



DATE OF MEETING: January 20, 2023
TO: North Pender Island Local Trust Committee
FROM: Kim Stockdill, Island Planner
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: LUB Review Project – Proposed Bylaw Nos. 223, 224, & 229

RECOMMENDATION

The North Pender Island Local Trust Committee (LTC) schedule a Special Meeting to discuss further decisions and next steps for the Land Use Bylaw Review Project. A resolution is not required as the special meeting for October 1, 2022 was deferred until the new term.

REPORT SUMMARY

The purpose of this report is to provide a summary of the project to date. The report is structured to provide an overview of the process to date, major decision made by the previous LTC, and decisions still required by the current LTC.

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 originally encompassed the following seven topic areas:

1. [Residential floor area review](#)
2. [Conservation subdivision review](#)
3. [Tourist Commercial regulation review](#)
4. [Marine shoreline regulations review](#)
5. [Agricultural regulations amendments](#)
6. [Industrial regulation review](#)
7. [Minor and technical amendments](#) (includes new bylaw formatting)

The Conservation Subdivision review topic was removed from the project as the LTC wished to address it as a separate project. Over the course of two years, the LTC held numerous Community Information Meetings to narrow down the scope of each topic, to identify regulations to amend, add, or remove for the LUB. All the 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/>.

Bylaw Overview

There are currently three bylaws associated with this project. The North Pender Island LTC gave first reading to the three proposed Bylaw Nos. 223, 224 and 229 on May 6, 2022, the Policy Statement Directives Checklists were endorsed, and second reading was given on September 1, 2022. The bylaws are summarized below and can be found on the project's webpage.

[Bylaw No. 223 – OCP Amending Bylaw](#)

The proposed Official Community Plan (OCP) amendment Bylaw No. 223 would support and enable the amendments to the Land Use Bylaw in Bylaw No. 229.

[Bylaw No. 224](#)

Proposed Bylaw No. 224, if adopted, will replace the Land Use Bylaw (LUB) No. 103 and [the zoning map](#). Proposed Bylaw No. 224 includes the majority of changes to the LUB and is structured with the new LUB template. This Bylaw No. 224 can be adopted prior to the adoption of Bylaw No. 223, as it currently complies with the North Pender OCP.

[Bylaw No. 229](#)

Proposed Bylaw No. 229 includes amendments to the Land Use Bylaw that require enabling policies in the OCP. Without the adoption of amending OCP Bylaw No. 223, adoption of Bylaw No. 229 would not be possible.

The bylaws can be found on the projects webpage: <https://islandstrust.bc.ca/island-planning/north-pender/projects/>

Timeline

The following is a basic timeline of the project:

- Spring/Summer 2020 - Staff provided the LTC with discussion papers on each topic.
 - Includes background, current policy and regulations, and options for the LTC to consider.
- Fall 2020 - Early engagement letters to First Nations.
- Fall 2020 & January 2021 – Five online Community Information Meetings.
- Spring 2021 – Referral to the Special Agricultural Advisory Planning Committee (AAPC).
- Summer/Fall 2021 – LTC narrowed scope of each topic and provided staff with direction to draft bylaws.
- Early 2022 – Two CIMs outlining ‘hot topic’ items included in the draft bylaws.
- May 2022 – Bylaws were given First Reading.
- July/August 2022 – three CIMs with community were held.
- September 2022 – Bylaws were given Second Reading, ITPS endorsed, direction to schedule Public Hearing.
- October 2022 – Special Meeting was deferred until the new term.

Next steps:

- Schedule a special meeting to finalize decisions (see section below)
- Schedule Public Hearing

Directions given to staff and resolutions related to the project can be found in the attached **Resolution Tracking** document (Attachment No.2).

ANLYSIS

The following summarizes decisions made to date by the previous LTC:

**RR1 – Rural Residential 1, RR2 – Rural Residential 2, R – Rural, RC1 – Rural Comprehensive 1, RC2 – Rural Comprehensive 2, AG – Agricultural, TUP – Temporary Use Permit*

TOPIC	PROPOSED CHANGES/SUMMARY
Residential Floor Area	<ul style="list-style-type: none"> • Maximum floor areas for dwellings established for *RR1, RR2, R, RC1, RC2, and AG zones. • Total floor areas for all buildings, excluding secondary suites, established for RR1, RR2, R, RC1, RC2, and Ag zones. • Legal non-conforming related clause added to zones with newly established maximum floor areas for dwellings. This clause would allow the dwelling to be rebuilt to the previous floor area.
Tourist Commercial (C2 Zoning)	<ul style="list-style-type: none"> • Reduced the number of tourist accommodation units for the Woods and Otter Bay to reflect the current build out (25, and 33 respectively). • Reduction of the number of tourist accommodation units for four MacKinnon Road properties. From a total of 55 tourist accommodation units to 31 units. • Clarified regulations, uses, and density in the C2 zone.
Agriculture	<p><u>Rural Residential 1 & Rural Residential 2 Zones</u></p> <ul style="list-style-type: none"> • Separated Rural Residential (RR) zone into two zones: <ul style="list-style-type: none"> ○ RR1 – Magic Lake & Trincomali ○ RR 2 – all other areas that were zoned RR • Difference between RR1 vs RR2 zone: <ul style="list-style-type: none"> ○ RR 2 zone permits horticulture, keeping of livestock and bees as a principal permitted use. • Restrict all buildings and structures (except for a dwelling or cottage) to 4.6 metres in height for the RR1 and RR2 zone. <p><u>Agriculture Zone</u></p> <ul style="list-style-type: none"> • Increased maximum floor area of a cottage from 56 m² to 90 m² to align with new Agricultural Land Commission (ALC) Residential Policies. • Add new agricultural uses that align with ALC policies. <p><u>Other agriculture regulations</u></p> <ul style="list-style-type: none"> • Restrict agricultural buildings to zones that only permit agricultural as a principal permitted use (R, RC1, RC2, and AG zones) • Updated agricultural regulations based on recommendations from the ALC and the North Pender Agriculture Advisory Planning Commission.
Industrial	<ul style="list-style-type: none"> • Combined the two existing industrial zones (Light Industrial & Industrial) into one zone (General Industrial Zone). • Incorporate TUP (Burdett) uses for waste transfer at 4415 Bedwell Harbour Rd (McDonald Farm) as permitted uses in the LUB (OCP & LUB amendments required – Bylaw No. 223 & 229). • Permitted ‘accessory buildings and structures’ on site specific General Industrial uses. • 3418 South Otter Bay Rd <ul style="list-style-type: none"> ○ Western portion (Old Batch Plant) rezoned to allow the following uses: waste transfer facility, composting facility, recycling and reuse facility, contractor yard, and storage of gravel.

	<ul style="list-style-type: none"> ○ Easter portion (next to recycling depot) rezoned to the existing uses and also waste transfer facility, composting facility, and recycling or reuse facility uses. ● Legalized waste drop off at Medicine Beach.
Marine/Shoreline	<ul style="list-style-type: none"> ● Restriction on private docks by rezoning area around North Pender to the Water 3 (W3) which does not permit private docks. ● All areas with existing private docks, or those with an in-progress private dock license with the Province would retain the Water 1 (W1) zone. The W1 zone permits private docks. ● New regulation that requires buildings and structures to be 1.5 metres from the natural boundary (NB) of the sea on a vertical plane. The NP LUB currently has a 15 metre [horizontal] setback from the NB of the sea. ● Stairs are no longer permitted within the setback from the NB of the sea, unless they are accessory to a permitted private dock.
Minor/Technical Amendments	<p><u>Groundwater Regulations</u></p> <ul style="list-style-type: none"> ● New requirement for cistern(s) with total capacity of 18,000L for freshwater required for new dwellings or cottages if located outside of a community water system. ● Updates to the subdivision regulations (further amendments are still required). <p><u>Other new/amended regulations</u></p> <ul style="list-style-type: none"> ● New regulation would allow the construction of an ‘Outbuilding’ (floor area of 10 m² or less) on a lot prior to the principal use. ● Rezoned upland portion of Magic Lake to permit a community park, and allowed a community dock in the W6 zone. ● Increase cottage maximum floor area from 56 m² to 80 m² for all zones (except for AG is 90 m²).

DECISIONS TO BE MADE/ITEMS FLAGGED FOR DISCUSSION

The following items require further discussion and decision by the LTC. Staff to provide further information on each item at a future Special Meeting.

- Staff to provide further comments on ‘outhouse’ regulations (ie. Stanley Point).
- Staff to provide further comments on outdoor lighting and Dark Sky initiatives.
- Confirm intent with MacKinnon Road C2 Zoning and invite C2 MacKinnon Road property owners to future special meeting.
- Confirm intent with C2 zoned portion of Driftwood Centre.
- Rezone 1200/1201 Port Washington Road from C1(a) to a site specific Rural Residential zone that would only permit one dwelling unit.
- All General Industrial (GI) zoned lots are site-specific zones. Confirm with LTC to see if some GI lots could be rezoned to allow the GI permitted uses.
- Incorporate NP-TUP-2020.1 (Bigham) into LUB Review project for 3334 Port Washington Rd which would legalize the uses in the TUP.
- Incorporate NP-TUP-2021.4 (Grimmer) into LUB Review project for 4415 Bedwell Harbour Rd to legalize the concrete batch plant uses as permitted in the TUP.
- Add definition of ‘compost facility’ to LUB.
- Confirmation that [ALC conditions](#) have been met for 4606 Razor Point Road prior to allowing ‘accessory buildings and structures’ on site specific GI zoned portion of the lot.

- Add ‘non-motorized boat storage’ to upland community park use on Magic Lake.
- Update subdivision regulations as further amendments were identified by the Planner for the Groundwater Sustainability Project.
- Provide update from legal opinion regarding Section 3.4.4 (farm and forestry use buildings).
- Schedule next Special Meeting.
- Schedule Public Hearings.

PUBLIC HEARING

The LTC gave direction to staff to schedule public hearings for proposed Bylaw Nos. 223, 224, and 229. The scheduling of the Public Hearings have been placed on hold until after the election. Public Hearings should be scheduled when the LTC has finalized amendments to Bylaw Nos. 223, 224, and 229 (Spring 2023).

SPECIAL MEETING

The LTC gave direction to staff to schedule a special meeting to discussion the Land Use Bylaw Review Project on October 1, 2022. This special meeting was deferred until the new term. The LTC should provide staff with possible dates to discuss the next steps for the project and to also discuss the items identified above.

ALTERNATIVES

1. Proceed no further

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

Submitted By:	Kim Stockdill, Island Planner	January 12, 2023
Concurrence:	Robert Kojima, Regional Planning Manager	January 12, 2023

ATTACHMENTS

1. Project Charter
2. Resolution Tracking

Land Use Bylaw Review – Project Charter v2

North Pender Island Local Trust Committee

Date: June 23, 2021

Purpose: project to consider implementation of a OCP policies through amendments to the Land Use Bylaw

Background: The current OCP was adopted in 2007. Subsequently a number of amendments have been made to both the OCP and LUB that implemented some policies in the OCP, however there has not been a comprehensive review of the Land Use Bylaw to implement all relevant policies and initiatives in the OCP, nor to update the LUB for technical and minor amendments.

Objectives

To amend various regulations in the LUB to implement policies in the OCP, to address legislative changes, and to make technical and other minor amendments to the LUB

In Scope

Amendments to LUB regulations based on OCP policies and technical and minor LUB amendments.

- Residential dwelling floor area
- Lot clustering through conservation subdivision
- Tourist commercial zoning amendments
- Marine and shoreline zoning
- Agricultural amendments relating to ALR Act or Regulation changes
- Industrial zoning regulation amendments
- Minor or technical amendments
- Amendments to regulations to implement climate change policies added to OCP in 2010
- Bylaw formatting consistent with model LUB
- Consequential amendments to the OCP if required to fully implement in-scope regulatory changes

Out of Scope

- Substantive policy amendments to the OCP
- Significantly amended or new Development Permit Areas
- OCP mapping amendments establishing new land use designations
- Substantive regulatory changes to the LUB not identified in current OCP policies

Workplan Overview

Deliverable/Milestone	Date
Project charter endorsed	January 2020
Staff research and analysis of options, preparation of background documents, reports and discussion papers	Feb – June 2020
LTC review of background material and consideration of public consultation options	June 2020
First Nations engagement	June – Nov 2020
Public consultation (scope, extent and timing to differ for topic areas), early referrals	July – Nov 2020
LTC review of consultation results and consideration of amendment options	Jan – Feb 2021
Preparation of draft bylaw (blackline and new format)	Mar – July 2021
LTC Consideration of draft bylaw	July - Sept 2021
Community Information meetings / agency and First Nations referrals	Sept - Nov 2021
Legislative Process (longer if OCP amendments required)	Nov '21 – April '22

Project Team

Robert Kojima	Project Sponsor
Kim Stockdill	Project Manager
Phil Testemale	Planning support
Lisa Wilcox	Intergovernmental rel.
Maple Hung/Jas Chonk	Admin Support
Jackie O'Neill	Mapping Support
RPM Approval: Robert Kojima Date: January 20, 2020	LTC Endorsement: Resolution #: Date: Jan 30, 2020

Budget

Budget Sources: LPS Project budget		
Fiscal	Item	Cost
2020-21	Public consultation	\$1000
2020-21	First Nations consultation	\$1500
2020-21	Legal / contingency	\$1500
2020-21	Total (2020-21)	\$4000
2021-22	Consultation, legislative process	\$3000

LTC Resolutions/Direction to Staff - NP LUB Review 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.	
March 18/21	Max Floor Area	Resolution	NP-2021-030 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.	
March 18/21	Agriculture Regulations	Resolution	-Invite SAAPC to April 29 th NP LTC meeting to discussion the SAAPC recommendations.	
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.	
		Direction	LTC supports amending OCP designation for 005-773-954 to Industrial (lot east of home hardware), level portion only	
		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 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 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).	
		Direction	Amend subdivision lot sizes to permit industrial zoned lands to be subdivided from split-zoned or hooked lots.	
		Decision on hold	Rezone 3338 Port Washington (Home Hardware) to commercial	
		Direction	Keep site specific zoning for boat storage on Hamilton Road	
		Resolution	NP-2021-033 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.	
		Direction	Rezone 3334Port Washington (TUP) to the general industrial zone.	
April 29, 2021	AG	Resolution	NP-2021-042 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.	
	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 properties to Rural Residential. The LTC is also requesting comments from the owners regarding removal of certain accessory uses. NP-2021-050 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.	
		Resolution	NP-2021-051 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	
		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	

May 12, 2021	Marine/ Shoreline	Resolution	NP-2021-053 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.	
		Resolution	NP-2021-052 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.	
May 12, 2021	Minor Amendments	Direction	Remove 'fencing' from option for Landscape Screening. Screening should be planning/vegetation only.	
		Direction	Add regulation to require cisterns for all new buildings in every zone, and that cisterns have external connection for fire protection.	
		Direction	Add regulation to allow one accessory building/structure with a maximum floor area of 10m ² .	
		Direction	Add regulations for shipping containers. Consideration to only allow shipping containers on a certain lot size, and require vegetated screening.	
		Resolution	NP-2021-054 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.	
May 27, 2021	Minor Amendments	Resolution	NP-2021-068 that the North Pender Island Local Trust Committee add a prohibition on recreational helicopters as a part of the Land Use Bylaw Review.	
June 24, 2021	Max Floor Area	Resolution	NP-2021-073 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.	
		Resolution	NP-2021-074 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 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/Shore line	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 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 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.	
	C2 Zoning	Resolution	NP-2021-083 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.	
	C2 Zoning	Resolution	NP-2021-084 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/Shore line	Resolution	NP-2021-085 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 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 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.	
December 4, 2021	Meeting Scheduling	Direction	By general consent it was agreed that the South Pender Island Trustees be invited to the North Pender LTC February 5, 2022 meeting.	
	Max Floor Area	Direction	By general consent the LTC requested an amendment to the draft bylaw for the addition of a column to Figure 2 that communicates maximum lot coverage.	
	C2 Zoning	Direction	By general consent the LTC requested that a requirement for water catchment and for fire suppression be added to the draft bylaw.	
	C2 Zoning	Direction	By general consent the LTC agreed to defer providing direction on this matter until a discussion with the property managers could be held.	-This is in reference to the proposed rental housing zone on the Driftwood property.
February 24, 2022	Marine/Shore line	Resolution	NP-2022-24 that the North Pender Local Trust Committee request staff to retain the Water 1 zoning for the 11 instream private moorage applications with the Province.	
March 24, 2022	Max Floor Area	Resolution	NP-2022-036 that the North Pender Island Local Trust Committee request staff to amend the draft Land Use Bylaw to increase the maximum floor area of cottages to 80 square meters (861 square feet).	
	Max Floor Area	Resolution	NP-2022-037 that the North Pender Local Trust Committee direct staff to remove "Lot Area coverage" from Land Use Bylaw and replace with "Total Floor Area of all buildings and structures".	

	Max Floor Area & AG Regulations	Resolution	NP-2022-038 that the North Pender Island Local Trust Committee direct staff to refer Figure 2– the excerpt from draft Land Use Bylaw Amendment Bylaw – Rural Zoning to the North Pender Island Agricultural Advisory Committee to provide their recommendation(s) for house size on Agricultural Reserve Lands.	
	C2 Zoning	Resolution	NP-2022-039, that the North Pender Local Trust Committee request staff to amend draft Land Use Bylaw to decrease commercial guest accommodation units density for 1329 MacKinnon Road to fifteen (15), for 1333 MacKinnon Road to five (5) and for 1349 MacKinnon road to eight (8).	
	C2 Zoning	Resolution	NP-2022-040 that the North Pender Local Trust Committee direct staff to mail out to MacKinnon Road property owners the proposed reduced densities to C2 properties.	
	Industrial Regulations	Resolution	NP-2022-041 that the North Pender Local Trust Committee request staff to amend draft Land Use Bylaw and draft Official Community Plan to legalize the uses as outlined in NP-TUP-2019.7 (4415 Bedwell Harbour Road).	
April 28, 2022	General Regs & Subdivision Regs	Resolution	NP-2022-054 that the North Pender Island Local Trust Committee incorporate the Groundwater Sustainability Project draft land use bylaw regulations into the draft Bylaw No. 224.	
	RR & C2 Zoning	Resolution	NP-2022-055 that the North Pender Island Local Trust Committee direct staff to create a new land use bylaw amendment moving Agriculture as a principal resident use in the Rural Residential 2 zone and rezoning the C2 Driftwood property to rental housing into this new bylaw and removing these items from Bylaw No. 224.	
	1200/1201 Port Washington Rd	Resolution	NP-2022-056 that the North Pender Island Local Trust Committee rezone 1200 & 1201 Port Washington Road from Commercial 1(a) to Rural Residential 2 as part of the Land Use Bylaw Review Project.	
	Industrial Regulations	Resolution	NP-2022-057 that the North Pender Island Local Trust Committee direct staff to incorporate the Temporary Use Permit uses into the Land Use Bylaw Review Project for Medicine Beach drop-off.	
	Max Floor Area	Resolution	NP-2022-058	

			that the North Pender Island Local Trust Committee directs staff to adjust the maximum floor area table by removing the last row of four hectares or greater and providing options around incentivizing secondary suites.	
	Community Engagement	Resolution	NP-2022-059 that the North Pender Island Local Trust Committee direct staff to schedule a Community Information meeting following first reading of the Land Use Bylaw Project.	
May 26, 2023	Magic Lake Community Park	Resolution	NP-2022-066 that the North Pender Local Trust Committee amend draft Bylaw Nos. 223 and 229 by rezoning the northwest end of Magic Lake to permit a community park.	Amendments made to Bylaw No. 223 & 229.
	Magic Lake Community Dock	Resolution	NP-2022-067 that the North Pender Local Trust Committee amend draft Bylaw Nos. 223 and 229 by adding a 'community dock' as a permitted use in the Water 6 Zone.	Amendments made to Bylaw No. 223 & 229.
	Bylaw No. 223	Resolution	NP-2022-068 that the North Pender Island Local Trust Committee Draft Bylaw No. 223, cited as "North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2021", be read a first time.	First Reading to Bylaw No. 223
	Bylaw No. 224	Resolution	NP-2022-069 that the North Pender Island Local Trust Committee proposed Bylaw No. 224, cited as "North Pender Island Land Use Bylaw No. 224, 2022", as amended, be read a first time.	First Reading to Bylaw No. 224
	Bylaw No. 229	Resolution	NP-2022-070 that the North Pender Island Local Trust Committee draft Bylaw No. 229, cited as "North Pender Island Land Use Bylaw No. 224, 2022, Amendment No. 1, 2022", as amended, be read a first time.	First Reading to Bylaw No. 229
	ITPS Endorsement	Resolution	NP-2022-071 that the North Pender Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 223, cited as "North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2021", is not contrary to or at variance with the Islands Trust Policy Statement.	ITPS endorsed for Bylaw No. 223.
	ITPS Endorsement	Resolution	NP-2022-072 that the North Pender Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 224, cited as "North Pender Island Land Use Bylaw No. 224, 2022", is not contrary to or at variance with the Islands Trust Policy Statement.	ITPS endorsed for Bylaw No. 224.
	ITPS Endorsement	Resolution	NP-2022-073	ITPS endorsed for Bylaw No. 229.

			that the North Pender Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 229, cited as “North Pender Island Land Use Bylaw No. 224, 2022, Amendment No. 1, 2022”, is not contrary to or at variance with the Islands Trust Policy Statement.	
August 11, 2023	General Regs	Resolution	NP-2022-077 that the North Pender Island Local Trust Committee proposed Bylaw No. 224, cited as “North Pender Island Land Use Bylaw No. 224, 2022” be amended to add one pump/utility shed with a maximum floor area of 10 m ² to Section 3.1.	Bylaw No. 224 amended
	Max Floor Area	Resolution	NP-2022-078 that the North Pender Island Local Trust Committee proposed Bylaw No. 224, cited as “North Pender Island Land Use Bylaw No. 224, 2022” be amended to permit dwellings with a maximum floor area of 500 m ² on Rural zoned lots with an area of 16 ha or greater.	Bylaw No. 224 amended
	1200/1201 Port Washington Rd	Resolution	NP-2022-79 that the North Pender Island Local Trust Committee proposed Bylaw No. 229, cited as “North Pender Island Land Use Bylaw No. 229, 2022” have property 1200 & 1201 Port Washington Road retain its site specific commercial C1(a) zoning.	Reverts zoning back to current zoning C1(a) zoning. Applicant to apply for a rezoning application.
	C2 Zoning	Resolution	NP-2022-80 that the North Pender Island Local Trust Committee request that the proposed bylaw 229 be amended cited “North Pender Land Use Bylaw No 229” plan to rezone 1349 McKinnon Rd reduced from 8 units to 3 units and 1329 McKinnon Rd reduce from 15 units to 7 units.	Bylaw No. 224 amended.
	Public Hearings	Resolution	NP-2022-81 that the North Pender Island Local Trust Committee direct staff to schedule a Public Hearing for proposed Bylaw Nos. 223, 224, and 229.	Direction to schedule Public Hearings
August 13, 2023	C2 Zoning	Resolution	NP-2022-85 that the North Pender Island Local Trust Committee rescind the resolution made at the North Pender Island Local Trust Committee August 11, 2022 regular meeting that reads: “That the North Pender Island Local Trust Committee proposed Bylaw No. 224, cited as “North Pender Island Land Use Bylaw No. 224, 2022” be amended to reduce the number of tourist accommodation units from 8 to 3 for 1349 MacKinnon Road and from 15 to 7 for 1329 MacKinnon Road”.	Bylaw No. 224 amended
	Agriculture & RR1/2 Zoning	Resolution	NP-2022-86	Removes policy in Bylaw No.223 that would have

			That the North Pender Island Local Trust Committee proposed bylaw 223, cited as “North Pender island Official Community Plan Bylaw 171, 2007, Amendment No. 1, 2021, be amended by deleting Section 2.	permitted Agriculture as a primary permitted use in the RR zones.
	Agriculture & RR1/2 Zoning	Resolution	NP-2022-87 that the North Pender Island Local Trust Committee proposed Bylaw No. 229, cited as “North Pender Island Land Use Bylaw No. 224, 2022, Amendment No. 1, 2022” be amended by deleting Subsection 2.2.	Amends Bylaw No. 229 by removing ‘Agriculture’ as a primary permitted use in the RR zones.
	Horticulture	Resolution	NP-2022-88 that the North Pender Island Local Trust Committee proposed Bylaw No. 224, cited as “North Pender Island Land Use Bylaw No. 224, 2022” be amended by adding the following new Article to Subsection 5.2.1: ‘Horticulture’.	Amends Bylaw No. 224 to allow ‘horticulture’ as a primary permitted use in the RR1 and RR2 zones.
	RR1/RR2 Zones - permitted accessory agriculture uses	Resolution	NP-2022-89 that the North Pender Island Local Trust Committee proposed Bylaw No. 224, cited as “North Pender Island Land Use Bylaw No. 224, 2022” be amended by deleting the words “and keeping of livestock” from Article 5.2.1(f), by deleting the word “accessory” from Subsection 5.2.13, and by adding the following new Articles to Subsection 5.2.1: ‘Keeping of Livestock and keeping of bees’.	Amends Bylaw No. 224 to allow certain accessory agriculture uses.
	RR2 Zones	Resolution	NP-2022-90 that the North Pender Island Local Trust Committee proposed Bylaw No. 224, cited as “North Pender Island Land Use Bylaw No. 224, 2022” be amended by deleting Article 5.2.1(g).	Amends Bylaw No. 224 by removing ‘accessory agri-tourism and agri-tourist accommodation’ from the RR2 zone.
	RR1/RR2 Zones - Accessory Building Height	Resolution	NP-2022-91 that the North Pender Island Local Trust Committee proposed Bylaw No. 224, cited as North Pender Island Land Use Bylaw No. 224, 2022” be amended by amending Rural Residential 1 and Rural Residential 2 zones so that all building and structures must not exceed 4.6 metres in height and one storey except for a dwelling or cottage.	Amends Bylaw No. 224 by restricting all buildings and structure heights to 4.6 m and one-storey except for dwellings and cottages.
	Boat Storage Use – 4606 Razor Point Rd (off Hamilton Rd)	Resolution	NP-2022-92 that the North Pender Island Local Trust Committee proposed Bylaw No. 224, cited as “North Pender Island Land Use Bylaw No. 224, 2022” be amended by deleting the words “Despite Subsection 5.10(1), the only use permitted in this location is boat storage” and replacing them with “Despite Subsection 5.10(1), the only uses permitted in this location is covered boat storage and accessory buildings and structures and all covered boat storage buildings and structures and accessory building and structures must not exceed a height of 4.6 metres” to the Site-Specific General Industrial b (GI(b)) zone.	Amends Bylaw No. 224 to allow covered boat storage and accessory buildings/structures to the site specific zone.

	Main Road Properties (3323 Port Washington Rd)	Resolution	NP-2022-93 that the North Pender Island Local Trust Committee proposed Bylaw No. 224, cited as “North Pender Island Land Use Bylaw No. 224, 2022” be amended by deleting the words “In addition to the uses permitted in Subsection 5.10(1), the following uses are also permitted:” and replacing it with “The only uses permitted are:” and by adding “Accessory buildings and structures” to the list of permitted uses to Site-Specific General Industrial c (GI(c)) zone.	Amends Bylaw No. 224 to allow accessory buildings and structures on the property.
	3330 & 3334 Port Washington Rd	Resolution	NP-2022-94 that the North Pender Island Local Trust Committee proposed Bylaw No. 224, cited as “North Pender Island Land Use Bylaw No. 224, 2022” be amended to rezone 3330 Port Washington Road and 3334 Port Washington Road from General Industrial Zone to the Rural Zone.	Amends Bylaw No. 224 to retain the Rural zoning on for the two properties.
	3338 Port Washington Rd (Home Hardware)	Resolution	NP-2022-95 that the North Pender Island Local Trust Committee proposed Bylaw No. 224, cited as “North Pender Island Land Use Bylaw No. 224, 2022” be amended by adding words “and accessory buildings and structures” to the list of permitted uses to Site-Specific General Industrial a (GI(a)) zone.	Amends Bylaw No. 224 to allow accessory buildings and structures on the property.
	Property east of Home Hardware	Resolution	NP-2022-96 that the North Pender Island Local Trust Committee proposed Bylaw No. 223, cited as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2021” be amended by deleting Plan No. 4.	Amends OCP Bylaw No. 223 to retain Rural OCP designation.
	4415 Bedwell Harbour Rd (Current Waste Transfer Site (Burdett))	Resolution	NP-2022-97 that the North Pender Island Local Trust Committee proposed Bylaw No. 229, cited as “North Pender Island Land Use Bylaw No. 224, 2022, Amendment No. 1, 2022” be amended by adding “Accessory buildings and structures” to the list of permitted uses to Site-Specific General Industrial e (GI(e)) zone.	Amends Bylaw No. 229 to allow accessory buildings and structures to the site specific zone.
	3418 South Otter Bay Rd (Old Excavating Site)	Resolution	NP-2022-98 that the North Pender Island Local Trust Committee proposed Bylaw No. 224, cited as “North Pender Island Land Use Bylaw No. 224, 2022” be amended to allow a ‘contractor yard’ use and ‘the storage of gravel’ on that portion of 3418 South Otter Bay Road in addition to the uses as outlined in the Community Service (q) zone.	Amends Bylaw No. 224 to retain current uses on the property (contractor yard and storage of gravel). The site specific zoning would no longer permit processing and crushing of gravel.
	Otter Bay Marina	Resolution	NP-2022-99 that the North Pender Island Local Trust proposed Bylaw No. 224, cited as “North Pender Island Land Use Bylaw No. 224, 2022 be amended by rezoning Parcel C, DD828241, Section 17 and a portion of Lot A, VIP52864, Section 17 from Commercial 2 g (C2(g)) to Commercial 2 f (C2(f)).	Amends Bylaw No. 224 to correct mapping error.

	Driftwood Centre – C2 Zoned Portion	Resolution	NP-2022-100 that the North Pender Island Local Trust Committee proposed Bylaw No. 224, cited as “North Pender Island Land Use Bylaw No. 224, 2022” be amended by rezoning the Portion of Lot 1, VIP59811, Section 15 from Commercial 2 f (C2(f)) to Commercial 2 g (C2(g)) and to add the following wording to the Site-Specific Commercial 2 g (C2(g)) zone: “Despite Subsection 5.8.1, Tourist Accommodation use is not permitted on the lot.”	Amends Bylaw No. 224 to correct mapping error, and to remove ‘Tourist Accommodation’ as a permitted use in the C2 site specific use.
	General Regulations	Resolution	NP-2022-101 that the North Pender Island Local Trust Committee proposed Bylaw No. 224, cited as “North Pender Island Land Use Bylaw No. 224, 2022” be amended by adding the words “or community” after the word ‘private’ in Article 3.3.2(b).	Amends Bylaw No. 224 to correct technical error.
	General Regulations – Fences exempt from NB of the sea	Resolution	NP-2022-102 that the North Pender Island Local Trust Committee proposed Bylaw No. 224, cited as “North Pender Island Land Use Bylaw No. 224, 2022” be amended by deleting the word “fences” from Subsection 3.3.1 and by adding the following new article to Subsection 3.3.2: “Fences.”.	Amends Bylaw No. 224 to allow fences within the setback to the natural boundary of the sea.
	3418 South Otter Bay Rd (property east of recycling depot)	Resolution	NP-2022-103 that the North Pender Island Local Trust Committee proposed Bylaw No. 224, cited as “North Pender Island Land Use Bylaw No. 224, 2022” be amended to amend General Industrial d (GI(d)) zone to only permit the following uses: Waste transfer facility; composting facility; recycling or reuse facility; the processing, fabricating, assembly, manufacturing, servicing and repairing of goods, materials and equipment; and accessory building and structures.	Amends Bylaw 224 to only allow the uses as outlined in the resolution.
	General Regulations – Ag buildings	Resolution	NP-2022-104 that the North Pender Island Local Trust Committee proposed Bylaw No. 224, cited as “North Pender Island Land Use Bylaw No. 224, 2022” be amended Subsection 3.4.2 by deleting words “in a zone” and replacing it with “in the Rural, Rural Comprehensive 1, Rural Comprehensive 2, and Agriculture zones”.	Amends Bylaw No. 224 to make it explicitly clear that agricultural buildings are only permitted in zones where agriculture is a principal permitted use.
	Driftwood Centre – C2 Zoned Portion	Resolution	NP-2022-105 that the North Pender Island Local Trust Committee proposed Bylaw No. 223, cited as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2021” be amended by deleting Plan No. 5.	To amend OCP Bylaw No. 223 in retain the Tourism Commercial OCP designation for that portion of Driftwood Centre
	Driftwood Centre – C2 Zoned Portion	Resolution	NP-2022-106 that the North Pender Island Local Trust Committee proposed Bylaw No. 229, cited as “North Pender Island Land Use Bylaw No. 224, 2022, Amendment No. 1, 2022” be amended by deleting Subsection 2.1.4 and by deleting Plan No. 3.	To amend Bylaw No. 229 in order to retain the C2 zoning for that portion of Driftwood Centre

Sept 1, 2022	Special Meeting	Resolution	NP-2022-109 that the North Pender Island Local Trust Committee direct staff to schedule a special meeting and a community information meeting on October 1, 2022 regarding the LUB Review Project.	Schedule Special Meeting (on hold)
	1200/1201 Port Washington Rd	Resolution	NP-2022-110 that the North Pender Island Local Trust Committee proposed Bylaw No. 223, cited as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2021” be amended by deleting Plan No. 2.	Bylaw No. 223 amended by changing OCP designation from RR to Commercial 1200/1201 Port Washington Rd to reflect resolution NP-2022-79 .
	Bylaw No. 223	Resolution	NP-2022-111 that the North Pender Island Local Trust Committee Draft Bylaw No. 223, cited as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2021”, be read a second time as amended.	Second Reading to Bylaw No. 223
	Bylaw No. 224	Resolution	NP-2022-112 that the North Pender Island Local Trust Committee proposed Bylaw No. 224, cited as “North Pender Island Land Use Bylaw No. 224, 2022”, be read a second time as amended.	Second Reading to Bylaw No. 224
	Bylaw No. 229	Resolution	NP-2022-113 that the North Pender Island Local Trust Committee draft Bylaw No. 229, cited as “North Pender Island Land Use Bylaw No. 224, 2022, Amendment No. 1, 2022”, be read a second time as amended.	Second Reading to Bylaw No. 229
Sept 29, 2022	Special Meeting	Resolution	NP-2022-118 that the Special Meeting scheduled for October 1, 2022 be rescheduled in the new term.	Reschedule Special Meeting for 2023
October 27, 2022	Legal Opinion	Resolution	NP-2022-125 that North Pender Island Local Trust Committee ask for a legal opinion about the interpretation of Bylaw No. 103 Subsection 3.4.4 with respect to use of farm and forestry purposes and its impact for revisions in the proposed Land Use Bylaw.	In progress.
	Boat Storage – 4606 Razor Point Rd		NP-2022-129 that North Pender Island Local Trust Committee request that staff verify the resolutions from the August 13, 2022 minutes include “uses” when referencing “accessory uses buildings and structures”.	Staff reviewed minutes and ‘uses’ were not discussed. Resolution NP-2022-92 from August 13, 2022 stands.