

Mayne Island Local Trust Committee Minutes of Regular Meeting

Date: April 27, 2026
Location: Mayne Island Church House
360 Georgina Point Road, Mayne Island, BC

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

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

Others Present: There were members 5 of the public present.

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. PUBLIC PARTICIPATION PERIOD

A member of the public spoke in opposition to Temporary Use Permit application PL-TUP-2026-0124 noting the renewal period has expired and the applicant is applying for a new permit which defeats the purpose of the temporary nature of the permit and circumvents the requirement for rezoning.

- Planner Belcher stated a Temporary Use Permit has a maximum term of three years and can be renewed for an additional three years and there is no legislative requirement that does not allow ongoing reissuance
- Trustees noted if rezoning were approved the use becomes permanent while a Temporary Use Permit provides opportunity for monitoring and intervention if conditions of the permit are not being met

5. COMMUNITY INFORMATION MEETING - None

6. PUBLIC HEARING - None

7. MINUTES

7.1 Local Trust Committee Minutes Dated February 23, 2026 (for Adoption)

By general consent the Mayne Island Local Trust Committee meeting minutes of February 23, 2026 were adopted.

7.2 Section 26 Resolutions-without-meeting Report - None

7.3 Advisory Planning Commission Minutes - None

8. BUSINESS ARISING FROM THE MINUTES

8.1 Follow-up Action List Dated April 2026

Received for information.

9. DELEGATIONS - None

10. CORRESPONDENCE

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

11. APPLICATIONS AND REFERRALS

11.1 North Pender Island Local Trust Committee Referral for Draft Bylaws 236 and 237 (for Response)

MA-2026-025

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee respond to the North Pender Island Local Trust Committee that interests are unaffected by Draft Bylaws 236 and 237.

CARRIED

11.2 North Pender Island Local Trust Committee Referral for Draft Bylaw No. 242 (for Response)

MA-2026-026

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee respond to the North Pender Island Local Trust Committee that interests are unaffected by Draft Bylaw No. 242.

CARRIED

11.3 Galiano Island Local Trust Committee Referral for Draft Bylaw No. 300 (for Response)

MA-2026-027

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee respond to the Galiano Island Local Trust Committee that interests are unaffected by Draft Bylaw No. 300.

CARRIED

11.4 MA-PL-RZ-2025-0305 (BC Ferries) – Draft Bylaw No. 200 - Staff Report

Planner Belcher summarized the staff report and noted the application seeks site-specific rezoning of a portion of the foreshore to permit shoreline stabilization structures intended to manage and prevent ongoing erosion of the shoreline bank.

The Local Trust Committee had no questions or comments.

MA-2026-028

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee Bylaw No. 200 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 2, 2025” be read for a first time.

CARRIED

MA-2026-029

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee Bylaw No. 200 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 2, 2025” be read for a second time.

CARRIED

MA-2026-030

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee Bylaw No. 200 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 2, 2025” be read for a third time.

CARRIED

MA-2026-031

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 200, cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 2, 2025” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

MA-2026-032

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee Bylaw No. 200 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 2, 2025” be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

11.5 MA-PL-TUP-2026-0060 (Cranna) - Staff Report

Planner Belcher summarized the staff report and highlighted the following:

- The application seeks a Temporary Use Permit for a recreational vehicle to be used as a dwelling on a commercially zoned property

- The existing dwelling on the property is being commercially rented to four different businesses
- The draft permit includes conditions to limit impacts to neighbouring properties and a condition to require fence screening
- There has been one response opposing the application due to concerns of the number of vehicles parked on site and lot coverage in excess of allowances

The applicant was in attendance and spoke to the application.

Discussion ensued and the following comments were noted:

- Regardless of the number of parking spaces in place there will be times of overflow due to the nature of the surrounding businesses and the applicant is seeking ways in which some additional parking might be provided
- All buildings on the subject property are within lot coverage permissions

MA-2026-033

It was MOVED and SECONDED.

that Mayne Island Local Trust Committee amend Temporary Use Permit PL-TUP-2026-0060 by adding the following condition:

- a. Construction of a fence along the east and west sides of the recreational vehicle to effectively shield the visual impact of the recreational vehicle from neighbouring properties and Montrose Road.

CARRIED

MA-2026-034

It was MOVED and SECONDED

that Mayne Island Local Trust Committee approve issuance of Temporary Use Permit PLTUP-2026-0060 as amended, for a period of three (3) years.

CARRIED

11.6 MA-PL-TUP-2026-0124 (Baker and Costello) - Staff Report

Planner Belcher summarized the staff report and highlighted the following:

- The application seeks a Temporary Use Permit for a short-term vacation rental to be operated within an existing single-family dwelling
- The rental operated under a previously issued Temporary Use Permit and renewal which is expiring
- There are no changes to conditions specified under the original permit
- One letter in support and four letters in opposition of the application were received

The applicant was in attendance, spoke to the application, and addressed concerns detailed by those in opposition of the permit.

Discussion ensued and the following comments were recorded:

- Due to the late receipt of letters expressing opposition to the application, the Trustees indicated they would like to do a site visit prior to making a decision on the application

- There have been no bylaw complaints regarding the property and the applicant has provided information showing any complaints have been addressed in a timely manner

MA-2026-035

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee defer consideration of the application for Temporary Use Permit PLTUP-2026-0124 until the June 29, 2026 Local Trust Committee meeting.

CARRIED

12. LOCAL TRUST COMMITTEE PROJECTS - None

13. REPORTS

13.1 Work Program Reports

13.1.1 Active Projects Report Dated April 2026

Received for information.

13.1.2 Future Project List Report Dated April 2026

Received for information.

13.2 Applications Report Dated April 2026

Received for information.

13.3 Trustee and Local Expense Report Dated Feb 2026

Received for information.

13.4 Adopted Policies and Standing Resolutions

Received for information.

13.5 Local Trust Committee Webpage - None

13.6 Chair's Report

Chair Elliott reported the following:

- Attended March Trust Council and highlighted adoption of the 2026/27 budget and approval of two new staff positions including a Communication Team Lead and Indigenous Relations Manager
- The MapIt tool has returned to the website
- Trust Area Services is working on a Realtors Education workshop which will include information on the MapIt tool and living in the Trust Area
- Executive Committee has requested a presentation on the Coastal Marine Strategy for consideration of a Trust Council advocacy position
- The Legislative Monitoring Report will return to Trust Council in June
- Feedback on the draft Trust Policy Statement will be coming to Committee of the Whole in May for discussion

- Attended a presentation by the Bowen Island Conservancy on a Bowen Island biodiversity plan and highlighted new open-source tools that will be applied to their Official Community Plan
- Attended the Association of Vancouver Island Coastal Communities conference and spoke to a resolution put forward by the Regional District of Nanaimo regarding scaling building code requirements for homes under 1000 square feet

13.7 Trustee Report

Trustee Maude reported the following:

- Receipt of positive feedback from the Mayne Island Agricultural Society regarding their rezoning application outcome which allowed changes to setbacks providing the ability for them to build a Japanese memorial walkway
- Appreciation for the work done on the BC Ferries terminal

Trustee Dodds reported the following:

- Recognized the passing of Peter Askin, founding member of Mayne Island Conservancy, and spoke to their contributions to the community
- Attended Trust Council and noted challenges regarding budget approval

13.8 Electoral Area Director's Report - None

13.9 Islands Trust Conservancy Report Date Feb 2026

Received for information.

14. NEW BUSINESS

14.1 2025/26 Annual Report - Request for Decision

Recommend that staff consider not using the MALTC acronym.

MA-2026-036

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee approves the attached text for inclusion in the 2025/26 Annual Report for approval by Trust Council and submission to the Minister of Housing and Municipal Affairs.

CARRIED

MA-2026-037

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee request staff review the use of acronym MALTC in the 2026/27 Annual Report.

CARRIED

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for June 29, 2026 at the Mayne Island Agricultural Hall, Mayne Island

16. PUBLIC PARTICIPATION PERIOD

A member of the public asked if correspondence regarding the Temporary Use Permit application will be posted on the applications page of the website.

The Chair replied they will check with administrative staff as she is unsure if this information is typically published.

17. CLOSED MEETING - None

18. ADJOURNMENT

By general consent the meeting was adjourned at 2:16 p.m.

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder