

ADOPTED

Mayne Island Local Trust Committee

Minutes of Regular Meeting

Date: June 29, 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: Mary Storzer, Regional Planning Manager (electronic)
Bruce Belcher, Planner 2
Warren Dingman, Manager Bylaw Compliance & Enforcement (electronic)
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were 18 members 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 asked if meetings can be held in the evening.

A Trustee replied that due to travel requirements of the Chair and staff, and need to incur staff overtime, evening meetings are cost prohibitive.

Several members of the public spoke to the short-term vacation rental Temporary Use Permit application and the following comments were noted:

- Excess water is being used and the operation is doing a lot of laundry
- The owners do not live on the property
- If people are abiding by the rules, it should not be an issue to own property and generate income from it, the operators should be able to rent within the regulations and receive a permit to do so
- A petition opposing the permit was signed by immediate and close neighbours, there have been fires during fire ban season, excess water use, noise, parking issues,

increased traffic, late arrival of guests, lights on at night, very early departures, garbage left behind on the lawn, and loss of enjoyment of property

- The burden is on neighbours to report bylaw contraventions and many have not because the Temporary Use Permit is supposed to be issued for a finite period
- There has been no rationale stated for applying for the permit
- A Temporary Use Permit is supposed to be temporary
- The most important aspect of permit approval should be comments and concerns provided by neighbours
- The operation impacts established tourist accommodations nearby, there was not a need to permit a short-term vacation rental through a Temporary Use Permit and doing so serves to undermine the long-term rental market
- There is support for short-term rentals operating as a home-based business with owners on site but not owner absent operations
- Short-term vacation rentals are good for the island economy but users need to follow the rules
- Local residents can also cause fire, noise, light, garbage, and parking issues
- Lot size should be considered for commercial businesses operating in a residential neighbourhood

The Local Trust Committee provided the following replies:

- Members of the public can make a bylaw complaint and all complaints are investigated
- The Local Trust Committee has not opted into provincial regulations; therefore, the vacation rental does not need to be the primary residence of the operator
- The rationale submitted by the applicant was that they sought a permit and the Local Trust Committee is obligated to consider every application that comes before them

5. COMMUNITY INFORMATION MEETING - None

6. PUBLIC HEARING - None

7. MINUTES

7.1 Local Trust Committee Minutes Dated April 27, 2026 (for Adoption)

The following amendment to the minutes was presented for consideration:

Page 6 of the minutes in item 13.7 correct spelling to Peter Askin.

By general consent the Mayne Island Local Trust Committee meeting minutes of April 27, 2026 were adopted as amended.

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 June 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 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 551 (for Response)

MA-2026-038

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee respond to the Salt Spring Island Local Trust Committee that interests are unaffected by proposed Bylaw No. 551.

CARRIED

11.2 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 552 (for Response)

MA-2026-039

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee respond to the Salt Spring Island Local Trust Committee that interests are unaffected by proposed Bylaw No. 552.

CARRIED

11.3 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 553 (for Response)

MA-2026-040

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee respond to the Salt Spring Island Local Trust Committee that interests are unaffected by proposed Bylaw No. 553.

CARRIED

11.4 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw No. 554 (for Response)

MA-2026-041

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee respond to the Salt Spring Island Local Trust Committee that interests are unaffected by proposed Bylaw No. 554.

CARRIED

11.5 North Pender Island Local Trust Committee Referral for Draft Bylaws 240 and 241 (for Response)

MA-2026-042

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 240 and 241.

CARRIED

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

Planner Belcher summarized the staff report and highlighted the following:

- The Local Trust Committee had previously deferred consideration of the application
- Additional correspondence has been received of which seven stated opposition and one stated support of the application
- The water usage records have been received from the applicant and use is not outside of the level of use determined by the water district

The applicant was in attendance and spoke to the application. The following comments were recorded:

- They have not received any formal complaints with exception of a barking dog incident which was resolved within 20 minutes
- Water use records consistently show less use than that of immediate neighbours
- The permit does not allow guests to use any sort of outdoor fire and they were not notified of this incident
- They acknowledge housing shortages are prevalent; however, the property would not be put into the rental market if the permit was not renewed
- The property was rented a total of 62 days the previous calendar year; however, the home is also used by family and friends throughout the summer months
- There is an on-island contact residing full time
- One debris pile consists of yard waste which they are in the process of hiring someone to remove, and the other is debris located in the wood shed and it is burned in season
- They might consider a no pets clause
- They would be open to adding privacy screening

Discussion ensued and the following comments were noted:

- The property is in close proximity to others
- There are many non-permitted vacation rentals in operation and the applicant is commended for applying for a permit and conforming to the guidelines and regulations
- There were no complaints at time of first renewal and there have been no bylaw complaints; however, when the application came forward the Local Trust Committee has received several complaints

- If this was a new application it might not have been approved due to lack of privacy and proximity to neighbours
- The applicant has tried to address concerns; however, cumulative impacts need to be considered
- The applicant asked the Local Trust Committee to consider a six-month permit to lessen impact on those that have vacation reservations

MA-2026-043

It was MOVED and SECONDED

that Mayne Island Local Trust Committee not approve issuance of Temporary Use Permit PLTUP-2026-0124.

DEFEATED

MA-2026-044

It was MOVED and SECONDED

that Mayne Island Local Trust Committee approve issuance of Temporary Use Permit PLTUP-2026-0124 for a period of six months ending December 31, 2026.

CARRIED

11.7 MA-PL-RZ-2025-0305 (BC Ferries) - Bylaw No. 200 - Consideration of Adoption - Staff Report

Planner Belcher noted the bylaw was being returned to the Local Trust Committee for consideration of final adoption. There were no questions or comments.

MA-2026-045

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 adopted.

CARRIED

11.8 MA-PL-DVP-2026-0219 (Creedon) - Staff Report

Planner Belcher summarized the staff report and highlighted the following:

- The application seeks a Development Variance Permit to relax the exterior side lot line setback for an existing deck and new construction of deck and stair access as well as new foreshore stair access
- The replacement and extension of existing structures, and construction of new stair access, will maintain the same projection into the exterior lot line setback
- Public notification resulted in receipt of one letter in support of the application

The applicant was in attendance and spoke to the application.

Discussion ensued and it was clarified the bylaw allows stairs into the natural boundary to the sea setback but the proposed stairs do not extend into this boundary.

MA-2026-046

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee approve issuance of Development Variance Permit PL-DVP-2026-0219.

CARRIED

12. LOCAL TRUST COMMITTEE PROJECTS - None

13. REPORTS

13.1 Work Program Reports

13.1.1 Active Projects Report Dated June 2026

Received for information.

13.1.2 Future Project List Report Dated June 2026

Discussion ensued regarding the prioritization and rationale of projects for the benefit of an incoming Local Trust Committee and the following observations were noted:

- Foreshore and marine zoning remain a priority
- The requirement for cisterns was addressed through the Land Use Bylaw amendment as part of the housing project
- First Nation Reserve Land access to water and power might be a general policy should opportunity arise to enable access through change of zonings
- Review of lot coverage maximums relates to establishing a maximum size of accessory buildings as large lots would, by default, allow very large structures
- A local government can create a register of heritage structures and cultural heritage areas
- The revision of home occupation regulations with respect to contractor yards refers to clarifying that home occupations are intended for the occupant of the property

MA-2026-047

It was MOVED and SECONDED

that Mayne Island Local Trust Committee request staff to provide options for education in the Trust Area specifically on foreshore uses towards reviewing policy and zoning regulations for foreshore and marine uses in the Trust Area.

CARRIED

MA-2026-048

It was MOVED and SECONDED

that Mayne Island Local Trust Committee request staff work with local Trustees to identify and clarify potential amendments to the Land Use Bylaw and projects identified in the Future Projects report for the next meeting.

CARRIED

13.2 Applications Report Dated June 2026

Received for information.

13.3 Trustee and Local Expense Report Dated April 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 attendance at the Trust Council meeting and provided meeting highlights.

13.7 Trustee Report

Trustee Maude noted the passing of long-term resident Moe McLeod and spoke to the McLeod family's contributions to the community.

Trustee Dodds reported Mayne Island's participation in the annual Participaction event, attendance at Trust Council, and spoke to the fallow deer issue.

13.8 Electoral Area Director's Report - None

13.9 Islands Trust Conservancy Report Date March 2026

Received for information.

14. NEW BUSINESS - None

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for July 20, 2026 at the Mayne Island Agricultural Hall, Mayne Island

MA-2026-049

It was MOVED and SECONDED

that the next regular meeting for the Mayne Island Local Trust Committee scheduled for July 20, 2026 be held electronically.

CARRIED

16. CLOSED MEETING (Distributed Under Separate Cover)

16.1 Motion to Close Meeting

MA-2026-050

It was MOVED and SECONDED,

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1)(f):

(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

AND that the recorder and staff attend the meeting.

CARRIED

The meeting was recessed at 3:09 p.m. and adjourned following the in-camera meeting.

16.2 Recall to Order

The meeting was not recalled to order.

16.3 Rise and Report

Chair Elliott will rise and report at the next regular business meeting.

17. ADJOURNMENT

By general consent the meeting was adjourned at 3:36 p.m.

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder