



Islands Trust

**NORTH PENDER ISLAND LOCAL TRUST COMMITTEE  
TEMPORARY USE PERMIT  
NP-TUP-2021.1 (Landale)**

**4753 Bosun Way**

**TO:** Zoe Landale

1. This Temporary Use Permit applies to the land described below:

Lot 67, Section 10, Pender Island, Cowichan District, Plan 24777  
PID: 002-815-869

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 an Accessory Building as shown on Schedule A.

3. And is subject to the following conditions:

- a) either the property owner or other on-island contact must be available on North Pender Island by telephone 24 hours/day, seven days per week. The name and contact number of property owner and/or the on island contact person must be provided to guests upon arrival;
  - b) the property owner or Short Term Vacation Rental operator must provide neighbours within a 100 metre radius of the vacation rental with the contact person's phone number and email, and a copy of the temporary use permit;
  - c) the property owner or Short Term Vacation Rental operator must provide guests with information on noise bylaws, water conservation, fire safety, wildfire safety, outdoor burning, storage and disposal of garbage and recycling, septic care, and control of pets (if permitted). The guest information must also remind guests that the property is located in a residential area;
  - d) the maximum number of guests is limited to two (2);
  - e) camping and occupancy of recreational vehicles are prohibited;
  - f) signage advertising the Short Term Vacation Rental may not exceed 0.6 m<sup>2</sup>;
  - g) that water conservation signs be posted at all water sources;
  - h) the total floor area of all buildings on the property must not exceed 185 m<sup>2</sup>.
  - i) the existing landscaping, screening, and fencing must be retained;
  - j) the rental or provision of motorized personal watercraft is prohibited;
  - k) all outdoor fires are prohibited;
  - l) the owner must provide parking for a minimum of two vehicles on the property. All parking for the Short Term Vacation Rental must be contained on the subject property;
  - 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 commercial vacation renter for the purpose of investigating a complaint;

- n) the property owner or Short Term Vacation Rental operator must provide guests with emergency service contact information and to provide a means for contacting them if the property is located in an area with no cellular service;
  - o) the property owner or Short Term Vacation Rental operator must post the name and contact number of the property owner or on-island contact person, and permit information at the entrance to the house; and
  - p) that an application to renew this permit include hydro and water meter readings for the term of the TUP.
4. This permit is valid for three (3) years 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. 103, 1996" 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 29<sup>TH</sup> DAY OF APRIL, 2021.**



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Deputy Secretary, Islands Trust

May 6, 2021

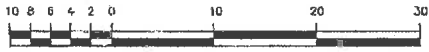
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**Date of Issuance**

NORTH PENDER ISLAND LOCAL TRUST COMMITTEE  
NP-TUP-2021.1

SCHEDULE 'A'

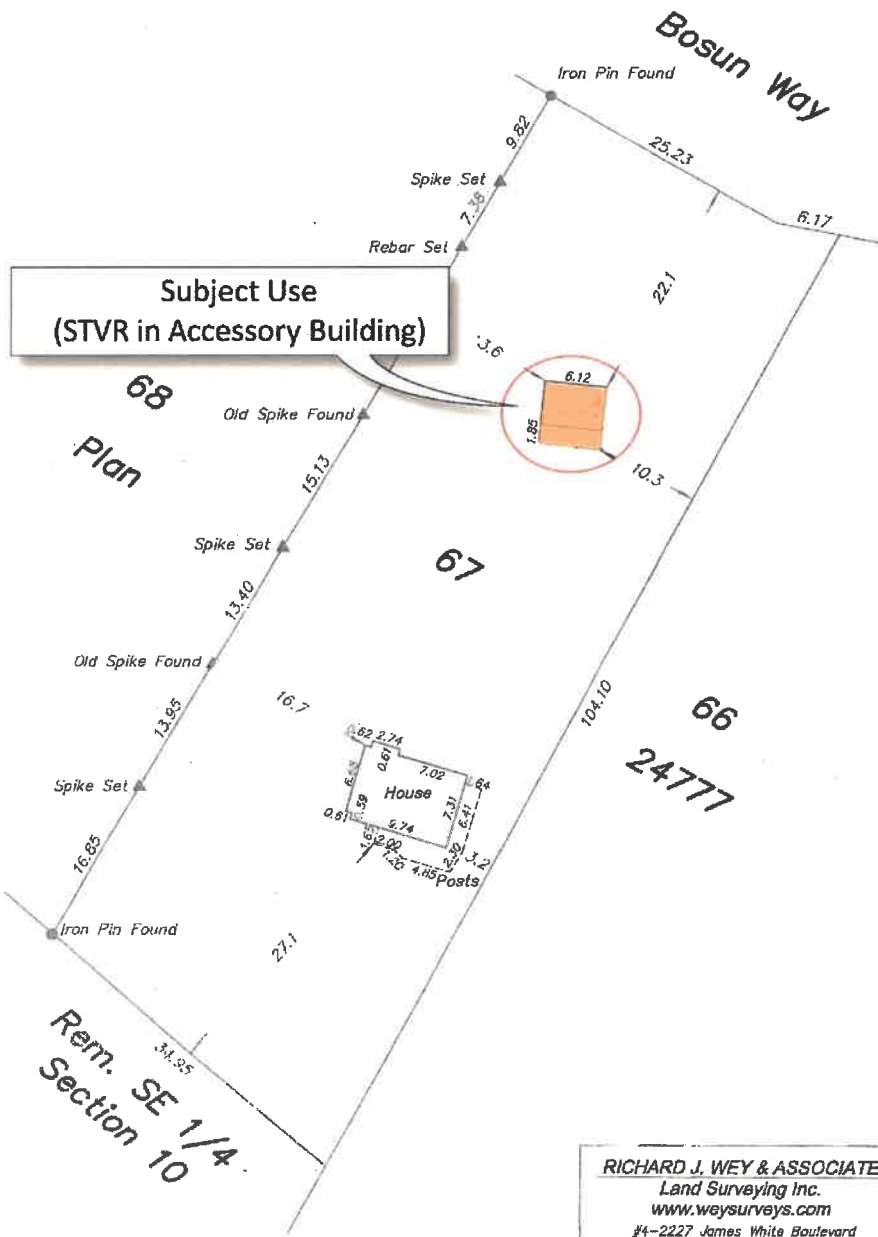
Site Plan Of:  
Lot 67, Section 10, Pender Island,  
Cowichan District, Plan 24777.



Scale = 1:500

Dated this 9th day of September, 2014.

Distances shown are in metres.



I hereby certify this to be Schedule A which is attached to and forms part of Temporary Commercial and Industrial Use Permit No. NP-TUP-2021.1.

*J. Cheah*  
Signature of Islands Trust Official

May 6, 2021  
Date of Issuance

**RICHARD J. WEY & ASSOCIATES**  
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