

DRAFT

NORTH PENDER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 237

A BYLAW TO AMEND NORTH PENDER ISLAND LAND USE BYLAW NO. 224, 2022

The North Pender Island Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the North Pender Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “North Pender Island Land Use Bylaw No. 224, 2022, Amendment No. 1, 2024”.

2. North Pender Island Local Trust Committee Bylaw No. 224, cited as “North Pender Island Land Use Bylaw No. 224, 2022,” is amended as follows:

2.1. Part 1 Interpretation 1.1 Definitions is amended by adding a definition of *concrete production facility* such that it reads ““concrete production facility” means the use of the site, *buildings* and *structures* for the production, storage and handling of concrete products and associated materials including the handling, treatment and storage of waste materials”.

2.2. Subsection 5.10(12) Table 5.10 - the second instance of site-specific zone number 5 lettered GI(e) that refers to the Portion of Lot 1, Section 18, Pender Island, Cowichan District, Plan VIP59806 is amended to renumber site-specific zone 5 to site-specific zone 6 and re-letter site-specific zone GI(e) to site-specific zone GI(f).

2.3. A new site-specific regulation is added to Table 5.10 in Subsection 5.10(12) following site-specific zone GI(f) that reads:

	Table 5.10		
	1	2	3
	Site-Specific Zone	Location Description	Site-Specific Regulations
7	GI(g)	Portion of Lot 1, Section 18, Pender Island, Cowichan District, Plan VIP59806	Despite Subsection 5.10(1), the only uses permitted in this location are: a) <i>Contractor Yard</i> ; b) <i>Concrete production facility</i> ; and, c) <i>Accessory buildings and structures</i>

2.4. Schedule “1” – Zoning Map, is amended by changing the zoning classification of a portion of Lot 1, Section 18, Pender Island, Cowichan District, Plan VIP59806 from General Industrial e (GI(e)), to General Industrial f (GI(f)), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “1” of Bylaw No. 224 as are required to effect this change.

2.5. Schedule "1" – Zoning Map, is amended by changing the zoning classification of a portion of Lot 1, Section 18, Pender Island, Cowichan District, Plan VIP59806 from Rural to General Industrial g (GI(g)), as shown on Plan No. 2 attached to and forming part of this bylaw, and by making such alterations to Schedule "1" of Bylaw No. 224 as are required to effect this change.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

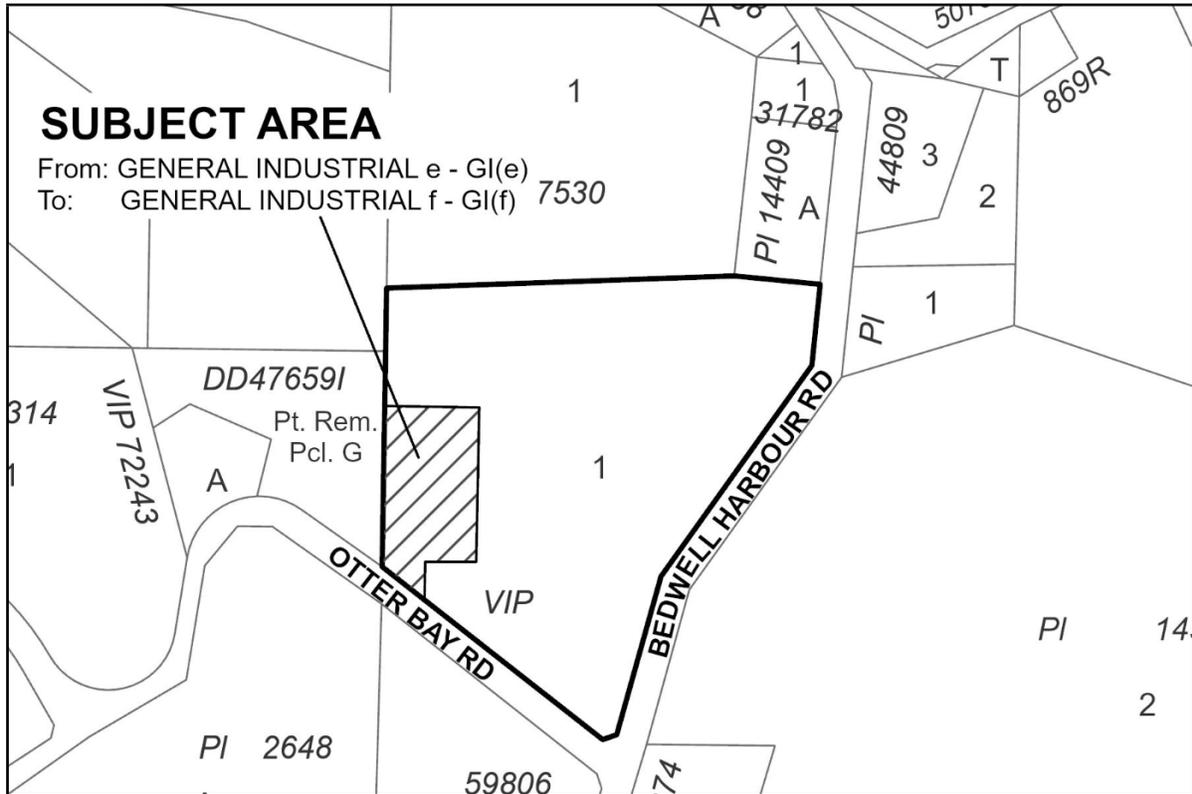
READ A FIRST TIME THIS	_____	DAY OF	_____	20__
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20__
READ A SECOND TIME THIS	_____	DAY OF	_____	20__
READ A THIRD TIME THIS	_____	DAY OF	_____	20__
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20__
ADOPTED THIS	_____	DAY OF	_____	20__

CHAIR

SECRETARY

NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
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Plan No. 1



NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
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Plan No. 2

