



Islands Trust

ADOPTED

Mayne Island Local Trust Committee

Minutes of Regular Meeting

Date: August 31, 2026

Location: Electronic Meeting

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

Staff Present: Bruce Belcher, Planner 2
Lisa Millard, Meeting Administrator/Recorder

Others Present: There were fifteen (15) 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

Three members of the public spoke to the Temporary Use Permit application which considers allowing storage of floats in Horton Bay and the following comments were noted:

- There are concerns about the length of time it has taken for the application to come back to the Local Trust Committee
- The report contains inaccuracies about the number of comments received in opposition to the application
- If a float were to come loose and cause damage, or if a vessel collided with the stored floats, which party holds liability?
- Transport Canada requirement for indicators, or lights, would cause light pollution through flashing lights seen from neighbouring properties and from inside homes
- Bylaws were reviewed when the speaker's property was purchased and within months of taking possession there was a floating island of marine floats moored in the bay
- The location of the float storage appears to be directly adjacent to the Anson Road dock without adequate navigation allowances
- The Anson Road dock has caused a year-round increase of marine traffic into the bay and the bay is not suited to winter storage of floats

5. COMMUNITY INFORMATION MEETING - None

6. PUBLIC HEARING - None

7. MINUTES

7.1 Local Trust Committee Minutes Dated July 20, 2026 (for Adoption)

By general consent the Mayne Island Local Trust Committee meeting minutes of July 20, 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 Aug 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 MA-PL-TUP-2025-0060 (Island Marine Construction) - Staff Report

Planner Belcher summarized the staff report and noted the application is being returned to the Local Trust Committee for consideration of allowing winter storage of up to nine marine dock floats within a designated area in Horton Bay.

The applicant, representing ten Mayne Island property owners, was in attendance, and spoke to the application. They noted the floats have been stored in Horton Bay in the winter season for thirty years as the summer mooring locations are unprotected from winter storms, the floats will be moored 60 metres away from Anton Road dock, and while Transport Canada has requested a light be placed on the floats there is opportunity to shield the light so it is not directed toward residences.

Discussion ensued and the following comments were noted:

- Horton Bay is the most protected area suited to winter moorage
- Lighting has not been included in the terms of the Temporary Use Permit as it is a potential Transport Canada requirement and that agency would establish guidelines for said lighting
- Liability for damage caused by a float breaking loose would be the responsibility of the vessel owner or the party responsible for the integrity of the moored vessels, and of a vessel operator if their vessel collided with the legally moored floats

- Jurisdiction over the body of water is complicated and overlapping; however, the Mayne Island Local Trust Committee is responsible for zoning in the area
- There needs to be a larger conversation about what is and what is not allowed in Horton Bay and there may be need to refer the matter to the Advisory Planning Commission
- A Temporary Use Permit could be put in place for the upcoming winter season while the matter is referred to the Advisory Planning Commission and this would allow time for the Transport Canada community engagement process to move forward
- Safe and secure storage has been proven through historical use

MA-2026-056

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee approve issuance of PL-TUP-2025-0060 for a period from October 15, 2026 to April 15, 2028.

CARRIED

MA-2026-057

It was MOVED and SECONDED,

that application PL-TUP-2025-0060 be referred to the Mayne Island Advisory Planning Commission for comment including comment on zoning of mooring buoys for Mayne Island.

CARRIED

By general consent advertising for appointments to the Advisory Planning Commission was added to the agenda as new business item 14.2.

11.2 MA-PL-DVP-2026-0324 (Gates) - Staff Report

The Planner summarized the staff report and noted the Development Variance Permit application retroactively seeks to relax the 8-metre front lot line setback on the subject property to permit the siting of an existing deck entry built to access an existing dwelling.

The applicant was in attendance.

Discussion ensued and the following comments were recorded:

- The variance is specific to a measurement and it might be advisable to increase the measurement to ensure there is not an issue should a future survey show the measurements are inaccurate
- If the variance is less restrictive, a new notification period would be required
- The structure is already built and the measurements are likely accurate

MA-2026-058

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee approve issuance of Development Variance Permit PL-DVP-2026-0324.

CARRIED

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Mayne Island Housing Project - Proposed Bylaws 196 and 197 - Consideration of Adoption - Staff Report

Proposed Bylaw Nos. 196 and 197 are being returned to the Local Trust Committee for consideration of adoption following approval by the Executive Committee and the Ministerial approval.

The Local Trust Committee had no question or comments.

MA-2026-059

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee Bylaw No. 196 cited as “Mayne Island Official Community Plan No. 144, 2007, Amendment No. 1, 2025” be adopted.

CARRIED

MA-2026-060

It was MOVED and SECONDED,

that Mayne Island Local Trust Committee Bylaw No. 197 cited as “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2025” be adopted.

CARRIED

13. REPORTS

13.1 Work Program Reports

13.1.1 Active Projects Report Dated Aug 2026

Received for information.

13.1.2 Future Project List Report Dated Aug 2026

Received for information.

13.2 Applications Report Dated Aug 2026

Received for information.

13.3 Trustee and Local Expense Report Dated June 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 upcoming attendance at the September Trust Council meeting and provided highlights from the agenda

13.7 Trustee Report

Trustee Dodds acknowledged the popularity of the 100th Mayne fall fair with over 1200 adults going through the gate and spoke to the legacy display plaques placed which recognize the historical contributions of Japanese residents.

Trustee Maude stated the fall fair was well attended and highlighted the Japanese memorial plaques unveiled at the museum. He spoke to the overabundance of deer on Mayne Island and noted he had presented at Trust Council on the subject over 20 years ago.

13.8 Electoral Area Director's Report - None

13.9 Islands Trust Conservancy Report - None

14. NEW BUSINESS – None

14.1 Proposed Draft 2027/28 LTC Operating Budgets - Staff Report

The Planner summarized the staff report and Trustees had no budget amendments to present for consideration.

MA-2026-061

It was MOVED and SECONDED

that Mayne Island Local Trust Committee submit the proposed draft 2027/28 local trust committee operating budget for inclusion in the Trust Council draft 2027/28 budget.

CARRIED

14.2 Advisory Planning Commission Appointments - Discussion

A Trustee noted there is need to fill Advisory Planning Commission vacancies and requested said vacancies be advertised.

MA-2026-062

It was MOVED and SECONDED

that Mayne Island Local Trust Committee request staff advertise expressions of interest for the Mayne Island Advisory Planning Commission.

CARRIED

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for November 30, 2026, Electronic Meeting

16. CLOSED MEETING – None

17. ADJOURNMENT

By general consent the meeting was adjourned at 3:12 p.m.

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder