

From: Barbara Johnstone <bjohnstone@islandstrust.bc.ca>
>**Sent:** Monday, October 4, 2021 4:32 PM
To: Deb Morrison <dmorrison@islandstrust.bc.ca>; Benjamin McConchie <bemconchie@islandstrust.bc.ca>; Laura Patrick <lpatrick@islandstrust.bc.ca>
Cc: Shannon Brayford <sbrayf@gmail.com>; Kim Stockdill <kstockdill@islandstrust.bc.ca>
Subject: Farmworker Housing Response by NP AAPC

Dear Local Trust Committee,

The North Pender Agricultural Advisory Planning Commission would like to meet with the North Pender Local Trust Committee to discuss the attached response to the staff memo of August 25, 2021.

On Sept 23 and 27 the NP AAPC met to discuss farmworker housing and the changes to the upcoming ALC secondary housing options.

We have previously requested a meeting with the NP LTC (in an email Sept 27) to discuss the agricultural portion of the draft Trust Policy Statement.

We would like to suggest that these two topics could be discussed at a meeting outside of the regular NP Trust Committee meeting, and hope that you agree with this suggestion.

We are looking forward to hearing from you soon, and meeting with you in the next few weeks.

Sincerely,

Barbara Johnstone, Chair
North Pender Agricultural Advisory Planning Commission

To: Laura Patrick, Deb Morrison, and Ben McConchie
North Pender Local Trust Committee

From: North Pender Agricultural Advisory Planning Commission (NPAAPC)

Date: Sept 27, 2021

Re: NP LUB Bylaw Review Project - Farm Worker Housing

We are in receipt of Planner Kim Stockdill's Memorandum to the NPAAPC dated August 25th, 2021. The Memo responded to our recommendation: *"The AAPC recommends allowing farm worker housing on all lots having farm tax status and where there is a demonstrated need and appropriate lot size."* We were requested to provide our response to Planner Stockdill's memo by October 6, 2021.

As a summary Planner Stockdill's Memorandum says two things:

1. Farm worker housing cannot be done on AG zoned land without amending the OCP or by allowing a TUP, and
2. Amendments to the ALC's rules will allow a 2nd dwelling on ALR land effective December 31 and would provide the LTC the option to permit a "cottage" on AG zoned land, and this could then be used for farm worker housing.

We draw the LTC's attention to the recommendations made by the NPAAPC in our Land Use Bylaw Review report regarding agriculture. (These were made prior to the announced changes to the ALR with respect to secondary housing.)

5. The building of 2nd residences on ALR land be in accordance with the ALUR subject to our recommendations below on farm worker housing and agri-tourism accommodation. Existing regulations allowing for "cottages" on non- ALR land in the RR, R and Ag zones should be sustained.

7. The LUB should permit temporary and permanent farm worker housing on farms having Farm Status that demonstrate a need for farm workers. The ALC and ALUR provide farm worker housing regulations for large scale commercial farms that are not directly suitable for the scale of farm operations found on Pender.

With all due respect, the staff response provided does not adequately respond to our recommendations. It provides no reasonable consideration of advancing agriculture on the islands as is apparently important in the TPS and the OCP. Instead, it seems to simply dismiss our recommendations. The response has provided no indication of creativity, flexibility, or options other than accepting the proposed changes in the ALR, and then constraining them further.

The LTC may be interested to know that the flexible housing options permitted under the new ALC regulations include, but are not limited to:

- Garden suites, guest houses, carriage suites, accommodation above an existing building, and manufactured homes.
- Square footage is not limited to 50 m² (600 ft²) as defined by the LUB as a "cottage": for a property less than 40 ha a 90 m² (1000 ft²) accessory home will be allowed by the ALC.
- The additional residence can be used for housing extended family, agritourism accommodation, housing for farm labour or a rental property.

It is critical to island agriculture that farm worker housing be accommodated for smaller scale, diverse, ecologically minded farms that strive to produce food on the islands. Rather, the response is essentially you cannot do it, but if we allow a cottage now as the ALC will allow as an option, that will solve your problem. It won't.

We are prepared to roll up our sleeves and work on some proposed rules that might facilitate farm worker housing on Pender. If this requires OCP amendments, so be it. But before we spend any more time on this issue, we would like to be assured that the Trust will engage, listen to, and collaborate with us on this issue.

We would like to have a discussion with the LTC on this issue.

Thank you.

Sincerely,

Barbara Johnstone, Chair
North Pender Agricultural Advisory Planning Commission

From: Kim Stockdill

Sent: Monday, October 18, 2021 9:19 AM

To: [REDACTED]

Cc: Robert Kojima <rkojima@islandstrust.bc.ca>; Benjamin McConchie <bemconchie@islandstrust.bc.ca>; Laura Patrick <lpatrick@islandstrust.bc.ca>; Deb Morrison <dmorrison@islandstrust.bc.ca>

Subject: RE: LUB review report for Oct. 22, 2021

Hi Lyn,

Thank you for catching those errors. I've updated the staff report which can be found here under the heading Land Use Bylaw Review - '2. Staff Reports': <https://islandstrust.bc.ca/island-planning/north-pender/projects/>. At the meeting on Friday, I'll also mention the errors found in the staff report attached to the agenda.

As for interpreting lot size and which row would be applicable using Table 1 in the staff report as an example (below), if your property is between 0.4 ha to less than 1.2 ha (for example 1.199 ha), then the dwelling can be 279 m². In other words if your property is 1.19 ha then you're permitted 279 m² or if your property is 1.2 ha then you're permitted 325 m².

Table 1 – Maximum Floor Areas for Draft Bylaw

Lot Area	The floor area of a dwelling must not exceed:
Less than 0.4 ha <i>(Less than 1 acre)</i>	232 m ² (2500 ft ²)
0.4 ha to < 1.2 ha <i>(1 to 3 acres)</i>	279 m ² (3000 ft ²)
1.2 ha to <4 ha <i>(3 to 10 acres)</i>	325 m ² (3500 ft ²)
4.0 ha or greater <i>(10 acres) or greater</i>	372 m ² (4000 ft ²)
For dwelling located within the <i>Agricultural Land Reserve</i>	500 m ² (5382 ft ²)

If you have any further questions please let me know.

Thank you,

Kim

From: Benjamin McConchie <bemcconchie@islandstrust.bc.ca>

Sent: Sunday, October 17, 2021 8:20 PM

To: Kim Stockdill <kstockdill@islandstrust.bc.ca>

Cc: Robert Kojima <rkojima@islandstrust.bc.ca>; [REDACTED]

Subject: Fw: LUB review report for Oct. 22, 2021

Hi Kim -

Lyn Greenhill has pointed out some corrections in the LUB report for review - thanks - Ben

From: Lyn Greenhill <[REDACTED]>

Sent: October 16, 2021 10:35 AM

To: Benjamin McConchie; Deb Morrison

Subject: LUB review report for Oct. 22, 2021

Morning,

I have just started reading the staff report on the LUB review for the NPender IT meeting of October 22, 2021.

On page 3 and also on page 4, the charts show an inaccurate translation of hectares to acres. One hectare is actually 2.5 acres. The charts unfortunately state 1.2 hectares equals 2 acres. Going in the wrong direction.

And, the charts also show that the maximum area of land for one size of building is also the same minimum area of land for the next increase in building square footage. This could mean that someone who has 1.2 hectares of land could have 3000 OR 3500 sq. ft. of buildings and still be in conformance with the bylaw. Confusing.

I am sure you will want to correct the charts and I am looking forward to getting beyond page 4 without being stopped by more mistakes.

Lyn Greenhill
[REDACTED]
[REDACTED]

From: Benjamin McConchie <bemcconchie@islandstrust.bc.ca>
Sent: Sunday, October 17, 2021 8:21 PM
To: Kim Stockdill <kstockdill@islandstrust.bc.ca>
Cc: North Pender Island Local Trust Committee
<NorthPenderIslandLocalTrustCommittee@islandstrust.bc.ca>; [REDACTED]
Subject: Fw: Housing

Hi Sandra -

Thanks for taking the time to write the North Pender Local Trust Committee - I have forwarded this correspondence to my fellow trustees and staff to be added to public correspondence. I hope to address your concerns at our meeting this Friday - Ben _____

From: Sandra Pope <[REDACTED]>
Sent: October 16, 2021 2:02 PM
To: Benjamin McConchie
Subject: Housing

Dear Ben and fellow trustees,

I am writing this letter in the hopes that you can help me create a solution to my housing queries.

I have lived at [REDACTED] for the past 17 years. The property is 22 acres with about 4 acres in ALR. I have farm status and farm a market garden where I grow and sell vegetables, fruit and flowers in most of the ALR land. We built a 603 sq. foot cabin in 2005 and a 2000 sq ft house and garage a few years later.

My husband passed away two years ago. I have decided in this time that I want to stay on the property and keep my garden business going. I do find the task of looking after everything that a property this size requires by myself a bit too demanding. I would like my son and family to relocate to my house and I would move to the cabin. They would work in the market garden and help maintain the property. This plan would give me the support, comfort and help to remain here especially in future years.

I would like to increase the living space in the cabin by adding another room which at the moment is apparently not possible. With the current bylaw I can only make accessory buildings. I believe the addition of accessory buildings would be more intrusive, damaging to the landscape, more costly and less effective than a small addition to the existing cabin. Given the importance of growing food locally on our island, I'm hoping the Islands Trust could present this as a case for a bylaw revision regarding the size of a cabin on a property.

I would be very grateful for any thoughts, incites and comments on how I might be able to make this possible.

With best regards,
Sandra Pope

Sent from my iPad

From: Kathi Allinson <[REDACTED]>
Sent: Friday, October 22, 2021 2:59 PM
To: Benjamin McConchie <bemconchie@islandstrust.bc.ca>; Deb Morrison <dmorrison@islandstrust.bc.ca>
Cc: Laura Patrick <lpatrick@islandstrust.bc.ca>; npltcwebmail <npltcwebmail@islandstrust.bc.ca>
Subject: Residential Land Use- North Pender Island

Hi. I was listening in to the Special Meeting of the Trust today and would like to comment.

We own a property in Magic Lake that is approximately a half acre. We have owned our property for over 30 years but built our home almost 8 years ago.

In our opinion the 2500 sq ft limit is not a satisfactory number. We have a home that the interior is 1800sq ft. Due to the configuration of the land we have 2 porches that would bring the house to about 2100 sq ft. We have a basement of varying heights, as our house could not be on a slab due to the large rocks and sloping nature of the property. When we were looking at living here we wanted to be as sustainable as we could so we have a small greenhouse as well as many fruit trees. We have a small garden shed, a small workshop and a woodshed.

All of these we see as necessary for us living on an island in a rural area and things we wanted to do that we can't on a city home on a small lot. Yes one could say build a 1200 sq ft house, however, that is not necessarily practical with the number of people who may be residing in the home: elders, adult children, grandchildren etc. Circumstances are different for everyone. As it stands we are within the old residential use of 25% land coverage. We would like to see residential land use sq footage as no less than 3000sq ft going forward.

We don't believe that anyone looking at our property would see it as overdeveloped or not in rural character. Trees that were taken down in the building of our home have been replaced by over 60 fir and cedar trees growing of various heights. This is well over the number of trees that came down. Fruit trees are on top of that number. We also installed a large rainwater catchment tank. So we are trying to do our part to coexist with the environment and yet still have a home that serves our extended family and those working from home.

Thank you for taking this into consideration.

Sincerely,
Kathi and Sid Allinson

From: Kathi Allinson <[REDACTED]>
Sent: Saturday, October 23, 2021 3:14 PM
To: Benjamin McConchie <bemconchie@islandstrust.bc.ca>; Deb Morrison
<dmorrison@islandstrust.bc.ca>; Laura Patrick <lpatrick@islandstrust.bc.ca>
Cc: npltcwebmail <npltcwebmail@islandstrust.bc.ca>
Subject: Residential Land Use-North Pender Island

It has come to my attention from several people that impermeable surfaces would be included in sq footage allowance. I only heard structures being discussed and so sent my letter of October 22nd, 2022 based on that.

If this is the case I will have to say I would be opposed to this and feel driveways, decks, walkways etc can be dealt with in other ways such as permeable surfaces for pathways and driveways and patios. In some areas where communities have a Trust decks under 200 sq ft with spaces are considered permeable and non structures. I would like to see this here. I hope that this will all be discussed at the community meeting.

Thank you
Kathi Allinson