



Islands Trust

**North Pender Island Local Trust Committee
Temporary Use Permit
PLTUP20250093 (Rawlings)**

6622 Razor Point Road

To: David Rawlings

1. This Permit applies to the land described below:

LOT 11 SECTION 12 PENDER ISLAND COWICHAN DISTRICT PLAN 16169
(PID: 004-008-774).

2. This Permit is issued for the purpose of permitting the owner to conduct the following use on their property:


a) a **Short Term Vacation Rental** within the Dwelling Unit.

3. and is subject to the following conditions:

- a) A **parking** area that will accommodate a minimum of two (2) vehicles for the Short Term Vacation Rental (STVR) is required and must be wholly contained on the subject property;
- b) the property owner shall provide information for guests indicating the location of the **Woodland Sensitive Ecosystem** and information on how to avoid impacting the sensitive features;
- c) the property owner shall submit to the Islands Trust annual **water records** identifying the available water quantities;
- d) **signage** advertising the STVR use may not exceed 0.6 m²;
- e) either the property owner or other designated **contact** must be available on North or South Pender Island by telephone 24 hours per day, seven days per week when the STVR is in use, and the name (s) and contact information shall be provided to STVR guests upon arrival;
- f) either the property owner or other designated **contact** must provide neighbours within a 100 metre radius of the vacation rental with the owner or manager's phone number, and a copy of the temporary use permit;
- g) the property owner must post within the dwelling the following **information for guests**:
 - i. remind guests that the property is located in a residential area;
 - ii. information on noise bylaws, water conservation, fire safety, storage and disposal of garbage and recycling, septic care and control of pets (if pets are permitted); and
 - iii. emergency services contact information, including the civic address of the property, and to provide a means for contacting them if the property is located in an area with no cellular service;

- iv. the name and contact information of the property owner or designated contact who is available on North or South Pender Island at all times when the STVR is in use;
 - h) the **maximum number of bedrooms** that can be used for the STVR use is limited to **three (3)**;
 - i) the **maximum number of guests** is limited to **six (6)**;
 - j) the STVR use is limited to **thirty (30) days** from the period of May 1 to September 30 in a calendar year;
 - k) the property owner or operator shall **post contact information and permit information** at the entrance to the property;
 - l) The following activities are **prohibited**:
 - i. camping and occupancy of recreational vehicles;
 - ii. the rental or provision of motorized personal watercraft;
 - iii. the use on Magic Lake or Buck Lake of watercraft brought from off island; and,
 - iv. outdoor fires;
 - m) the holder of this Permit, will be held accountable for any violation of the conditions of this Permit. The Islands Trust Bylaw Investigations Officer may enter the property between the hours of 9:00 am and 5:00 pm on any day without prior consultation with the holder of the Permit, or STVR renter for the purpose of investigating a complaint;
4. This permit is valid for **one (1)** year from date of issuance of the permit and upon expiry of the permit the owner of the site shall discontinue the temporary use to the satisfaction of the Islands Trust, or apply for a renewal of this permit.
5. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of "North Pender Island Land Use Bylaw No. 224, 2022" and to obtain other approvals necessary for completion of the proposed development, including approvals from the Capital Regional District, Island Health and Ministry of Transportation and Infrastructure.

AUTHORIZING RESOLUTION PASSED BY THE NORTH PENDER ISLAND LOCAL TRUST COMMITTEE THIS 30TH DAY OF MAY, 2025.


Deputy Secretary, Islands Trust

June 11, 2025
Date Issued