustee

Staff Present: Narissa Chadwick, Island Planner
Bruce Belcher, Planner 2
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were 14 members of the public present.

6.1 Mayne Island Housing Project - Proposed Bylaws 196 and 197

Chair Elliott called the Public Hearing to order at 2:50 p.m. She read a statement outlining the content, purpose, and process of the Public Hearing.

Island Planner Chadwick read a statement related to the purpose of proposed Bylaw Nos. 196 and 197 and developments to date.

Chair Elliott noted no written submissions had been received as of January 25, 2026.

Members of the community were invited to speak and the following comments were made:

- Terrill Welsh, 428 Luft Road, Mayne Island: expressed support and noted the importance of increased flexible housing options
- Robin Walsh, 733 Fernhill Road, Mayne Island: expressed the need for additional data before support could be offered
 - They recognized the need for affordable housing and stated concerns related the sustainability of water and carrying capacity of the population using the ground water source without having specific data to support increased density
 - They noted restriction of well water use should be for internal water purposes and not external uses such as power washing and filling pools
- Robert McFarlane, 490 Navy Channel Road, Mayne Island: expressed support for the concept and stated concern about the number of people living in each home rather than the size of the home
 - Noted a provincial license provides a hard cap on how much water can be taken from a well

- Indicated the lack of a requirement of cistern being plumbed is a drawback
 - Stated the prescribed amount of water available due to cistern size is a small percentage of actual use for two people in a home
- Cheryl Hartman, 526 Bayview Road, Mayne Island: expressed support for affordable housing but has concerns about water use
 - Lack of a study regarding the health of aquifers and potential for overuse of water and salt water intrusion
 - Noted the cistern size prescribed is small and should require a plumbing connection
 - Stated that tiny homes or multiple tiny homes having less impact on water use than a larger home is not proven, and indicated the impact needs to be measured in terms of users not house size
- Jeanette Leech, 475 Fernhill Road, Mayne Island: expressed support for the diversity that can be realized in flexible housing
 - Noted there is need to deal with complexity and not focus on specific solutions
 - Need to consider effects of tree removal
 - Sustainable communities need to address how the land is used
- Deb Foote, 537 Club Crescent, Mayne Island: noted support of the bylaw and expressed concern about water use
 - It makes sense to specify rain water collection requirements
- Robin Walsh, 733 Fernhill Road, Mayne Island: noted there is need for an assessment system to determine if what these bylaws hoped to be achieved was realized
- Chris Judge, 558 Blitz Road, Mayne Island: inquired about next stages of the project
- Don Barthel, 564 Dinner Bay Road, Mayne Island: expressed support of the Bylaw, provided there is a requirement that any additional dwelling have toilets plumbed to the rain water collection units

Chair Elliott called three times for speakers and no comments were made. There being no further submissions, Chair Elliott closed the Public Hearing at 3:32 p.m.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD.

Lisa Millard, Meeting Administrator/Recorder

DATE