



DATE OF MEETING: April 10, 2026

TO: North Pender Island Local Trust Committee

FROM: Southern Team

COPY: Kim Stockdill, Acting Regional Planning Manager

SUBJECT: Rezoning Application – Contractor yard and storage facility
Applicant: Analisa (Sara) Miles
Location: 3330 Port Washington Road, North Pender Island

RECOMMENDATIONS

1. That the North Pender Island Local Trust Committee directs staff to proceed with application PLRZ20260021 (Miles) and to prepare a draft bylaw.
2. That the North Pender Island Local Trust Committee permits the current home industry land use to continue during consideration of application PL-RZ-2026-0021 in accordance with standing resolution 2020-010 policy option 15.1(b); and directs that bylaw enforcement actions, including the issuing of notices, to cease.

REPORT SUMMARY

The purpose of this preliminary report is to provide information regarding rezoning application PLRZ20260021 (Miles) and to seek direction from the North Pender Island Local Trust Committee (LTC) to proceed, or not proceed, with the application, including the preparation of a draft bylaw.

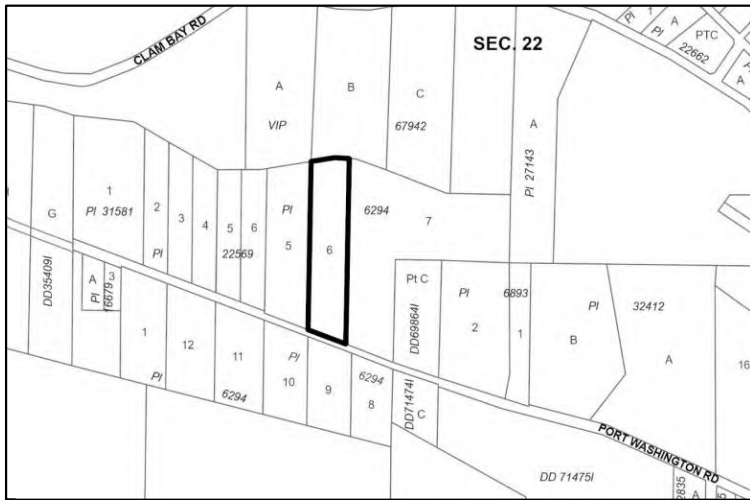
The above recommendations are supported as:

- The area proposed for rezoning is designated as Industrial and the proposed use is consistent with the Industrial land use policies of the North Pender Island Official Community Plan No. 171 (OCP);
- Directing staff to proceed will trigger the issuance of a terms of reference (TOR) that will identify any additional information and professional reports required from the applicant;
- A draft bylaw will facilitate First Nations and agency referrals and public input to identify any issues or concerns with the proposed rezoning; and,
- The applicant has requested that bylaw enforcement actions cease while the rezoning proceeds.

BACKGROUND

The property owner has submitted a rezoning application to permit industrial uses on a portion of the subject property located at 3330 Port Washington Road (Figure 1), which is currently zoned Rural (R) and does not permit industrial uses, except through home industry regulations.

Figure 1 – Subject Property



The current home industry use on the lot for a septic contracting company is subject to current bylaw enforcement action (NP-BE-2024.2) as the use is within the 50m setback from all lot lines established for home industry uses in the North Pender Island Land Use Bylaw No. 224 (LUB).

The property owner is now seeking to come into compliance with the LUB by rezoning the portion of the lot designated Industrial from its current Rural zoning to as a site specific General Industrial zone that permits a contractor yard, storage facility and RV/boat storage.

Figure 2 shows the preliminary site plan for the portion of the lot proposed for rezoning. If the LTC decide to proceed, a more detailed site plan would be required in the ToR that includes all existing and proposed building and structures (including shipping containers to be used for storage) and screening.

Figure 2. Preliminary Site Plan of Proposed Industrial Uses



Additional site context is included as Attachment 1, and maps and plans in Attachment 2. The applicant has submitted a letter further describing the proposed uses and rationale. It is included as Attachment 3.

Staff conducted a site visit and met with the applicant on March 20, 2026.

ANALYSIS

Policy/Regulatory

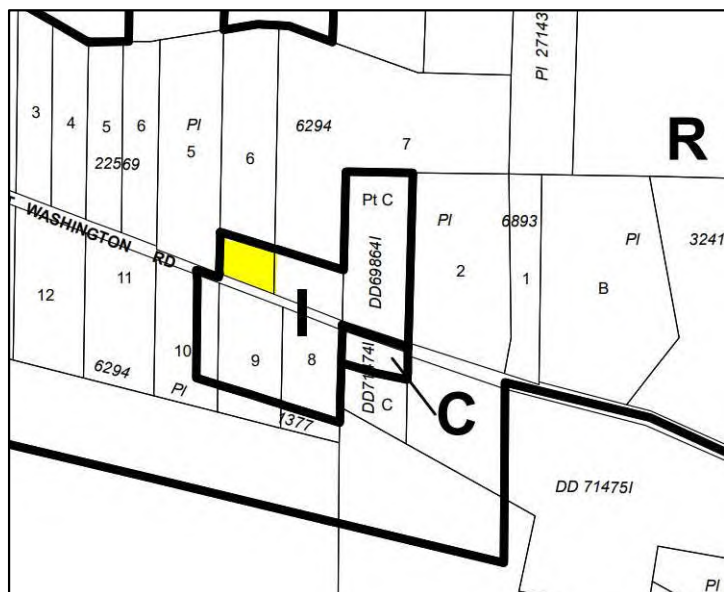
Islands Trust Policy Statement

The proposed rezoning to permit the site-specific industrial uses on the portion of the lot designated as Industrial in the OCP does not appear to be contrary or at variance with any Policy Statement directive policies; however a more comprehensive review with a checklist will be provided at consideration of First Reading if the application proceeds to that stage.

Official Community Plan

The property is split designated as Rural (R) and Industrial (I) in the OCP. As the portion of the property proposed for rezoning is already designated Industrial (highlighted in yellow below), the rezoning application will not require an OCP amendment, only a LUB amendment.

Figure 3. OCP Designations



The Industrial land use policies of the OCP also need to be considered, including minimizing impacts on neighbouring properties and the environment.

Industrial Land Use Objectives from the OCP include:

- 1) To encourage on-island industrial enterprises that do not adversely affect rural character and lifestyle.
- 2) To limit industrial development to specific areas of the island.
- 3) To prevent strip development.
- 4) To ensure that any industry is sited to minimize adverse effects upon neighbouring properties.

The most relevant associated OCP policies include:

- 2.5.1 Industrial development which may have a deleterious impact on adjacent land uses will not be permitted.
- 2.5.2 Priority may be given to the following locations for new or additional industrial development: a) **by application to rezone the industrially designated land on Port Washington Road;**
- 2.5.4 Applications for industrial rezoning must prove sustainable water supply and waste disposal capability, and include provision for remediation of any existing contamination, and in reviewing any application for new industrial uses, the local trust committee should consider potential climate change impacts.
- 2.5.6 Industrial activity, parking and storage areas should be screened.

The proposed area to be rezoned on the subject property falls within the industrially designated land area referenced in Policy 2.5.2.

Policy 2.5.4 requires that applications for industrial zoning prove sustainable water supply and waste disposal capacity. In this case, the applicant is not proposing to service the site with water or septic, and the proposed industrial uses of a contractor yard and storage facility staff deem reasonable to undertake without water and septic.

Despite the absence of proposed groundwater use or septic disposal in this application, staff recommend that the applicant be required to enter a s. 219 covenant with the LTC to address OCP Policy 2.5.4. The s. 219 covenant could restrict any additional industrial uses until the property owner is able to demonstrate proof of sustainable water supply and waste disposal capability. In addition, the covenant could restrict any groundwater use or septic disposal in the industrial zone until proof of water and waste disposal capability.

In the future, if these additional uses are considered, the property owner would then need to demonstrate proof of sustainable water supply and waste disposal capability prior to any further development. This covenant would be added as a requirement in the ToR. To note, any future groundwater use in the industrial zone would also require a commercial groundwater license to be issued from the province.

Alternatively, the LTC could require that the applicant provide proof of water and septic capacity as a condition prior to the consideration of bylaw adoption. The minimum standard for new lots in the LUB subdivision regulation is 2000L/day. This is the standard that was applied to the adjacent lot at 3334 Port Washington Road. There are also sewage disposal standards in the LUB that could be applied at time of rezoning.

A site disclosure statement has been submitted that confirms there is no existing contamination that requires remediation on the parcel (Attachment 5).

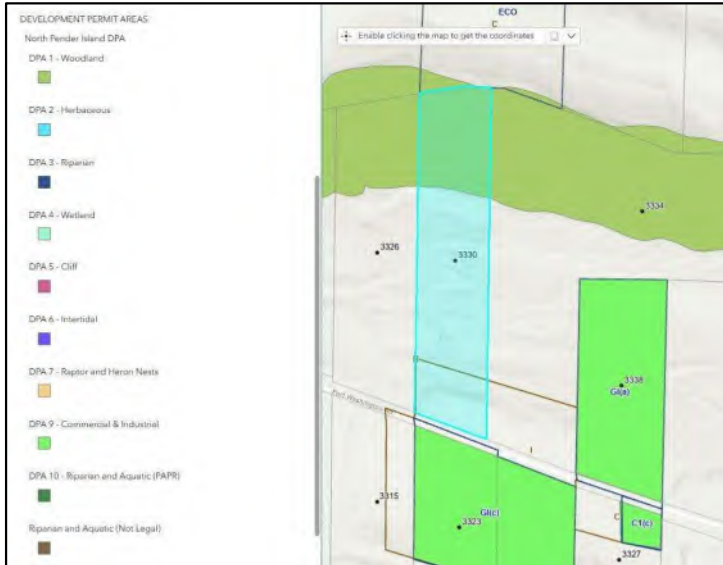
Additional screening to what is shown in the preliminary site plan will be required along the western lot line of the proposed industrial zone to address Policy 2.5.6., as the adjacent lot is zoned Rural and the LUB requires the following condition of use in the General Industrial Zone:

- (10) Every commercial *use* must be screened from adjacent residential *uses* along lot lines abutting *lots* zoned Rural Residential 1, Rural Residential 2, Rural, Rural Comprehensive 1, Rural Comprehensive 2 and Agricultural, complying with Subsection 3.9(2).

Although currently zoned Rural, if the bottom portion of 3334 Port Washington is successfully rezoned to General Industrial, screening will not then be required along the easterly lot line.

Development Permit Areas (DPA)

There is DPA 1 – Woodland located in the upper portion of the property designated Rural. This area has recently been protected by the property owner through a Natural Area Protection Tax Exemption Program (NAPTEP) covenant. There are no DPAs in the lower portion designated Industrial.



As with all industrial zoned properties on North Pender, if rezoning is approved, the industrial zoned portion would become subject to the requirements of DPA 9 - Commercial and Industrial Form and Character. As such, the applicant would need to obtain a development permit consistent with DPA 9 prior to construction of any buildings or structures.

Land Use Bylaw

The subject property is currently zoned Rural (R) in the LUB. While industrial uses are permitted through home industry regulations, the current industrial use is not in compliance with Article 3.8(3)(b) which requires that home industry uses must not be sited less than 50 metres from any lot line.

As with other industrial zoned parcels on North Pender, if the LTC proceeds, staff would recommend a site-specific General Industrial zone to be established.

Landscape screening requirements in LUB subsection 3.9 and Part 7 parking regulations will also need to be considered.

Terms of Reference

Should the LTC direct staff to proceed, staff will issue a terms of reference (ToR) consistent with the [North Pender Island Development Approval Information Bylaw No. 134 \(DAI\)](#). This ToR will further describe the reporting requirements of the applicant in respect of the rezoning proposal including, in this case, an updated professionally surveyed site plan showing all existing and proposed structures, an ecological assessment report, a storm water management plan, a geotechnical assessment due to the potential slope hazard risk and a s. 219 covenant restricting groundwater use and septic disposal.

The LTC may request that the applicant provide any additional information that is needed to support their decision-making as the application proceeds.

Issues and Opportunities

Community Benefit and Surrounding Uses

The local septic business currently operating onsite provides an important service to the island and the area proposed for rezoning is already identified in the OCP for industrial use. Additional proposed uses for container storage and recreational vehicle/boat storage are also services that the island lacks.

Surrounding land uses include:

EXISTING USES OF LAND AND BUILDINGS ON ADJACENT PROPERTIES

- 3205 Clam Bay Road: Ecological Zone.
- 3315 Port Washington Road: Private residence. Rural zone, partial OCP Industrial Designation.
- 3323 Port Washington Road: Emcon Contracting Services, and BC Hydro. Highways maintenance contractor, and power line contractor. General Industrial zone.
- 3326 Port Washington Road: Private residence. Rural zone.
- 3334 Port Washington Road: Big Digem Excavating. Rural zone. Rezoning Application for Split General Industrial Zone in progress.

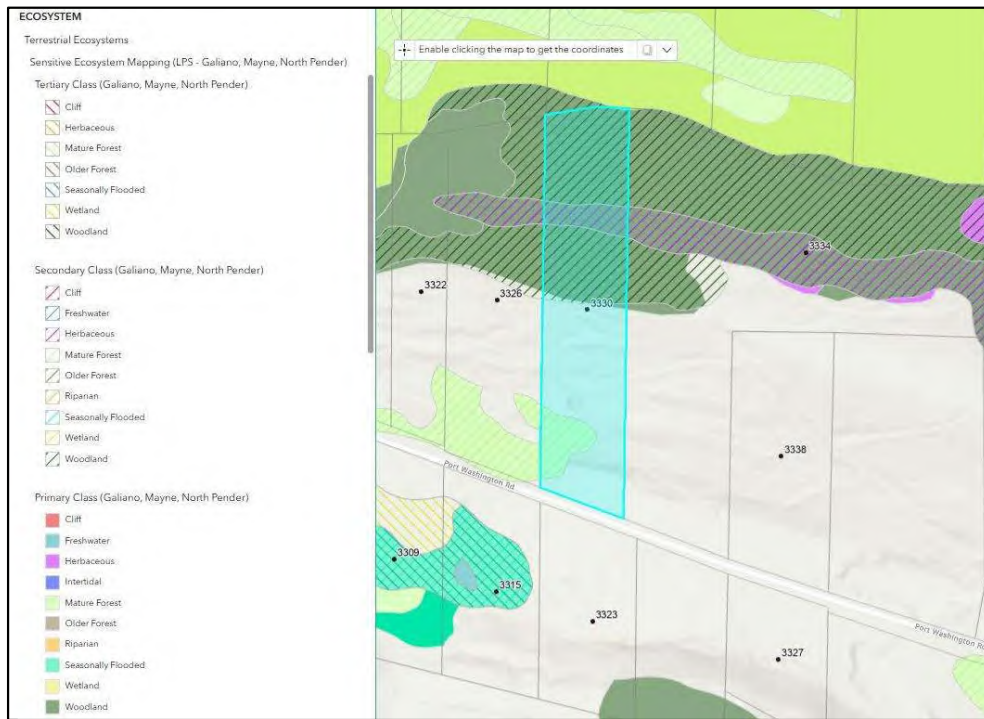
Ecological Assessment Report

Consistent with the DAI, staff will require that the applicant provide an Ecological Assessment Report that includes at a minimum:

- a. Property location and description including background and history of use of subject parcel and adjacent properties;
- b. Identification of existing structures, roadways and other development features;
- c. Desktop review of ecological, landform and other relevant spatial data layers;
- d. Site inventory including identification of significant sensitive terrestrial and aquatic ecosystem features and species on subject parcel and adjacent properties;
- e. Conclusions and recommendations with respect to suitability and impact of proposed industrial uses including potential cumulative impacts, siting of development infrastructure and driveway/parking areas, measures to reduce impacts to neighbouring properties and ecosystems during construction and operation, and future site monitoring requirements.

There are sensitive ecosystem areas mapped on the parcel (Figure 4.) including mature forest in the lower portion near the proposed industrial zone and woodland and herbaceous species habitat in the Rural zone above that is protected by NAPTEP covenant.

Figure 4. Sensitive Ecosystems Mapping



Storm Water Management

To effectively manage storm water and run-off through the industrial site, staff recommend that the applicant be required to submit a storm water management plan from a qualified professional. Staff would include this as a requirement in the ToR.

The LTC could include relevant aspects of storm water management as a condition of a s. 219 covenant.

Geotechnical Report

As there is moderate and high risk slope hazard mapped immediately above the proposed area of industrial use, staff will include a requirement for a geotechnical assessment from a qualified professional as part of the ToR to ensure the site is safe for the intended industrial use.



Highway Access Permit

The applicant will be requested to submit an approved Highway Access Permit for the business use as part of the ToR.

Standing Resolution 2020-010

Standing resolution 2020-010 provides policy options for bylaw enforcement compliance on unlawful uses.

2020-010 (Standing)	Carried	30-Jan-2020
<p>15.1 Policy options for Bylaw Enforcement Compliance on unlawful uses</p>		
<p>that the North Pender Island Local Trust Committee adopt the following policy on unlawful land uses and planning applications:</p>		
<p>a. Where an application is received and a use is continuing in contravention of a land use bylaw, staff are directed to request that the applicant cease the use prior to processing the application, and staff are directed to continue with enforcement until the use is ceased.</p> <p>b. The applicant may request that the Local Trust Committee proceed with consideration of the application while the use is continuing; and, where the Local Trust Committee considers there is a community need to process the application while the prohibited use is continuing, the Local Trust Committee may direct that bylaw enforcement actions, including the issuing of notices, cease.</p> <p>c. Where the Local Trust Committee does not consider that there is a community need, or the applicant has not made such a request of the Local Trust Committee, bylaw enforcement actions, including the issuing of notices will continue</p> <p>d. In deciding whether to grant land use approval for a use that was commenced in contravention of a land use bylaw, the Local Trust Committee may consider whether the applicant has suspended the prohibited land use pending a decision on the application.</p>		

The applicant has requested that the LTC consider proceeding with consideration of the application while the industrial use is continuing; and that the LTC direct that bylaw enforcement actions, including the issuing of notices, cease, consistent with 15.1(b) (Attachment 4).

Consultation

A draft amending bylaw would be sent to potentially affected government agencies and First Nations for referral.

In this case, as there is no required OCP amendment, the LTC could choose whether to hold a public hearing or not. If the LTC chooses to not hold a public hearing, then staff would need to provide notice of first reading.

If a public hearing is held, public hearing notice would be posted as per statutory and bylaw requirements in advance of a public hearing, including notification of the proposed rezoning to all properties located within 100 metres of the subject property.

Typically, a Community Information Meeting (CIM) is also held prior to a public hearing. With direction from LTC, these would be scheduled either separately or concurrently after draft bylaws are complete, reviewed and have received at least First Reading. If no public hearing is held, the LTC could still choose to hold a CIM prior to first reading.

Archaeological Sites

Islands Trust reviews all applications/permits to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. In this case, there are no registered archaeological sites on the subject property, however there is archaeological potential identified in the vicinity.

Further to that review, staff direct the applicant to the following guidelines:

- All archaeological and cultural heritage is protected under the *Heritage Conservation Act* and areas of archaeological potential may contain undocumented archaeological sites which would be automatically protected under the *Heritage Conservation Act* (including all intact or disturbed sites), and require a permit from the BC Archaeology Branch. Further information regarding permits: <https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/archaeology/permits>
- In the event that archaeological features or materials are found, either intact or disturbed on the subject property, stop work immediately and contact the BC Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

Rationale for Recommendation

The recommendations on page 1 are supported as:

- The area proposed for rezoning is designated as Industrial and the proposed use is consistent with the Industrial land use policies of the North Pender Island Official Community Plan No. 171 (OCP);
- Directing staff to proceed will trigger the issuance of a terms of reference (TOR) that will identify any additional information and professional reports required from the applicant;
- A draft bylaw will facilitate First Nations and agency referrals and public input to identify any issues or concerns with the proposed rezoning; and,
- The applicant has requested that bylaw enforcement actions cease while the rezoning proceeds.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may refer back to staff requesting further information prior to making a decision. Recommended wording for a resolution is as follows:

That the North Pender Island Local Trust Committee request that staff report back with....

2. Deny the application

The LTC may deny the application. Recommended wording for the resolution is as follows:

That the North Pender Island Local Trust Committee proceed no further with application NP-PLRZ20260021 (Miles).

3. Hold the application in abeyance

The LTC may choose to hold the application in abeyance.

4. Receive for information

The LTC may receive the report for information.

NEXT STEPS

Based on direction from the LTC, staff will initiate the drafting of an amending bylaw and issue a TOR to the applicant consistent with the DAI bylaw.

Submitted By:	Brad Smith, Island Planner	March 25, 2026
Concurrence:	Kim Stockdill, Acting Regional Planning Manager	March 26, 2025

ATTACHMENTS

1. Site Context
2. Mapping and Plans
3. Letter from Applicant
4. Site disclosure statement
5. Request to cease bylaw enforcement

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	Lot 6, Sections 18 And 22, Pender Island, Cowichan District, Plan 6294
PID	005-837-651
Civic Address	333 Port Washington Road, Pender Island, BC

LAND USE

Current Land Use	Rural with industrial uses on southern portion of the property
Surrounding Land Use	North – ITC Reserve East – Rural with industrial uses in bottom portion subject to rezoning application South – Emcon Yard West – Rural

HISTORICAL ACTIVITY

File No.	Purpose
None	N/A

POLICY/REGULATORY

Official Community Plan Designations	The property is split designated Rural (R) and Industrial (I) in the North Pender Island Official Community Plan No. 171, 2007 (OCP). DPA 1 – Woodland located in the upper portion of the property designated Rural. There are no DPAs in the lower portion designated Industrial.
Land Use Bylaw	The property is zoned Rural (R) in the North Pender Island Land Use Bylaw No. 224, 2022 (LUB).
Other Regulations	None
Covenants	NP-NAP-2024.1 NAPTEP covenant approved in 2024
Bylaw Enforcement	NP-BE-2024.2. Active file. Home industry use within 50m setbacks.

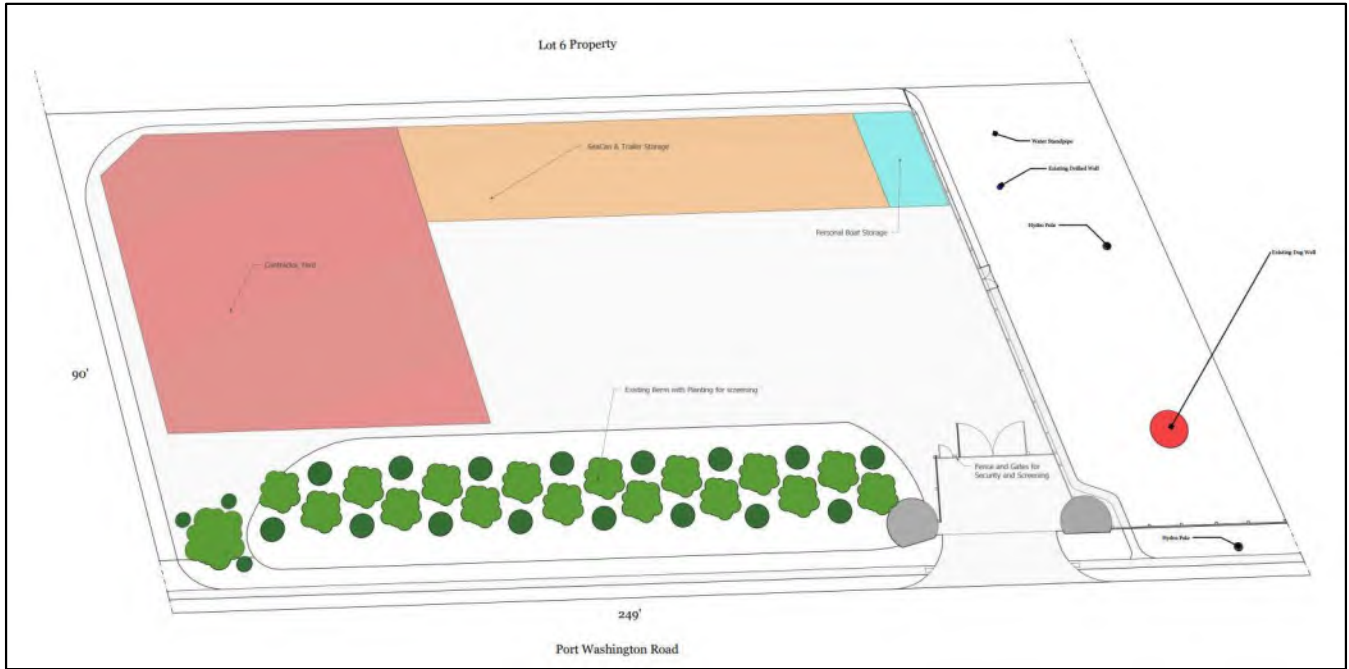
SITE INFLUENCES

Islands Trust Conservancy	The upper portion of the lot is adjacent to a parcel owned by the Islands Trust Conservancy.
Regional Conservation Strategy	N/A
Species at Risk	Douglas Fir ecological community in upper lot outside of industrial area
Sensitive Ecosystems	Woodland sensitive ecosystem areas in the upper portion of the lot, none in the portion designated as Industrial.
Hazard Areas	Some moderate to high steep slope near industrial area
Archaeological Sites	There are no designated archaeological sites on the property or in the immediate vicinity. However, owners and the applicant should be aware that

	there is a chance that the lot may contain previously unrecorded archaeological material that is protected under the <i>Heritage Conservation Act</i> . If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.
Climate Change Adaptation and Mitigation	N/A
Shoreline Classification	Not Applicable
Shoreline Data in TAPIS	Not Applicable

ATTACHMENT 2 – MAPS, PLANS, DRAWINGS

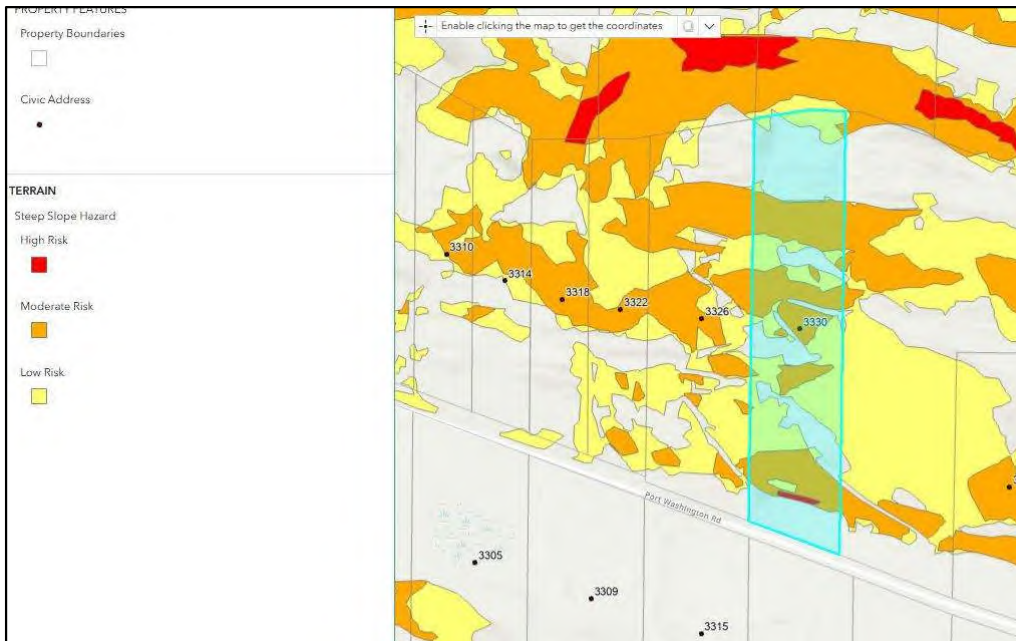
2.1 PRELIMINARY SITE PLAN



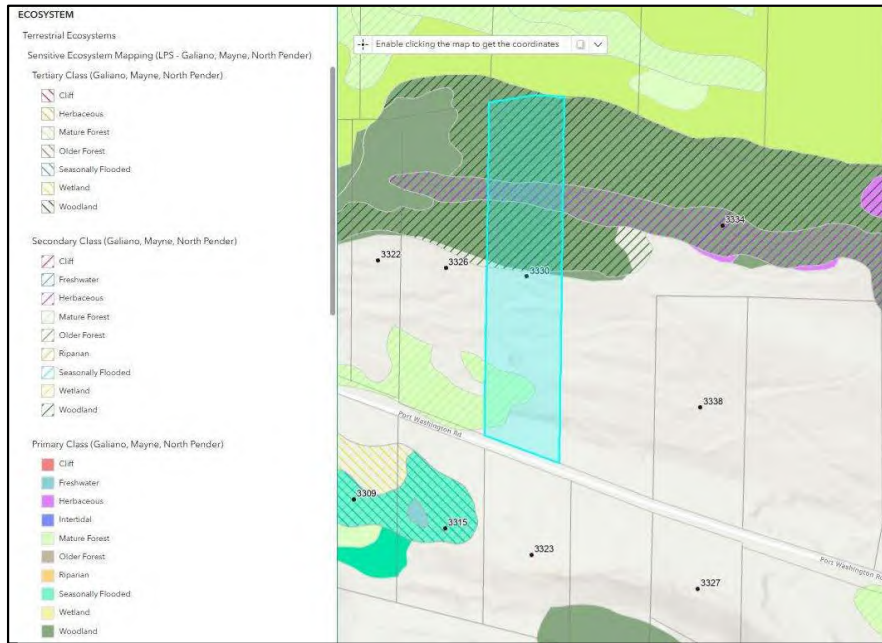
2.4 DEVELOPMENT PERMIT AREAS



2.5 STEP SLOPE MAPPING



2.6 SENSITIVE ECOSYSTEMS



PENDER RESOURCE SOLUTIONS

3330 PORT WASHINGTON ROAD

INDUSTRIAL REZONING APPLICATION: NARRATIVE

EXISTING USES OF LAND AND BUILDINGS

- Contractor Yard
- Residential

PROPOSED USES OF LAND AND BUILDINGS

- Continued as above.
- Shipping Container Storage.
- Recreational Vehicle and Trailer Storage.

PROPOSED TIMING OF DEVELOPMENT/USE

- Contractor Eco Source Septic currently operating at this location.
- Storage area to be developed within 1-2 years.

EXISTING USES OF LAND AND BUILDINGS ON ADJACENT PROPERTIES

- 3205 Clam Bay Road: Ecological Zone.
- 3315 Port Washington Road: Private residence. Rural zone, partial OCP Industrial Designation.
- 3323 Port Washington Road: Emcon Contracting Services, and BC Hydro. Highways maintenance contractor, and power line contractor. General Industrial zone.
- 3326 Port Washington Road: Private residence. Rural zone.
- 3334 Port Washington Road: Big Digem Excavating. Rural zone. Rezoning Application for Split General Industrial Zone in progress.

Pender Resource Solutions



Rezoning Application

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North Pender Island, BC Canada

Pender Resource Solutions developed in response to the need for safe industrial development within the North Pender Island Local Trust Area.

Due to a lack of available land, local industry is at risk. Pender Resource Solutions offers an appropriate response to the Island's growing need for contracting services & storage space.

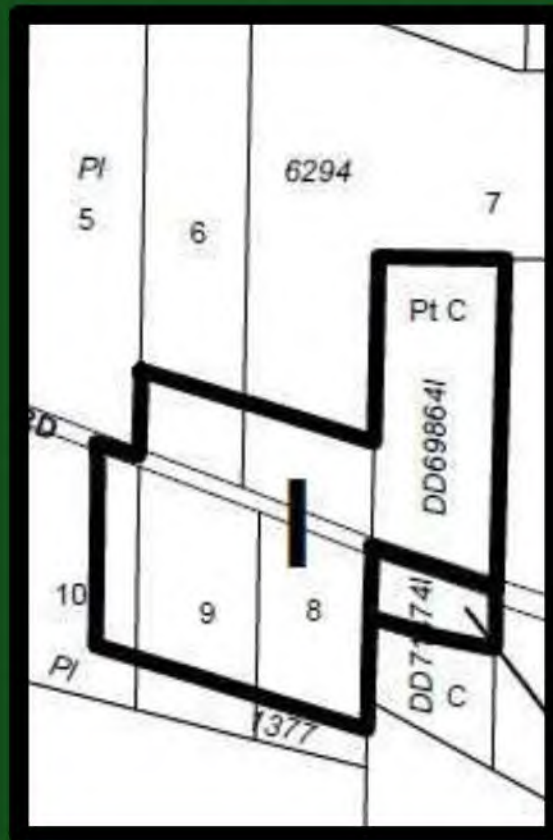
The Official Community Plan identifies 3330 Port Washington Road as a priority for industrial rezoning.

Excerpt, *North Pender Island OCP Bylaw No. 171*:

"Industrial Policies [...]

2.5.2 Priority may be given to the following locations for new or additional industrial development:

a) by application to rezone the industrially designated land on Port Washington Road"



Priority areas in development include a contractor yard and storage space for commercial and personal items.

A contractor yard providing design and maintenance services for septic systems is essential for a rural community lacking in municipal sewer infrastructure.

Container storage and recreational vehicle storage complements the need for space.

LUB 224 permits (a) contractor yard, (e) indoor storage, and, (f) storage of recreational vehicles, boats and trailers in the General Industrial zone.

Lot 6 Property



Port Washington Road

IO V

REVISIONS	
NO.	DESCRIPTION
1	Final Draft for City Plan
2	
3	
4	
5	

3330 Port Washington Road Re-zoning Application

Site Plan for re-zoning application

**SCHEDULE 1
SITE DISCLOSURE STATEMENT**

I. CONTACT INFORMATION

A. Site Owner (s) or operator (s), as applicable (add extra pages, if necessary)

Last Name

First Name (s)

MILES

ANALISA

Company (if applicable)

PENDER RESOURCE SOLUTIONS

Owner/Operator Address

3330 PORT WASHINGTON ROAD

City

PENDER ISLAND

Province/State

BC

Country

Postal/Zip Code

V0N 2M1

Telephone ###-###-####

Email

B. Person Completing Site Disclosure Statement (Leave blank if same as above):

Agent authorized to complete form on behalf of the owner or operator

Last Name

First Name

Company (if applicable)

C. Person to Contact Regarding the Site Disclosure Statement:

Last Name

First Name (s)

MILES

ANALISA

Company (if applicable)

PENDER RESOURCE SOLUTIONS

Mailing Address

3330 PORT WASHINGTON ROAD

City

PENDER ISLAND

Province/State

BC

Country

Postal/Zip Code

V0N 2M1

Telephone ###-###-####

Email

II. SITE INFORMATION

Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude	Degrees	48	Minutes	48	Seconds	27.1
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Longitude	Degrees	123	Minutes	17	Seconds	44
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Attach a map of appropriate scale showing the location and boundaries of the site.

For Legally Titled, Registered Property

Site Address (or nearest street name/intersection if no address assigned)

3330 PORT WASHINGTON ROAD

City

PENDER ISLAND

Postal Code

V0N 2M1

PID numbers and associated legal descriptions.

PID	Land Description
005-837-651	LOT 6, PLAN VIP6294, SECTION 18&22, COWICHAN LAND DISTRICT, PORTION PENDER ISLAND

For Untitled Crown Land

PIN numbers and associated Land Description (if applicable).

PIN	Land Description

(and, if available)

Crown Land File Numbers

III. INDUSTRIAL OR COMMERCIAL PURPOSES OR ACTIVITIES

Has the site been used for any industrial or commercial purposes or activities described in [SCHEDULE 2](#) of the Contaminated Sites Regulation?

NO

If you answered YES to the question above, please indicate below, in the format of the example provided, which of the industrial or commercial purposes or activities have occurred or are occurring on this site.

EXAMPLE

Schedule 2 Reference	Description
E1	appliance, equipment or engine maintenance, repair, reconditioning, cleaning or salvage
F10	solvent manufacturing, bulk storage, shipping or handling

Schedule 2 Reference	Description

IV. ADDITIONAL INFORMATION

1. Provide a brief summary of the planned activity and proposed land use at the site.

General industrial uses.

2. Indicate the information used to complete this site disclosure statement including a list of record searches completed.

Internet search, review of Islands Trust files.

3. List any past or present government orders, permits, approvals, certificates or notifications pertaining to the environmental condition of the site. (Attach extra pages, if necessary):

N/A

V. DECLARATIONS

1. Exemptions (See the Contaminated Sites Regulation, Division 3 of Part 2):

Does the application qualify for an exemption from submitting a site disclosure statement?

Yes If yes, indicate which exemption applies

No

2. Where a municipal approval is not required, please indicate the reason for submission directly to the registrar:

Under Order

Foreclosure

CCAA Proceedings

BIA Proceedings

Decommissioning

Ceasing operations

By signing below, I confirm that the information in this form is complete and accurate to the best of my knowledge:

Signature

Date Signed (YYYY-MM-DD)

Reason for submission (Please check one or more of the following)

Building permit

Subdivision

Zoning

Development permit

Approving Authority Contact Information

Name

Agency

Address

Telephone ###-###-####

E-mail

Date Received (YYYY-MM-DD)

Date Submitted to registrar (YYYY-MM-DD)

From: A Miles [REDACTED]
Sent: Thursday, April 2, 2026 9:21 AM
To: Brad Smith
Subject: Re: Request to cease BL enforcement

Hello Brad,

I am requesting that the LTC apply standing resolution policy 15.1.b to my current BL enforcement file in respect of the home industry use in setbacks while the rezoning proceeds.

Thank you, Sara

On Tue, Mar 24, 2026 at 11:59 AM Brad Smith <bsmith@islandstrust.bc.ca> wrote:

Can you please provide me a letter or email requesting that the LTC apply standing resolution policy 15.1.b to your current BL enforcement file in respect of your home industry use in setbacks while your rezoning proceeds.

I will then add as recommendation in staff report for LTC to decide on.

2020-010 (Standing)	Carried	30-Jan-2020
15.1 Policy options for Bylaw Enforcement Compliance on unlawful uses		
that the North Pender Island Local Trust Committee adopt the following policy on unlawful land uses and planning applications:		
a. Where an application is received and a use is continuing in contravention of a land use bylaw, staff are directed to request that the applicant cease the use prior to processing the application, and staff are directed to continue with enforcement until the use is ceased.		
b. The applicant may request that the Local Trust Committee proceed with consideration of the application while the use is continuing; and, where the Local Trust Committee considers there is a community need to process the application while the prohibited use is continuing, the Local Trust Committee may direct that bylaw enforcement actions, including the issuing of notices, cease.		
c. Where the Local Trust Committee does not consider that there is a community need, or the applicant has not made such a request of the Local Trust Committee, bylaw enforcement actions, including the issuing of notices will continue.		
d. In deciding whether to grant land use approval for a use that was commenced in contravention of a land use bylaw, the Local Trust Committee may consider whether the applicant has suspended the prohibited land use pending a decision on the application.		

Thanks, Brad

Re: Request to cease BL enforcement