



DATE OF MEETING: December 4, 2021
TO: North Pender Island Local Trust Committee
FROM: Kim Stockdill, Island Planner
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: LUB Review Project

RECOMMENDATION

For the North Pender Island Local Trust Committee (LTC) to receive the draft bylaws and provide direction to make any revisions.

REPORT SUMMARY

The purpose of this report is to introduce further amendments to the draft bylaw document and to outline next steps for the project.

BACKGROUND

The project was identified by the LTC in late 2019 and the project charter was endorsed in January 2020 (attached). The objective of the project is to implement Official Community Plan (OCP) policies through amendments to the North Pender Land Use Bylaw (LUB). The project encompasses the following topic areas: residential floor area review, tourist Commercial regulation review, marine shoreline regulations review, agricultural regulations amendments, industrial regulation review, and minor and technical amendments.

Background information regarding the project, staff reports, Discussion Papers, PowerPoint presentations, correspondence, and the Project Charter can be found on the North Pender Project webpage:

<https://islandstrust.bc.ca/island-planning/north-pender/projects/>.

At the October 22, 2021 LTC Special Meeting, the LTC passed the following resolutions:

NP-2021-082

It was MOVED and SECONDED

That the North Pender Island Local Trust Committee invite the South Pender Island Local Trust Committee Trustees to the December Special Meeting on Land Use Bylaw.

CARRIED

NP-2021-083

It was MOVED and SECONDED

That the North Pender Island Local Trust Committee request staff to contact the owners of 1329 MacKinnon Road and 1349 MacKinnon Road to discuss the option of entering into a 219 Covenant.

CARRIED

NP-2021-084

It was MOVED and SECONDED

That the North Pender Island Local Trust Committee request staff to amend the draft Land Use Bylaw to change the zoning behind the Driftwood from C2 to rental residential.

CARRIED

NP-2021-085

It was MOVED and SECONDED

That the North Pender Island Local Trust Committee request staff to amend the zoning in the draft Land Use Bylaw of the foreshore to Water 3 for the eleven in-stream private moorage applications.

CARRIED

NP-2021-086

It was MOVED and SECONDED

That the North Pender Island Local Trust Committee request staff to schedule a Special Meeting in December 2021 to present the draft bylaws for the Land Use Bylaw Review Project to the Local Trust Committee for review and comment.

CARRIED

At the October 28, 2021 regular LTC meeting, the LTC passed the following resolution:

NP-2021-098

It was Moved and Seconded,

That the North Pender Island Local Trust Committee schedule a Community Information Meeting regarding the Land Use Bylaw Review on February 5, 2021 at 11:00 am.

CARRIED

Staff have incorporated the items outlined in the NP LTC resolution chart (attachment no. 3) in a blacklined version of the draft bylaw. Due to the size of the draft bylaw, it will not be attached to the staff report but can be found on the [Project's webpage](#) under "LUB Review Project – 8. Draft Bylaws": Blackline Draft Bylaw. The blackline version of the draft bylaw will be updated on the website prior to each subsequent LTC meeting (if changes have been made).

A draft OCP amendment Bylaw No. 223 is attached. Draft Bylaw No. 223 would support and enable the draft amendments to the LUB by including:

- A new residential policy that sets out incentives for building designs when the LTC is reviewing Development Variance Permit applications to vary the maximum floor area of residential dwelling units.
- A new residential policy that states agriculture is a principal use on Rural Residential lands that are not connected to a water system, with the exception to those lots connected to the Razor Point Water System.
- A new coastal area policy that provides criteria for assessing private dock rezoning applications.
- Changes to OCP designations (map amendment).

ANLYSIS

Maximum Floor Area

OCP Policy

Staff have included a list of incentives for property owners to include in their building designs when applying for a Development Variance Permit to increase the maximum floor area of a dwelling unit. Draft OCP Bylaw No. 223 includes the following policy:

“2.11 If the Local Trust Committee considers Development Variance Permit applications to vary the maximum floor area of residential dwellings, the following should be incorporated into the building proposal where feasible:

- a) The design and construction of a dwelling should incorporate energy efficient features.*
- b) Installation of a rainwater collection and storage system with a minimum cistern storage capacity of 18,000 litres.*
- c) Buildings and other structures should utilize existing topography and vegetation to be sited in a manner that is relatively unobtrusive and blends into the surrounding landscape.*
- d) Limit site coverage of impermeable surfaces.*
- e) New buildings should be sited in a manner that results in minimal disturbance to existing vegetation and unnecessary removal of trees should be avoided.*
- f) Avoid locating development in areas containing important, rare or fragile sensitive ecosystems or habitat where reasonable alternative sites exist.*
- g) Maximize undisturbed areas and consider measures for protect sensitive ecosystems.*
- h) Use of drought resistant and native plants in landscaping should be encouraged. The planting or introduction of non-native plants should be avoided.”*

The LTC should give direction to staff if there are additional incentives that should be added to the list above.

South Pender LTC

At the October 22nd, 2021 special meeting, the LTC passed a resolution to invite the South Pender Island LTC to the December 4th meeting to discuss the LUB Review project. The South Pender LTC is also reviewing their LUB in relation to amending residential maximum floor area regulations. The current maximum floor area regulations for South Pender are shown in Figure 1 below.

Figure 1 - Excerpt from Current South Pender LUB – Rural Residential Zones

Siting and Size			<u>RR1</u>	<u>RR2</u>	<u>RR3</u>
(5)	Maximum Floor Area per lot:		✓	✓	✓
Lot Area	The total floor area of all buildings may not exceed:	The floor area of a dwelling may not exceed:			
Less than 0.4 ha (1 acre)	465 m ² (5000ft ²)	353 m ² (3800ft ²)			
0.4 ha to 0.79 ha (1 to 2 acres)	557 m ² (6000ft ²)	418 m ² (4500ft ²)			
0.8 ha to 1.59 ha (2 to 4 acres)	743 m ² (8000ft ²)	520 m ² (5600ft ²)			
1.6 ha to 3.9 ha (4 to 10 acres)	836 m ² (9000 ft ²)	543 m ² (5845ft ²)			
4.0 ha (10 acres) or greater	1858 m ² (20000ft ²)	560 m ² (6030ft ²)			

The South Pender LTC has given direction to staff to include two different maximum floor area regulations: retain the current regulations for dwellings constructed prior to the LUB amendment bylaw, and a second set of more restrictive maximum floor area regulations for dwelling units constructed after the LUB amendment. The more restrictive regulations are seen in Figure 2.

Figure 2 – Excerpt from draft SP LTC Bylaw No. 122 – Maximum Floor Area Regulations for New Construction

Maximum Floor Area per lot: ✓ ✓ ✓		
Lot Area	The total floor area of all buildings may not exceed:	The floor area of a dwelling may not exceed:
Less than 0.4 ha (1 acre)	465 m ² (5000ft ²)	255 m ² (2750ft ²)
0.4 ha to 0.79 ha (1 to 2 acres)	557 m ² (6000ft ²)	348 m ² (3750ft ²)
0.8 ha to 1.59 ha (2 to 4 acres)	743 m ² (8000ft ²)	372 m ² (4000ft ²)
1.6 ha to 3.99 ha (4 to 10 acres)	836 m ² (9000 ft ²)	418 m ² (4500ft ²)
4.0 ha (10 acres) or greater	1858 m ² (20000ft ²)	465 m ² (5000ft ²)

One benefit of this approach is it does not create legal non-conforming situations for existing legal dwelling units. At this time, the South Pender LUB amendment bylaw is in draft form and has not been given first reading.

South Pender’s approach to address legal non-conforming status by having two sets of regulations would not be applicable for North Pender as the North Pender LUB does not currently regulate maximum floor area (there is no base line regulation). Instead the North Pender draft LUB amendment would include a provision that allows existing dwelling units to be altered or rebuilt to the exact same floor area. The LUB provision reads:

“Despite Article XX [this refers to the new maximum floor area limits], on a lot that contains a legal dwelling constructed prior to the adoption of this bylaw, a replacement dwelling may constructed, or the existing dwelling re-constructed or altered, provided the floor area of the replacement, re-constructed or altered dwelling does not exceed the floor area of the dwelling on the lot at the time of the adoption of this bylaw.”

Commercial Tourist Accommodation (C2 Zoning)

C2 Zoned MacKinnon Road Properties

The Senior Freshwater Specialist has confirmed that the Groundwater Sustainability Science Program deliverables will be available to view on the Islands Trust website starting December 1, 2021; specifically the Islands Trust Area Groundwater Availability Assessment Project. Figure 3 below shows the vulnerability classification of Groundwater Region NP03 (where the MacKinnon Road properties are located) is classified as Class II: Critical Assessment. Class II: Critical Assessment classification is signalling to the LTC to proceed with caution, since the region will need further analysis to Determine vulnerability.

Figure 3 – North Pender Vulnerability Classification.

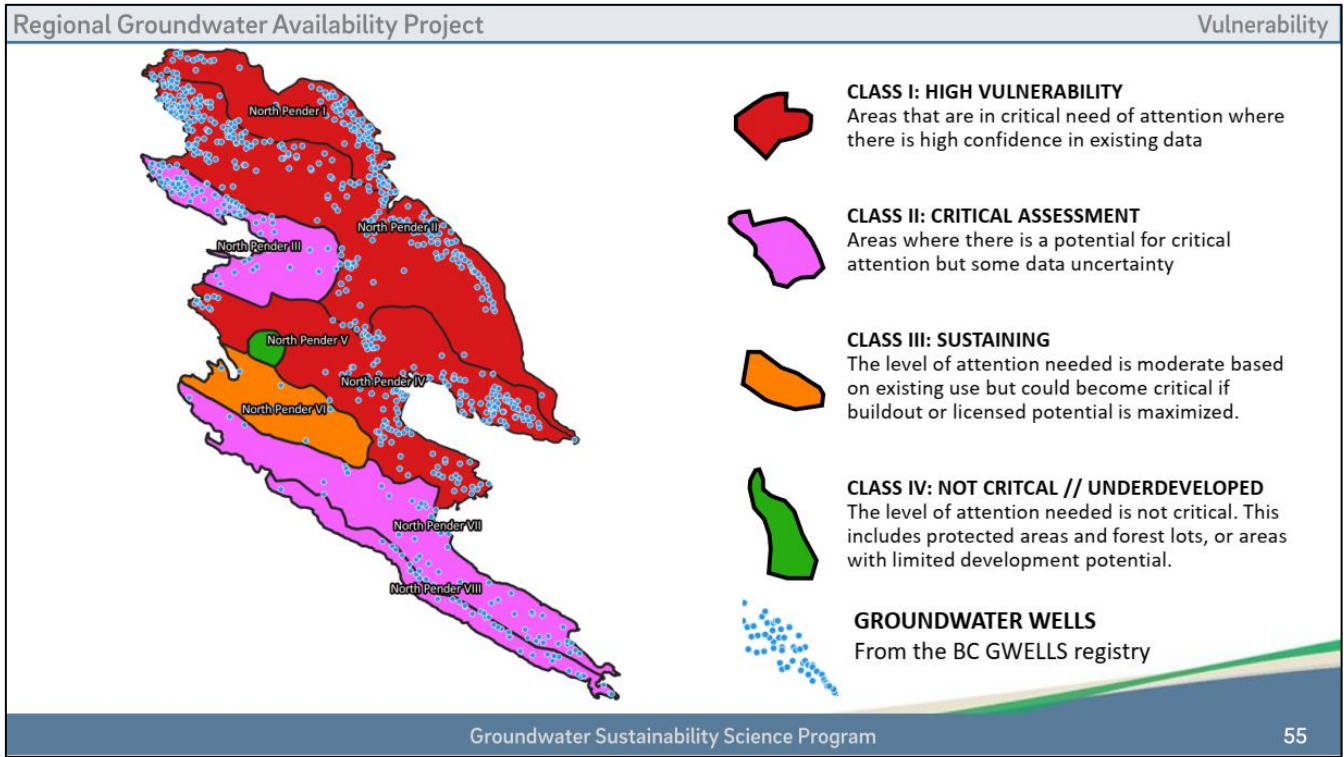


Figure 4 – Groundwater Demand vs Recharge

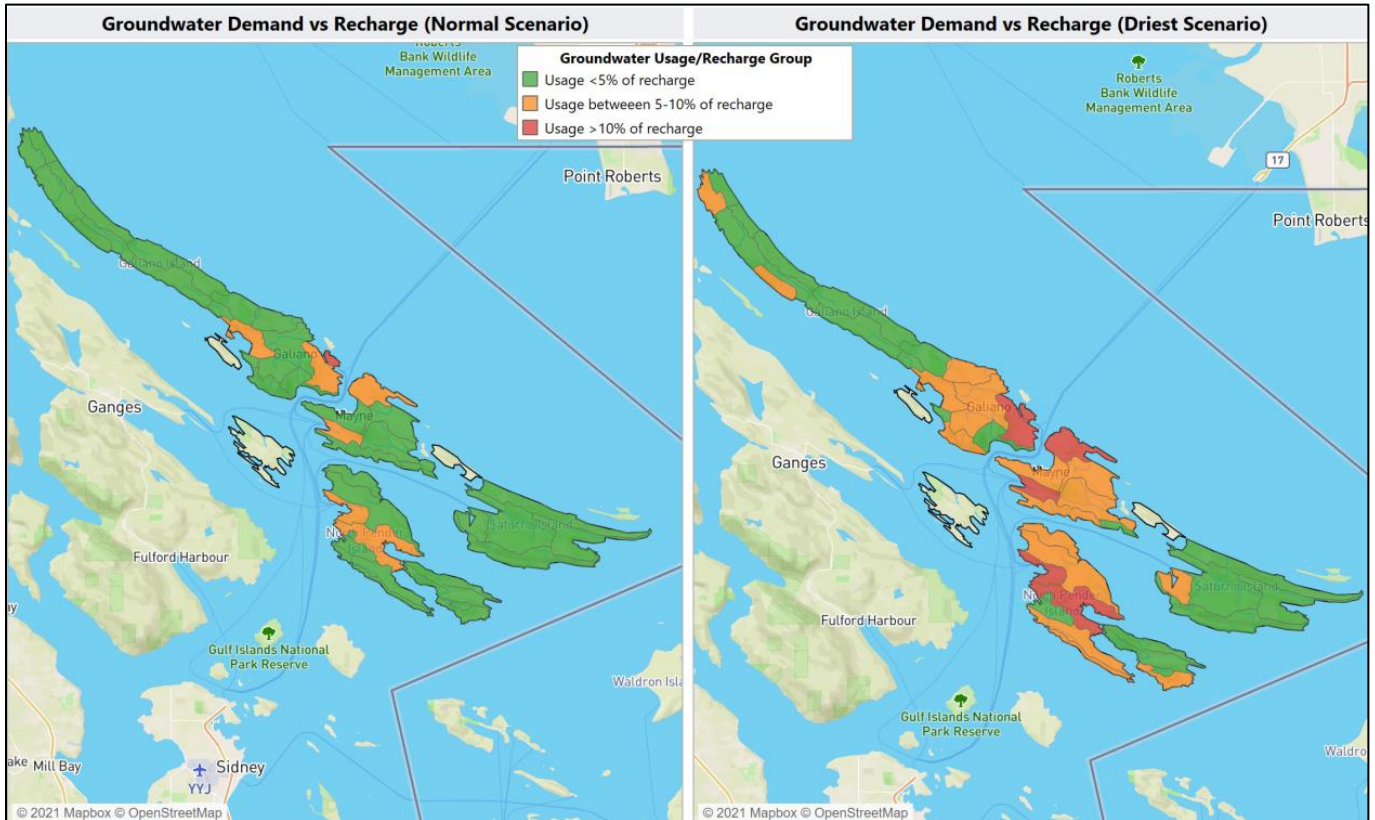


Figure 4¹ shows the groundwater demand and recharge of the groundwater regions in a normal scenario and a dry scenario. Based on this figure, Groundwater Region NP03 is indicated as having a usage between 5-10% of recharge in normal scenarios (orange area), and a usage of greater than 10% of recharge in driest scenarios (red area). Percentage of recharge use does not equate to percentage of remaining available groundwater for human consumption. To put these numbers into perspective, the report states that: *“groundwater regions for which the use is less than 5% of the recharge are highlighted in green, percentages between 5 to 10% are highlighted in orange and groundwater regions with groundwater use exceeding 10% of the recharge are highlighted in red. The former regions are likely already under stressed conditions”*. In addition the *“use in some areas on Mayne Island, North Pender Island and Galiano Island reaches greater than 10% of groundwater recharge. This likely creates stress on environmental needs and may result in water conflicts. If the Southern Gulf Islands experience drought condition such as in 1985, the groundwater recharge could be reduced by up to 50%.”*²

At the October 22, 2021 the LTC discussed options to regulate development while protecting groundwater resources for the Commercial 2 (C2) zoned parcels along MacKinnon Road. Direction was given to staff to contact the owners of 1329 and 1349 MacKinnon Road to discuss the willingness of the property owners to register a Section 219 covenant on the subject properties. The intent would be to retain the existing density (26 and 10 Guest Accommodation Units) but register a S. 219 that limits development. The purpose of the covenant would restrict any new development, beyond the densities currently built on the property, and any further construction of commercial guest units would be reliant on the property owner/operator providing a groundwater management plan and implementing the measures recommended in the plan. In addition, commercial operations are also required to apply to the Province for a groundwater licence by March 1, 2022.

Staff have a scheduled meeting with the owner of 1329 MacKinnon Road, and will report to the LTC at the December 4th meeting. Staff have tried to contact the owner of 1349 MacKinnon Road, but have not been able to connect prior to the meeting. Both property owners are also aware of the December 4th meeting and staff have encouraged their attendance.

Figure 5 – MacKinnon Rd C2 zoned properties

Property	Zoning	Property Information	Comments
1325 MacKinnon Rd	C2(e) – permits 9 CGAUs.	-1 dwelling unit and 1 trailer 0.56 ha (1.4 acres) with the intent to eventually have one dwelling unit and 3 CGAUs on the property.	Draft LUB amendment reduces density to 3 CGAUs.
1329 MacKinnon Rd – The Tides	C2(d) – permits 26 CGAUs.	-Currently 6 CGAUs on the property with the intent to expand the commercial accommodation business. -Property was recently purchased in Fall 2020. -Property owners stated they will write a letter to the LTC expressing their opinion regarding the permitted density. -1.2 ha	The property owner has indicated a desire to retain the current density as permitted in the zone (26 CGAUs).

¹ GW Solutions (2021). *Islands Trust Area Groundwater Availability Assessment*.

² GW Solutions (2021). *Islands Trust Area Groundwater Availability Assessment*.

1333 MacKinnon Rd	C2(b) – permits 10 CGAUs.	-1 Dwelling Unit -0.57 ha (1.4 acres) -Property for sale	Property is currently for sale.
1349 MacKinnon Rd – Otter Shores	C2(c) – permits 10 CGAUs	-5 CGAUs currently on property. -Property owner plans to construct 4 more CGAUs (fourplex building) -Property owners recently purchased property -Property owners stated they will write a letter to the LTC expressing their opinion regarding the permitted density. -0.75 ha	Property owner has indicated a desire to retain the current density as permitted in the zone (10 CGAUs).

Driftwood Centre

At the October 22, 2021 special meeting, the LTC gave direction to staff to change the zoning from Commercial 2 (C2) to rental residential for the Driftwood property. Local governments now have the ability to rezone land for multi-family residential rental use. The *Local Government Act (LGA)* states the following:

“Residential rental tenure

481.1 (1) A zoning bylaw may limit the form of tenure to residential rental tenure within a zone or part of a zone for a location in relation to which multi-family residential use is permitted.

(2) A limit under subsection (1) may limit the form of tenure to residential rental tenure in relation to a specified number, portion or percentage of housing units in a building.”

The purpose of Section 481.1 of the LGA is not to control rent, nor set parameters of the tenant, but rather provides an opportunity for local governments to increase market rental supply by rezoning specifically for residential rental tenure.

The draft LUB amendment bylaw would rezone a portion of the Driftwood property to a new Rental Housing (RH) zone. Highlights of this new zone:

- Minimum lot size for subdivision will be 1.2 ha which could potentially allow this portion of the subject property to be subdivided off.
- Maximum number of residential rental dwelling units is 16 (current zoning permits 27 guest units with a maximum floor area of 56m²).
- Maximum floor area for residential rental dwelling units is 93 m² (1000 ft²).
- Rental zoning must be multi-family (two or more connected units) as per LGA Section 481.1.

If the LTC proceeds with rezoning the C2 zoned portion of the Driftwood Centre property to rental housing, staff will amend the draft OCP amendment bylaw to include a rental housing policy and re-designation.

LUB & OCP Map Amendments

The map amendments for both the LUB and OCP bylaws can be found on the Project webpage. Attached to this staff report is a list of all map amendments for the LTC’s review (Attachment No. 2).

CIM/Open House – February 5, 2022

A special meeting has been scheduled for Saturday, February 5, 2022 to provide an opportunity for community members to review the draft bylaws, ask questions, and provide comments. The format for this meeting is proposed to start with an open house showcasing the map amendments and portions of the new LUB on poster boards. This would allow community members, the LTC, and staff to move freely around the room to discuss the draft amendments in an informal setting. After the open house, the LTC would move into a formal CIM to answer questions from the community and collect feedback. The notice of the special meeting for February 5th will be placed in the December and January editions of the Pender Post. In addition, staff will be mailing out the notice in late December.

Rationale for Recommendation

The LTC may provide staff with direction on the above topics, if there are further revisions, staff will continue with drafting the bylaws, and will prepare for the CIM and Open House on February 5, 2022.

ALTERNATIVES

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the North Pender Island Local Trust Committee request staff to provide further information on...

2. Schedule additional Special Meetings

The LTC may wish to hold additional Special Meetings in order to gather further information on one or more of the topic areas. Recommended wording for the resolution is as follows:

That the North Pender Island Local Trust Committee request staff to schedule a Special Meeting to discuss [insert topic area].

3. Referral to the Advisory Planning Commission

The LTC may opt to refer an item or topic to the Advisory Planning Commission for comment. Recommended wording for the resolution is as follows:

That the North Pender Island Local Trust Committee request staff to refer XXX to the North Pender Island Advisory Planning Commission for comment.

4. Proceed no further

The LTC may choose to proceed no further with the project.

NEXT STEPS

Staff to continue with bylaw drafting and prepare for the Special Meeting in February 2022.

Submitted By:	Kim Stockdill, Island Planner	November 25, 2021
Concurrence:	Robert Kojima, Regional Planning Manager	November 26, 2021

ATTACHMENTS

1. Draft OCP Amendment Bylaw No. 223
2. List of LUB and OCP map amendments
3. NP LTC Resolutions Chart

DRAFT

NORTH PENDER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 223

A BYLAW TO AMEND NORTH PENDER ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 171, 2007

The North Pender Island Local Trust Committee in open meeting assembled enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2021”.

2. SCHEDULES

North Pender Island Official Community Plan No. 171, 2007 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS _____ DAY OF _____ 20__

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20__

READ A SECOND TIME THIS _____ DAY OF _____ 20__

READ A THIRD TIME THIS _____ DAY OF _____ 20__

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____ 20__

APPROVED BY THE MINISTER MUNICIPAL AFFAIRS THIS
_____ DAY OF _____ 20__

ADOPTED THIS _____ DAY OF _____ 20__

Chair

Secretary

**NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 223**

SCHEDULE 1

The North Pender Island Official Community Plan No. 171, 2007, is amended as follows:

1. By adding the following new policy to Section 2.1 Residential Land Uses:
“2.11 If the Local Trust Committee considers Development Variance Permit applications to vary the maximum floor area of residential dwellings, the following should be incorporated into the building proposal where feasible:
 - a) The design and construction of a dwelling should incorporate energy efficient features.
 - b) Installation of a rainwater collection and storage system with a minimum cistern storage capacity of 18,000 litres.
 - c) Buildings and other structures should utilize existing topography and vegetation to be sited in a manner that is relatively unobtrusive and blends into the surrounding landscape.
 - d) Limit site coverage of impermeable surfaces.
 - e) New buildings should be sited in a manner that results in minimal disturbance to existing vegetation and unnecessary removal of trees should be avoided.
 - f) Avoid locating development in areas containing important, rare or fragile sensitive ecosystems or habitat where reasonable alternative sites exist.
 - g) Maximize undisturbed areas and consider measures for protect sensitive ecosystems.
 - h) Use of drought resistant and native plants in landscaping should be encouraged. The planting or introduction of non-native plants should be avoided.”
2. By deleting Rural Residential Policy 2.1.1.1 and replacing it with:
“2.1.1.1The principal use shall be residential. Agriculture is also a principal use on those Rural Residential lots not connected to a water system with the exception of those lots connected to the Razor Point Water System. Accessory uses shall not detract from the rural character of the island.”
3. (Placeholder for Rental Housing policy).
4. By adding the following new policy to Section 4.2 Coastal Area Policies:
“4.2.11 Existing private moorage for docks permitted on a site-specific basis in those areas designated as Marine (M) on Schedule “B”. New applications for private moorage for docks may be considered by site-specific rezoning subject to:
 - a) the proposal demonstrating minimal impacts on the marine environment, including eelgrass, bull kelp, forage fish, or other important habitat;
 - b) the proposal demonstrating minimal impacts on upland sensitive ecosystems or habitat;
 - c) the proposal demonstrating no impacts on archaeological or cultural sites or resources;
 - d) structures being appropriately sited and of a scale to minimize visual impacts;
 - e) structures incorporating current best practices for dock construction;

- f) consideration being given to providing for shared or common moorage; and
- g) consideration being given to the cumulative impacts of private moorage.”

5. Schedule “B” – LAND USE MAP is amended as shown on Plan No. 1 attached to and forming part of this bylaw.

**NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 223**

PLAN NO.1

(placeholder)

List of NP LUB & OCP Mapping Amendments
(items in red include OCP map amendments)

	Property	Current Zone or Designation	Proposed Zone or Designation	Comments
1	Rezone all Water 1 (W1) areas to Water 3 (W3) except for those areas with an existing dock. Areas around existing private dock will retain W1 zone.	W1	C (W3)	-Rezone to W3 for all areas without a private dock.
2	Rezone all properties in the Magic Lake Water District	RR	Rural Residential 1 (RR1)	
3	Rezone all other RR properties not connected to the water districts noted above.	RR	Rural Residential 2 (RR2)	-RR zoned properties in the Razor Point Water District to be rezoned to RR2.
4	Rezone all Trincomali Water District properties zoned RR(b) to RR1(a)	RR(b)	RR1(a)	
5	PID 006-646-981 (1311 MacKinnon Rd)	RR(a)	RR2(a)	
6	PID 028-093-739 (1349 MacKinnon Rd)	C2(d)	C2(c)	-Rezone portion of property so that the entire property is zoned C2(c)
7	PID 024-289-582 (Baile Nature Reserve)	Zoning: R OCP: R	Zoning: ECO OCP: CO	-Involves OCP map amendments.
8	PID 000-585-092 & PID 025-220-420 (Old Port Washington Store)	Zoning: C1(a) OCP: C	Zoning: RR2 OCP: RR	-Involves OCP map amendments.
9	PID 025-710-311 & 001-120-263 (BC Ferries)	Zoning: RR	Zoning: CS(r)	
10	A portion of PID 009-674-241 (Disc golf park)	CP1	CP2	-Rezone the large western section of subject property
11	A portion of PID 002-885-182 (Medicine Beach Garbage Drop-off)	C1(e)	C1(a)	Rezone all portions of C1(e) to C1(a)
12	The southern portion of PID 005-773-954 (property east of Home Hardware) that is below 84 metres in elevation (approximately).	OCP: R	OCP: I	-Amend the OCP designation from Rural to Industrial.
13	Add new zone General Industrial (I) and delete the Light Industrial (I1) and Industrial (I2) zones.			The legend on the LUB map should delete (I1) and (I2) and add 'General Industrial (I)'.
14	Portion of PID 008-259-364 (Home Hardware - Parcel C, DD68964I, Section 18, except that part thereof lying south of the	I1(a)	I(a)	Change zoning for portion of property zoned I1(a) to I(a)

	main highway from Hope Bay to Port Washington)			
15	Portion of PID 003-689-417 (4606 Razor Point Rd)	I1(b)	I(b)	Change zoning for portion of property zoned I1(b) to I(b)
16	Portion of PID 005-837-804 & 005-837-782 (Mainroad properties)	I2(a)	I(c)	Change zoning for portion of properties zoned I2(a) to I(c)
17	Portion of PID 005-837-651 (3330 Port Wash)	R	I	Change zoning of southern portion of lot located within the Industrial OCP designation from Rural zoning to the General Industrial (I) zone.
18	Portion of PID 005-837-693 (3334 Port Wash Rd)	R	I	Change zoning of southern portion of lot located within the Industrial OCP designation from Rural zoning to the General Industrial (I) zone.
19	Portion of PID 009-683-917 (3418 South Otter Bay Rd - Portion of former Cement plant)	Zoning: I2(b) OCP: I	Zoning: CS(q) OCP: CS	Change zoning for portion of property currently zoned I2(b) to CS(q) and change OCP designation from Industrial (I) to Community Service (CS).
20	Portion of PID 009-683-917 (3418 South Otter Bay Rd – Portion by recycling depot)	I2(c)	I(d)	Change zoning for portion of property currently zoned I2(c) to I(d).
21	Add new Rental Housing (RH) Zone			The legend on the LUB map should add the new zone 'Rental Housing (RH)'.
22	Portion of PID 018-948-413 (Driftwood property)	Zoning: C2(f) OCP: TC	Zoning: RH OCP: CS	Change zoning for portion of property currently zoned C2(f) to RH and change OCP designation from Industrial (I) to Community Service (CS).

LTC Resolutions/Direction to Staff - NP LUB Amendment Project

Date	Topic	Resolution or Informal Direction	Motion/Direction	Staff Comments
January 28, 2021	Marine & Shoreline	Direction	LTC supports removing docks as a permitted use and to grandfather existing docks by zoning tenures.	-Staff will recommend LTC makes this a resolution at the next LTC meeting.
March 18/21	Max Floor Area	Resolution	NP-2021-030 It was Moved and Seconded, that the North Pender Islands Local Trust Committee direct staff to create a report reflecting the discussion on floor area review on March 18, 2021.	-comments regarding floor area definition (to internal side of external walls), lot coverage and impermeable surfaces, and South Pender maximum floor area.
March 18/21	Agriculture Regulations	Resolution	-Invite SAAPC to April 29 th NP LTC meeting to discussion the SAAPC recommendations.	-Give SAAPC a specific time of discussion (10am?) -Highlight question regarding RR zoning and potential Ag regs.
March 18/21	Industrial Regulations	Direction	LTC supports the removal of Industrial designations and and industrial zoning from steep slope areas, specifically Port Washington area and steep slope adjacent to recycling centre.	Chart 7 -Organize with mapping
		Direction	LTC supports amending OCP designation for 005-773-954 to Industrial (lot east of home hardware), level portion only	Chart 9 -Map amendment
		Direction	Amend the OCP and Zoning for portions of 3418 Otter Bay Rd currently zoned I2(b) and I2(c). New OCP designation – Community Service. New zoning for I2(b) would be Community Service that permits waste transfer and new LUB zoning for I2(c) would permit waste transfer, composting and recycling.	
		Resolution	NP-2021-032 It was moved and seconded, That, regarding the <i>North Pender Island Local Trust Committee Official Community Plan Implementation Options</i> dated March 18. 2021, item 10, the North Pender Island Local Trust Committee direct staff to draft a bylaw to combine the two industrial	Chart 10

			zones into a single general industrial zone.	
		Direction	Review and update the industrial permitted uses and to allow basic, light industrial uses (including contractor yards and storage).	Chart 11
		Direction	Amend subdivision lot sizes to permit industrial zoned lands to be subdivided from split-zoned or hooked lots.	Chart 13
		Decision on hold	Rezone 3338 Port Washington (Home Hardware) to commercial	Chart 14
		Direction	Keep site specific zoning for boat storage on Hamilton Road	Chart 15
		Resolution	NP-2021-033 It was moved and seconded, That, regarding the <i>North Pender Island Local Trust Committee Official Community Plan Implementation Options</i> dated March 18, 2021, item 16, the North Pender Island Local Trust Committee direct staff to apply general industrial zoning.	Chart 16 - Rezone 3323 Port Washington (Mainroad) to the general industrial zone.
		Direction	Rezone 3334Port Washington (TUP) to the general industrial zone.	Chart 17
April 29, 2021	AG	Resolution	NP-2021-042 It was Moved and Seconded, that the North Pender Island Local Trust Committee give direction to staff to include the recommendations found in Attachment No. 1 to the draft bylaw, including the amendments to items 1, 2, and 21 and that the amendments be referred to the North Pender Agricultural Advisory Planning Commission for comment.	-Focus on scale of agriculture in terms of new RR zone (RR2) -RR2 to be all areas outside of Magic Lake and Trincomali water districts.
	AG	Resolution	It was Moved and Seconded, that the North Pender Island Local Trust Committee request that the North Pender Agricultural Advisory Planning Commission review the staff report on the agricultural review, dated April 29, 2021, and provide written feedback	
May 12,2021	C2 zone	Resolution	Staff to contact four MacKinnon Rd owners/operators and notify them the LTC is considering reducing the permitted Commercial Guest Accommodation units for each property, and is considering rezoning the	-Staff to provide comments from each property owner in next staff report.

			<p>properties to Rural Residential. The LTC is also requesting comments from the owners regarding removal of certain accessory uses.</p> <p>NP-2021-050 It was Moved and Seconded, that the North Pender Island Local Trust Committee give direction to staff to write a letter to the property owners of C2B, C2C, C2D, C2E advising them of the Local Trust Committee’s intent to either reduce the number of tourism units or rezone to Rural Residential. By general consent, the LTC requested that staff include the removal of additional uses in the letter to the property owners of C2B, C2C, C2D, and C2E.</p>	-Bring back recommendation to ask staff to draft bylaw based on recommendations in the table (for C2 topic).
		Resolution	<p>NP-2021-051 It was Moved and Seconded, that the North Pender Island Local Trust Committee give direction to staff to have the remaining Commercial Tourism zoned properties remain at the current number of units as established on the property</p>	Reduce the number of permitted Commercial Guest Accommodation Units to the existing density on each property.
		Direction	Add provision that requires employee accommodation for higher density developments.	
		Direction	Staff to provide options for requiring onsite operators 24/7.	
	Minor Amendments	Direction	By general consent, the LTC requested that staff propose amendments to the campground regulations that would limit or prohibit generator use	Add generator use (restriction of) to campground regulations.
May 12, 2021	Marine/ Shoreline	Resolution	<p>NP-2021-053 It was Moved and Seconded, that the North Pender Island Local Trust Committee give direction to staff to draft bylaw amendments based on recommendations for Shoreline and Marine Regulation options as outlined in Table 1 attached to the Staff Report dated May 12, 2021.</p>	Draft bylaws based on recommendations found in Table 1 attached to May 12, 2021 staff report.
		Resolution	<p>NP-2021-052 It was Moved and Seconded, that the North Pender Island Local Trust Committee give direction to staff that stairs would not be exempt from the setback of the natural boundary of the sea.</p>	Stairs not to be exempt from the setback to the natural boundary of the sea.

May 12, 2021	Minor Amendments	Direction	Remove 'fencing' from option for Landscape Screening. Screening should be planning/vegetation only.	-“a” in Table of Minor & Tech Amendments
		Direction	Add regulation to require cisterns for all new buildings in every zone, and that cisterns have external connection for fire protection.	-“f” in Table of Minor & Tech Amendments.
		Direction	Add regulation to allow one accessory building/structure with a maximum floor area of 10m ² .	-“l” in Table of Minor & Tech Amendments
		Direction	Add regulations for shipping containers. Consideration to only allow shipping containers on a certain lot size, and require vegetated screening.	-“m” in Table of Minor & Tech Amendments
		Resolution	NP-2021-054 It was Moved and Seconded, that the North Pender Island Local Trust Committee give direction to staff to draft bylaw amendments based on recommendations for Minor and Technical Amendment options as outlined in Table 2 attached to the Staff Report dated May 12, 2021.	Add minor/technical amendments to draft bylaw.
May 27, 2021	Minor Amendments	Resolution	NP-2021-068 It was Moved and Seconded, that the North Pender Island Local Trust Committee add a prohibition on recreational helicopters as a part of the Land Use Bylaw Review.	-This item has been added to the technical amendment list.
June 24, 2021	Max Floor Area	Resolution	NP-2021-073 It was Moved and Seconded, that the North Pender Island Local Trust Committee direct to staff to draft bylaw amendments for establishing a gradual scale maximum floor area, as outlined in Table 2 Example B, for properties zoned Rural Residential, Rural, Rural Comprehensive 1 and Rural Comprehensive 2 and to amend the definitions of lot coverage and floor area in the North Pender Land Use Bylaw as outlined in the Staff Report dated June 24, 2021 with the amendment to reduce each of the floor areas by 500 square feet.	-include options to regulation total maximum floor area for all buildings and structures.
		Resolution	NP-2021-074 It was Moved and Seconded,	

			that the North Pender Island Local Trust Committee direct staff to provide a list of incentives in the Official Community Plan for addressing house size variance.	
July 29, 2021	Agriculture	Resolution	NP-2021-081 It was Moved and Seconded that the North Pender Island Local Trust Committee request that staff refer farm worker accommodation and the new Agricultural Land Commission residential rules to the North Pender Island Agricultural Advisory Planning Commission.	
	C2 Zoning	Direction	-Defer decision on MacKinnon Road properties until after Groundwater Project presentation in September 2021 -Requirement for alternative methods/sources of groundwater other than from a well for existing uses and new density. -Water storage for fire also a requirement for existing uses and new density. -Add provision that requires employee housing where tourist accommodation units exceeds 20 units.	
	Marine/Shoreline	Direction	-Active private moorage applications with the province should receive conditional zoning (permitting the private dock) only if the application with the province is approved.	
	Community Engagement	Resolution	NP-2021-081 It was Moved and Seconded that the North Pender Island Local Trust Committee request staff to schedule two Special Meetings in the Fall 2021 to present the draft bylaws for the Land Use Bylaw Review Project.	
Oct 22, 2021	Max Floor Area	Resolution	NP-2021-082 It was MOVED and SECONDED That the North Pender Island Local Trust Committee invite the South Pender Island Local Trust Committee Trustees to the December Special Meeting on Land Use Bylaw.	-South Pender Trustees invited to join the December 4, 2021 LTC meeting.

	C2 Zoning	Resolution	NP-2021-083 It was MOVED and SECONDED That the North Pender Island Local Trust Committee request staff to contact the owners of 1329 MacKinnon Road and 1349 MacKinnon Road to discuss the option of entering into a 219 Covenant.	-Property owners emailed.
	C2 Zoning	Resolution	NP-2021-084 It was MOVED and SECONDED That the North Pender Island Local Trust Committee request staff to amend the draft Land Use Bylaw to change the zoning behind the Driftwood from C2 to rental residential.	
	Marine/Shoreline	Resolution	NP-2021-085 It was MOVED and SECONDED That the North Pender Island Local Trust Committee request staff to amend the zoning in the draft Land Use Bylaw of the foreshore to Water 3 for the eleven in-stream private moorage applications.	
	Meeting Scheduling	Resolution	NP-2021-086 It was MOVED and SECONDED That the North Pender Island Local Trust Committee request staff to schedule a Special Meeting in December 2021 to present the draft bylaws for the Land Use Bylaw Review Project to the Local Trust Committee for review and comment.	
Oct 28, 2021	Community Engagement	Resolution	NP-2021-098 It was Moved and Seconded, That the North Pender Island Local Trust Committee schedule a Community Information Meeting regarding the Land Use Bylaw Review on February 5, 2021 at 11:00 am.	-Meeting scheduled for Saturday, February 5, 2022