

Motions Passed on August 11, 2022

1. 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 m² to Section 3.1.
2. 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 m² on Rural zoned lots with an area of 16 ha or greater.
3. 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” and proposed Bylaw No. 229, cited as “North Pender Island Land Use Bylaw No. 224, 2022, Amendment No. 1, 2022” be amended to retain the site specific Commercial 1 (a) zoning for 1200/1201 Port Washington Road.
4. 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.
5. That the North Pender Island Local Trust Committee direct staff to schedule a Public Hearing for proposed Bylaw Nos. 223, 224, and 229.

MOTIONS TO BE MADE AT AUGUST 13TH CIM

1. Rescind Resolution: MacKinnon Road Properties

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..

Property	Lot Area (ha)	Current Density	Proposed Density (prior to Aug 11)	New Amended Density (as decided on Aug 11)
1325 MacKinnon Rd	0.56	9	3	3
1329 MacKinnon Rd	1.23	26	15	7
1333 MacKinnon Rd	0.57	10	5	5
1349 MacKinnon Rd	0.75	10	8	3

2. Agriculture/Horticulture Buildings/Structures in the RR1 & RR2 Zone

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 subsection to Section 3.4 ‘Height Regulations’:

“Despite Subsection 3.4.2, Agriculture and Horticulture buildings and structures located in the Rural Residential 1 and Rural Residential 2 zones must not exceed 4.6 metres in height and one storey.”

3. Remove ‘Accessory Agritourism and agritourist accommodation use’ from RR2 zone

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).

4. Add Horticulture as a principal use in the RR2 zone.

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’.

5. Add ‘Keeping of Livestock’ as a principal use in the RR2 zone.

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 Article to Subsection 5.2.1: ‘Keeping of Livestock’.

6. Remove ‘Agriculture’ as a principal use in the RR2 zone.

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.

7. Amending Uses for 4606 Razor Point Rd (Covered boat storage and Accessory buildings/structures).

Option A: To allow boat storage and one pump/utility shed with a maximum floor area of 10 m²:

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 “only” to the Site-Specific General Industrial b (GI(b)) zone.

Option B: To allow covered boat storage and one pump/utility shed with a maximum floor area of 10 m²:

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 use permitted in this location is covered boat storage and all covered boat storage buildings and structures must not exceed a height of 4.6 metres” to the Site-Specific General Industrial b (GI(b)) zone.

Option C: To allow boat storage and accessory buildings and structures:

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 boat storage and accessory buildings and structures” to the Site-Specific General Industrial b (GI(b)) zone.

Option D: To allow covered boat storage and accessory buildings and structures:

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.

8. Industrial Site-Specific Uses

Item 1: Main Road Properties:

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.

Item 2: Amend GI zoned properties (3330 & 3334 Port Wash) to Rural zoning

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.

Item 1: Add accessory buildings and structures to Home Hardware property

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.

Item 4: Amend OCP designation for properties East of Home Hardware

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.

Item 5: Add accessory buildings and structures to Current Waste Transfer Site – 4415 Bedwell Harbour Rd:

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.

Decisions still to be made:

1. Old Excavating Site – 3418 Otter Bay Road

Gulf Excavating/Old Batch Plant Site will be rezoned from Industrial 2(b) to Community Service (q) and only permit:

- Waste transfer facility;
- Commercial composting; and
- Recycling and reuse facility;

Draft Motion to add ‘Contractor Yard’:

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 on that portion of 3418 South Otter Bay Road in addition to the uses as outlined in the Community Service (q) zone.

2. Property next to Recycling Depot – 3418 Otter Bay Road

General Industrial (d) and permit all uses in the GI zone and the following uses:

- Waste transfer facility;
- Commercial composting; and
- Recycling and reuse facility;

Draft Motion – Change uses of zone

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 only all the following uses to the General Industrial d (GI(d)) zone:.....

9. Errors in C2 Mapping

Item No. 1: Otter Bay Property

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)).

Item No. 2: Portion of Driftwood Centre

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: “The maximum number of tourist accommodation units permitted on the lot is 27.”

10. Error in Bylaw No. 224

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).

11. Fences to be permitted in the Natural Boundary of the Sea

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.”.