

ADOPTED

Mayne Island Local Trust Committee Minutes of Regular Meeting

Date: February 23, 2026
Location: Electronic Meeting, and a physical location to view the livestream of the meeting: Islands Trust Victoria Office
200-1627 Fort Street Victoria BC V8R 1H8

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

Staff Present: Narissa Chadwick, Island Planner
Bruce Belcher, Planner 2
Carly Bilney, Recorder

Others Present: There were three members of the public present online.

1. CALL TO ORDER

Chair Elliott called the meeting to order at 1:00 p.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Elliott acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

3. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

4. TOWN HALL AND QUESTIONS

The Chair invited members of the public to speak and no comments were made.

5. COMMUNITY INFORMATION MEETING – None

6. PUBLIC HEARING – None

7. MINUTES

7.1 Local Trust Committee Minutes Dated January 26, 2026 (for Adoption)

By general consent the Mayne Island Local Trust Committee meeting minutes of January 26, 2026 were adopted.

7.2 Local Trust Committee Record of Public Hearing Dated January 26, 2026 (for Receipt)

Received for information.

7.3 Section 26 Resolutions-without-meeting Report Dated Feb 2026

Received for information.

7.4 Advisory Planning Commission Minutes – None

8. BUSINESS ARISING FROM THE MINUTES

8.1 Follow-up Action List Dated Feb 2026

Received for information.

9. DELEGATIONS

10. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted to the LTC webpage

11. APPLICATIONS AND REFERRALS

11.1 MA-PL-DVP-2025-0478 (Loubardeas) – Staff Report

Planner Belcher reviewed the report, and a Trustee commented that the application is straightforward.

MA-2026-021

It was Moved and Seconded,

that Mayne Island Local Trust Committee approve issuance of Development Variance Permit PL-DVP-2025-0478.

CARRIED

In response to a question from a Trustee, the Planner noted there is a set time that work needs to commence in order for a permit to be valid, but it does not need to be completed.

11.2 MA-PL-TUP-2026-0035 (Zimmerman) – Staff Report

Planner Belcher reviewed the report. Discussion ensued, and the following comments were made:

- A Trustee commented that the application is straightforward
- A Trustee commented that the operators received positive feedback for events they have hosted in the past
- A Trustee described the proposed events as a community asset that can provide positive economic spinoffs for the community
- A Trustee expressed support for the applicant's intention to work with Island Health and bring water onsite for events
- A Trustee thanked the Planner for the amount of detail in the report

MA-2026-022

It was Moved and Seconded,

that Mayne Island Local Trust Committee approves issuance of Temporary Use Permit PL-TUP-2026-0035 for a period of three (3) years.

CARRIED

11.3 MA-RZ-2023.2 (CRD) - Proposed Bylaws 194 and 195 – Consideration of Adoption – Staff Report

Island Planner Chadwick reviewed the report and noted the application has been approved by the Ministry. A Trustee commented that the community is anxious to see facilities (parking and washrooms) in place as soon as possible.

MA-2026-023

It was Moved and Seconded,

that Mayne Island Local Trust Committee Bylaw 194 cited as “Mayne Island Official Community Plan Bylaw No. 144, 2007, Amendment No. 1, 2024” be adopted.

CARRIED

MA-2026-024

It was Moved and Seconded,

that Mayne Island Local Trust Committee Bylaw 195 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2024” be adopted.

CARRIED

12. LOCAL TRUST COMMITTEE PROJECTS

13. REPORTS

13.1 Work Program Reports

13.1.1 Active Projects Report Dated Feb 2026

Received for information.

13.1.2 Future Project List Report Dated Feb 2026

Received for information.

The Chair asked for clarification on Item three (3) (First Nation Reserve land access to water and power), and a Trustee noted that earlier discussions highlighted a lack of facilities for the reserve land. The Trustee suggested the Local Trust Committee be aware of opportunities to provide access to power and water for the reserve land.

A Trustee suggested Items one (1) and two (2) (Foreshore Education and Marine zoning, and Groundwater and Cistern Implementation) need to remain on the list for a few small projects, and that community information and consultation will be required.

Discussion ensued about work undertaken by the Regional Planning Team to establish criteria to vet minor projects to ensure they will have adequate resources and staff availability. Island Planner Chadwick explained that a number of projects moving forward at the regional planning level involve creating templates with guidelines and methodologies that can be applied across projects.

A Trustee commented that the Trust Council has asked for the allocation of resources to be included in consideration of projects to ensure they are completed within a reasonable timeframe.

13.2 Applications Report Dated Feb 2026

Received for information. In response to a question from a Trustee about Application PLDVP20240072 (Girouard), Planner Belcher noted staff is working to compile all information and is currently waiting on an updated survey to bring back to the Local Trust Committee for review.

13.3 Trustee and Local Expense Report Dated Dec 2025

Received for information.

13.4 Adopted Policies and Standing Resolutions

Received for information. A Trustee suggested that not taking action on items in Standing Resolution 2022-022 is disrespectful, and that they would be better captured as relationship building initiatives managed by Trust Area Services rather than Local Trust Committees. A Trustee noted discussion on the topic will continue.

13.5 Local Trust Committee Webpage

13.6 Chair's Report

Chair Elliott made the following comments:

- Outlined items on the agenda of the upcoming Executive Committee Meeting
- Outlined items on the agenda for the upcoming Trust Council meeting at the Khowutzun Heritage Centre
- Attended a meeting of the Regional Planning Committee where representatives of the Islands Trust Conservancy discussed integrating biological information into land use decisions
- Attended meetings of the Financial Planning Committee and the Committee of the Whole, and described measures taken to reduce expenses (such as cutting optional programs like stewardship education webinars)

13.7 Trustee Report

Trustee Dodds made the following comments:

- Attended Committee of the Whole where a lot of hard decisions were made about how to reduce expenses

- Commented that Trust Council will have a difficult decision to make about the budget

Trustee Maude made the following comments:

- Suggested the budget has been particularly complicated mainly because of external influences, and that discussion of the budget at the next Trust Council meeting will be challenging
- Commented on how local Trustees do not have direct involvement with bylaw enforcement issues, and that bylaw enforcement is handled differently within the Islands Trust than it is in other jurisdictions

13.8 Electoral Area Director's Report – None

13.9 Islands Trust Conservancy Report – None

14. NEW BUSINESS

14.1 Short Term Rental Accommodation – Principal Residence Opt-In – Briefing

A Trustee commented that short-term vacation rentals have been kept to a reasonable number on Mayne Island.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for April 27, 2026 at the Meeting House at St. Mary Magdalene, Mayne Island

The meeting has been moved to the Meeting House at St. Mary Magdalene 360 Georgina Point Road. A Trustee suggested that if the agenda is relatively light, an online meeting should be considered instead of an in-person one.

16. TOWN HALL

The Chair invited members of the public to speak and no comments were made.

17. CLOSED MEETING – None

18. ADJOURNMENT

By general consent the meeting was adjourned at 2:07 p.m.

Tobi Elliott, Chair

Certified Correct:

Carly Bilney, Recorder