

File No.: SP Minor LUB Amendments
Project

DATE OF MEETING: September 5, 2025
TO: South Pender Island Local Trust Committee
FROM: Kim Stockdill, Island Planner
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: South Pender Minor LUB Amendments Project – Public Hearing

RECOMMENDATIONS

1. That South Pender Island Local Trust Committee amend proposed Bylaw No. 129, cited as “South Pender Island Land Use Bylaw No. 114, 2016, Amendment No. 1, 2025”,:

- a) By deleting Section 2.12 and replacing it with:

“2.12 Section 3.11-Derelict Vehicles, by deleting Article 3.11 (1) (a), and replacing it with: “(a) Current and valid motor vehicle number plates, or”

- b) By deleting Section 2.20 and replacing it with:

“2.20 Section 5.5 – Agriculture (A), by deleting Subsections 5.5(9) and 5.5(10) in their entirety and by making such consequential numbering alterations to effect this change”

- c) By adding the following new section after Section 2.22:

“2.23 Adding the following words to the Information Notes in the Agriculture zone: The Agricultural Land Reserve Use Regulation regulates total floor area for a dwelling to not exceed 500 m² on a parcel with an area of 40 ha or less.”

2. That South Pender Island Local Trust Committee Bylaw No. 129, cited as “South Pender Island Land Use Bylaw No. 114, 2016, Amendment No. 1, 2025” be read a second time as amended.
3. That South Pender Island Local Trust Committee Bylaw No. 129, cited as “South Pender Island Land Use Bylaw No. 114, 2016, Amendment No. 1, 2025” be read a third time.
4. That the South Pender Island Local Trust Committee proposed Bylaw No. 129 be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

REPORT SUMMARY

This report provides the South Pender Island Local Trust Committee (LTC) with options for proceeding following the public hearing for proposed Bylaw No. 129, associated with the Minor Land Use Bylaw (LUB) Amendments Project.

BACKGROUND

At its regular meeting of May 2, 2025, the South Pender Local Trust Committee (LTC) amended Bylaw No. 129 and gave it first reading. Subsequently, on July 4, 2025, a special meeting was convened to present an updated version of the bylaw and to provide the LTC and members of the community with an opportunity to review the bylaw and seek clarification.

The [Project Charter](#), previous staff reports, draft bylaw, and correspondence received to date can be found on the [South Pender Project webpage](#). The [blackline version of Bylaw No. 114](#) (current Land Use Bylaw) which includes amendments from draft Bylaw No. 129, can be found on the Minor LUB Amendments Project webpage.

ANALYSIS

Section 3.11

The South Pender LTC requested staff to report back with comments from bylaw enforcement in regards to amending Section 3.11 of the LUB. Section 3.11 currently states:

"3.11 Derelict Vehicles

(1) A lot shall not be used for the storage of more than one unlicensed motor vehicle, other than farm and forestry vehicles, that is not completely enclosed in a permanent building or structure and for this purpose a motor vehicle is unlicensed if it does not display:

(a) Motor vehicle number plates and the current licence year decal, or

(b) An interim vehicle licence issued pursuant to the Motor Vehicle Act Regulations.

(2) No land shall be used for the storage of unusable, disassembled, detached, stripped, nonfunctional or abandoned vehicles or vessels, including but not limited to automobiles, all terrain vehicles, golf carts, tractors, campers, trailers, or parts of such vehicles, which are not completely enclosed in a permanent building."

As decals are no longer required for vehicle licence plates, proposed Bylaw No. 129 currently removes Article 3.11(1)(a) from the LUB. The LTC requested staff during the July 5, 2025 special meeting to provide an amendment to Bylaw No. 129 in order to reword Article 3.11(1)(a) rather than removing it in its entirety.

Staff recommend rewording Article 3.11(1)(a) so it reads:

"3.11 Derelict Vehicles

(1) A lot shall not be used for the storage of more than one unlicensed motor vehicle, other than farm and forestry vehicles, that is not completely enclosed in a permanent building or structure and for this purpose a motor vehicle is unlicensed if it does not display:

*(a) ~~Motor vehicle number plates and the current licence year decal~~ **Current and valid motor vehicle number plates**, or*

(b) An interim vehicle licence issued pursuant to the Motor Vehicle Act Regulation..."

If the LTC agrees with this amendment, staff have provided a draft resolution for the LTC's consideration (Recommendation No. 1).

ALC Referral Response

The LTC received a referral response from the Agricultural Land Commission (ALC) on July 17, 2025 – see attached. The referral letter encourages the LTC to align Bylaw No. 129 with ALC's regulations and policies. The following provides Islands Trust staff responses to the ALC staff's comments included in their referral letter.

2.2 Section 1.1 – Definitions

No change recommended – An information note is included in the Agriculture zone that states maximum floor area of a dwelling or cottage located within the Agricultural Land Reserve (ALR) must be compliant with the ALC Act and regulations.

2.5-2.6 – Section 3 – General Regulations – Accessory Buildings & Structures

No change recommended. The South Pender LTC does not have a soil removal and deposit bylaw; therefore, all soil regulations fall under the jurisdiction of the ALC. It is unnecessary to include information notes outlining regulations and/or permits administered by the ALC.

2.7-2.11 – Section 3.10 – General Regulations – Recreational Vehicles

No change recommended. It is unnecessary to include information notes outlining regulations and/or permits administered by the ALC. A Land Use Bylaw is not intended to include information notes regarding all legislative policies and regulations.

2.13-2.15 – Section 5.1 – RR Zones – Siting & Size

No change recommended as no zone boundaries are amended with this bylaw.

2.17-2.18 – Section 5.5 – Agriculture Zone – Permitted Uses

No change recommended. As stated above, the South Pender LTC does not have a soil removal and deposit bylaw; therefore, all soil regulations fall under the jurisdiction of the ALC.

2.19 – Section 5.5 – Agriculture Zone – Density

No change recommended.

2.20-2.22 – Section 5.5 – Agriculture Zone – Siting & Size

Cottage size – ALC staff express concern with the removal of the maximum floor area for cottages in the Agriculture zone. The ALC requires a secondary residence to not exceed a floor area of 90 m². Islands Trust staff agrees with the recommendation to retain the maximum floor area for cottages as the size of cottages are regulated in other zones.

Dwelling size – The ALC requires the principal residence to not exceed 500 m² in floor area. Non-compliant principal residences (dwellings) require ALC approval by means of a non-adhering residential use application. Islands Trust staff recommend amending the Information Note in the Agriculture zone to include the specific maximum floor area for dwellings in the ALR. This can be achieved by amending Section 2.22 in Bylaw No. 129.

The information note would then read:

Information Note: *The maximum floor area of a dwelling or cottage located within the Agricultural Land Reserve must be compliant with the Agricultural Land Commission Act, Regulation, and any Resolution for the Agricultural Land Commission. The Agricultural Land Reserve Use Regulation regulates total floor area for a dwelling to not exceed 500 m² on a parcel with an area of 40 ha or less.*

2.23-24 – Section 5.6 – Forestry Zone – Siting & Size

No change recommended. Staff have changed the formatting issue with the bylaw.

2.26-27 – Section 5.7 – Natural Resource Zone – Siting & Size

No change recommended. Staff have changed the formatting issue with the bylaw.

STATUTORY REQUIREMENTS

A public hearing is a quasi-judicial process within and following which specific procedures must be followed. The public hearing binder for proposed Bylaw No. 129 can be found on the [South Pender LTC Application webpage](#).

Following the hearing, the LTC may choose to give further readings to a bylaw, defeat a bylaw, or alter a bylaw within certain parameters. The procedural steps following the close of the hearing are as follows:

1. Consideration of Second Reading (this may include amendments to alter a bylaw).
2. Consideration of Third Reading.
3. Forwarding of the bylaw to Executive Committee for approval.
4. Forwarding of the bylaw to the Minister's office for approval (OCP amendment bylaws only).
5. Reconsideration and adoption.

Following the close of the hearing, the LTC may not hear further submissions without holding a new hearing. The principle is that if new information is considered by the LTC, all other interested parties also need to have the opportunity to consider any new relevant material and to make further representations to the LTC. The courts have clarified that this does not open the door to endless public hearings: a local government body can legitimately decide that after a hearing it wishes to hear further from staff on issues raised at the hearing.

A bylaw may be altered after the hearing, based on information received or heard by the LTC at any point prior to the close of the hearing, provided that the amendments do not alter use or increase density, or decrease density without a landowner's consent.

If the Executive Committee and Minister approve the bylaw, the next step for the LTC would be to adopt the bylaw.

Referral Responses

The following are referral responses received to date:

ALC – [referral letter](#)

CRD (Regional Planning & Parks, Recreation and Environmental Services) – No additional comments at this time and does not impact their interests.

Saturna LTC & NP LTC – Interests Unaffected

Malahat Nation – *“At this time and with the documents you have provided the Malahat Nation has no objections with the proposed bylaw No. 129.”*

Pauquachin First Nation – *“This area appears to be on/in an area that Pauquachin First Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Pauquachin First Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would*

be Pauquachin First Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.

Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Pauquachin First Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected."

Tsawout First Nation – *"Thank you for your referral to the Tsawout First Nation regarding your project on our traditional territory. Tsawout First Nation advises that we have completed the activity reviews of South Pender Island Local Trust Committee Bylaw No. 129 and based on our findings, we have concluded that we do not have any concerns at this time. However, we reserve the right to comment or object at a later date if we discover unforeseen impacts to our rights or interests.*

If the scope of your project changes, please contact us so we can ensure that our Nation's best interests continue to be protected."

Ts'uubaa-asatx Nation – *"This area appears to be on/in an area that Ts'uubaa-asatx Nation would recognize as being outside our title and governance areas. As such, I would categorize this as a Level 1 rights area for Ts'uubaa-asatx Nation. Level 1 identifies that the project appears to be wholly within another First Nations title and Governance area. Our interests in this area would be limited to Trade, First Nations Government-to-Government and inter-community relationships, but not necessarily Title and governing authorities, which would be Ts'uubaa-asatx Nation's highest S.35 interests and would require high end of the Haida spectrum consultation.*

Given this assessment we would defer to the First Nation(s) whose traditional territory this project lies within or is affected by the project. Should Ts'uubaa-asatx Nation identify greater interests in the future we retain the right to revise this assessment. However, at this time, we defer to any Nation(s) whose title and governing authorities are directly affected."

ALTERNATIVES

1. Make further amendments to bylaw

The LTC may amend the bylaw further. If the LTC does make further amendments, the bylaw must be read for a second time as amended. Recommended wording for the resolutions:

That South Pender Island Local Trust Committee amend proposed Bylaw No. 129 by...

2. Request further information

The LTC may request further information prior to making a decision. Staff advise that the implications of this alternative are potential delays to commencing and completing the project. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request.

Recommended wording for the resolution is as follows:

That the South Pender Island Local Trust Committee request that the staff provide further information regarding...

3. Receive for information

The LTC may receive the report for information.

NEXT STEPS

Next steps include:

- Forwarding Bylaw No. 129 to Executive Committee for approval

Submitted By:	Kim Stockdill, Island Planner	August 27, 2025
Concurrence:	Robert Kojima, Regional Planning Manager	August 28, 2025

Attachment:

1. Proposed Bylaw No. 129

PROPOSED

SOUTH PENDER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 129

A BYLAW TO AMEND SOUTH PENDER ISLAND LAND USE BYLAW NO. 114, 2016

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

1. Citation

This bylaw may be cited for all purposes as “South Pender Island Land Use Bylaw No. 114, 2016, Amendment No. 1, 2025”.

2. South Pender Island Local Trust Committee Bylaw No. 114, cited as “South Pender Island Land Use Bylaw No. 114, 2016,” is amended as follows:

2.1 Section 1.1 – Definitions, by deleting the definition “basement floor area”.

2.2 Section 1.1 – Definitions, by amending the definition of ‘floor area’ by removing “1.5” and replacing it with “1.8” so it reads:

““floor area” means the sum of the horizontal areas of all storeys in a building, measured to the inner surface of the exterior walls, exclusive of any floor area occupied by a cistern used for the storage of water for domestic use or fire protection, and exclusive of all areas of a storey having a floor and a ceiling less than 1.8 metres apart, and exclusive of a storey that is not fully enclosed by a floor, ceiling, and four walls or glass.

2.3 Section 3.3 – Siting and Setback Regulations, Subsection 3.3(5) is amended by removing “a certification from an appropriately qualified person as to” and replacing it with “substantive evidence to establish” so it reads:

“Despite Subsection 3.3(3), on a lot that contains a legal dwelling, cottage, or accessory building constructed prior to September 15, 2022, a replacement dwelling, cottage, or accessory building may be constructed, or the existing dwelling, cottage, or accessory building re-constructed or altered, provided the distance from the natural boundary of the sea to the replacement, re-constructed or altered dwelling, cottage, or accessory building is not less than the distance from the natural boundary of the sea to the dwelling, cottage, or accessory building on the lot on September 15, 2022 and for this purpose the Local Trust Committee may require an owner to submit substantive evidence to establish the siting of the dwelling, cottage, or accessory building at the time of the adoption of this bylaw.”

- 2.4 Section 3.4 – Height Regulations, Subsection 3.4(1) is amended by deleting the words “and at no point may a dwelling or cottage exceed 9.2 metres (30 feet) in height” so it reads:

“A dwelling or cottage shall not exceed 9.2 metres (30 feet) in height.”
- 2.5 Section 3.5 – Accessory Buildings and Structures, Article 3.5(6)(b) by deleting “1.2 ha (3 acres)” and replacing it with “1.6 ha (4 acres)”.
- 2.6 Section 3.5 – Accessory Buildings and Structures, Article 3.5(6)(c) by deleting “with an area greater than 1.2 ha (3 acres)” and replacing it with “1.6 ha (4 acres) or greater in area”.
- 2.7 Section 3.10 – Use of Recreational Vehicles as a Dwelling, by deleting Article 3.10(1)(f).
- 2.8 Section 3.10 – Use of Recreational Vehicles as a Dwelling, by deleting the word “the” after the words “dwelling on the same lot is permitted in” in Subsection 3.10(1).
- 2.9 Section 3.10 – Use of Recreational Vehicles as a Dwelling, Subsection 3.10 (1) by deleting the words “Nothing in this Subsection prohibits the storage on a lot of recreational vehicles that are not being used as dwellings”.
- 2.10 Section 3.10 – Use of Recreational Vehicles as a Dwelling, by creating the following new Subsection 3.10(1)

“Nothing in this Section prohibits the storage of recreational vehicles that are not being used as dwellings.”

and by making such consequential numbering alterations to effect this change.
- 2.11 Section 3.10 – Use of Recreational Vehicles as a Dwelling, by adding the following new Subsection 3.10(2) that reads:

“Where a *recreational vehicle* is used for temporary camping, occupancy of a *recreational vehicle* must not exceed 90 days in a calendar year.”
- 2.12 Section 3.11 – Derelict Vehicles, by deleting Article 3.11(1)(a), and by making such consequential numbering alterations to effect this change.
- 2.13 Section 5.1 – Rural Residential Zones, by deleting Subsections 5.1(5) and 5.1(6) in their entirety and by making such consequential numbering alterations to effect this change.

- 2.14 Section 5.1 – Rural Residential Zones, by adding the following new subsection after Subsection 5.1(4) and by making such consequential numbering alterations to effect this change:

- “(5) Maximum Floor Area: RR1 RR2 RR3
✓ ✓ ✓
- (a) The total floor area of all buildings per lot may not exceed the area in Column A;
 - (b) For a lot that has no dwelling or contains a dwelling with a floor area less than Column B, then the maximum floor area of a new, replacement, or altered dwelling may not exceed the floor area in Column B;
 - (c) For a lot that contains a legal dwelling constructed prior to September 15, 2022 that exceeded the floor area in Column B, the floor area of a re-constructed or replacement dwelling may not exceed the lesser of:
 - i. the floor area of the dwelling on September 15, 2022, or
 - ii. the area in Column C.
 - (d) Where 5.1(5)(c)(i) is applicable, the Local Trust Committee may require an owner to submit substantive evidence to establish the size and siting of the dwelling at the time of the adoption of the bylaw.

	Column A	Column B	Column C
Lot Area	The total floor area of all buildings may not exceed:	The floor area of a dwelling may not exceed:	The floor area of a dwelling may not exceed:
Less than 0.4 ha (1 Acre)	465 m ² (5000ft ²)	279 m ² (3000 ft ²)	353 m ² (3800 ft ²)
0.4 ha to < 0.8 ha (1 to 2 Acres)	557 m ² (6000ft ²)	325 m ² (3500 ft ²)	418 m ² (4500 ft ²)
0.8 ha to < 1.6 ha (2 to 4 Acres)	743 m ² (8000ft ²)	372 m ² (4000 ft ²)	520 m ² (5600 ft ²)
1.6 ha to < 4.0 ha (4 to 10 Acres)	836 m ² (9000ft ²)	395 m ² (4250 ft ²)	543 m ² (5845 ft ²)
4.0 ha (10 Acres) or greater	1394 m ² (15000 ft ²)	418 m ² (4500 ft ²)	560 m ² (6030 ft ²)

- 2.15 Section 5.1 – Rural Residential Zones, by deleting newly renumbered Subsections 5.1(8) and 5.1(9) in their entirety and by making such consequential numbering alterations to effect this change.
- 2.16 Section 5.1 – Rural Residential Zones, by amending the newly renumbered Subsection 5.1(10) – Subdivision Lot Size Requirements by deleting the words “Subject to subsection 5.1(10),”.
- 2.17 Section 5.5 Agriculture (A), by amending Article 5.5(1)(d) by deleting the words “subject to Subsections 5.5(13) to 5.5(16) and replacing them with “(as permitted by the Agricultural Land Commission)”

2.18 Section 5.5 Agriculture (A), by amending Article 5.5(1)(e) by deleting the words “, subject to Subsections 5.5(15) to 5.5(2), and as permitted by the Agricultural Land commission” and replacing them with “(as permitted by the Agricultural Land Commission)”.

2.19 Section 5.5 Agriculture (A), by deleting the wording in Subsection 5.5(3) and replacing it with:

“Despite Subsection 5.5(2), one cottage or one dwelling for the housing of persons engaged in on-going agricultural activities on the lot, is permitted on each lot in addition to the dwelling permitted in Subsection 5.5(2).”

2.20 Section 5.5 – Agriculture (A), by deleting Subsections 5.5(9) to 5.5(11) in their entirety and by making such consequential numbering alterations to effect this change.

2.21 Section 5.5 – Agriculture (A), by adding the following new subsection after Subsection 5.5(8) and by making such consequential numbering alterations to effect this change:

“(9) Maximum Floor Area:

- (a) The total floor area of all buildings per lot may not exceed the area in Column A;
- (b) For a lot that has no dwelling or contains a dwelling with a floor area less than Column B, then the maximum floor area of a new, replacement, or altered dwelling may not exceed the floor area in Column B;
- (c) For a lot that contains a legal dwelling constructed prior to September 15, 2022 that exceeded the floor area in Column B, the floor area of a re-constructed or replacement dwelling may not exceed the lesser of:
 - i. the floor area of the dwelling on September 15, 2022, or
 - ii. the area in Column C.
- (d) Where 5.5(9(c)(i) is applicable, the Local Trust Committee may require an owner to submit substantive evidence to establish the size and siting of the dwelling at the time of the adoption of the bylaw.

	Column A	Column B	Column C
Lot Area	The total floor area of all buildings may not exceed:	The floor area of a dwelling may not exceed:	The floor area of a dwelling may not exceed:
Less than 0.4 ha (1 Acre)	465 m ² (5000ft ²)	279 m ² (3000 ft ²)	353 m ² (3800 ft ²)
0.4 ha to < 0.8 ha (1 to 2 Acres)	557 m ² (6000ft ²)	325 m ² (3500 ft ²)	418 m ² (4500 ft ²)
0.8 ha to < 1.6 ha (2 to 4 Acres)	743 m ² (8000ft ²)	372 m ² (4000 ft ²)	520 m ² (5600 ft ²)
1.6 ha to < 4.0 ha (4 to 10 Acres)	836 m ² (9000ft ²)	395 m ² (4250 ft ²)	543 m ² (5845 ft ²)
4.0 ha (10 Acres) or greater	1394 m ² (15000 ft ²)	418 m ² (4500 ft ²)	560 m ² (6030 ft ²)

”

- 2.22 Deleting 5.5(13) to 5.5(18) in their entirety, by making such consequential numbering alterations to effect this change, and by moving the Information Note under the newly renumbered Subsection 5.5(8).
- 2.23 Section 5.6 – Forestry (F), by deleting Subsections 5.6(7) and 5.6(8) in their entirety and by making such consequential numbering alterations to effect this change.
- 2.24 Section 5.6 – Forestry (F), by adding the following new subsection after Subsection 5.6(6) and by making such consequential numbering alterations to effect this change:

“(7) Maximum Floor Area:

- (a) The total floor area of all buildings per lot may not exceed the area in Column A;
- (b) For a lot that has no dwelling or contains a dwelling with a floor area less than Column B, then the maximum floor area of a new, replacement, or altered dwelling may not exceed the floor area in Column B;
- (c) For a lot that contains a legal dwelling constructed prior to September 15, 2022 that exceeded the floor area in Column B, the floor area of a re-constructed or replacement dwelling may not exceed the lesser of:
 - iii. the floor area of the dwelling on September 15, 2022, or
 - iv. the area in Column C.
- (d) Where 5.6(7)(c)(i) is applicable, the Local Trust Committee may require an owner to submit substantive evidence to establish the size and siting of the dwelling at the time of the adoption of the bylaw.

”

	Column A	Column B	Column C
Lot Area	The total floor area of all buildings may not exceed:	The floor area of a dwelling may not exceed:	The floor area of a dwelling may not exceed:
Less than 0.4 ha (1 Acre)	465 m ² (5000ft ²)	279 m ² (3000 ft ²)	353 m ² (3800 ft ²)
0.4 ha to < 0.8 ha (1 to 2 Acres)	557 m ² (6000ft ²)	325 m ² (3500 ft ²)	418 m ² (4500 ft ²)
0.8 ha to < 1.6 ha (2 to 4 Acres)	743 m ² (8000ft ²)	372 m ² (4000 ft ²)	520 m ² (5600 ft ²)
1.6 ha to < 4.0 ha (4 to 10 Acres)	836 m ² (9000ft ²)	395 m ² (4250 ft ²)	543 m ² (5845 ft ²)
4.0 ha (10 Acres) or greater	1394 m ² (15000 ft ²)	418 m ² (4500 ft ²)	560 m ² (6030 ft ²)

”

- 2.25 Section 5.6 – Forestry (F), by adding the words “from any lot line” after the words “20 metres (66 feet)” to the newly renumbered Subsection 5.6(10) so it reads:

“Despite 5.6(5) above, the minimum *setback* for a portable sawmill permitted by 5.6(1)(b) above shall be 20 metres (66 feet) from any *lot line*.”

- 2.26 Section 5.7 – Natural Resource (NR), by deleting Subsections 5.7(6) and 5.7(7) in their entirety and by making such consequential numbering alterations to effect this change.

- 2.27 Section 5.7 – Natural Resource (NR), by adding the following new subsection after Subsection 5.7(5) and by making such consequential numbering alterations to effect this change:

“(6) Maximum Floor Area:

- (d) The total floor area of all buildings per lot may not exceed the area in Column A;
- (e) For a lot that has no dwelling or contains a dwelling with a floor area less than Column B, then the maximum floor area of a new, replacement, or altered dwelling may not exceed the floor area in Column B;
- (f) For a lot that contains a legal dwelling constructed prior to September 15, 2022 that exceeded the floor area in Column B, the floor area of a re-constructed or replacement dwelling may not exceed the lesser of:
 - v. the floor area of the dwelling on September 15, 2022, or
 - vi. the area in Column C.
- (e) Where 5.7(6)(c)(i) is applicable, the Local Trust Committee may require an owner to submit substantive evidence to establish the size and siting of the dwelling at the time of the adoption of the bylaw.

	Column A	Column B	Column C
Lot Area	The total floor area of all buildings may not exceed:	The floor area of a dwelling may not exceed:	The floor area of a dwelling may not exceed:
Less than 0.4 ha (1 Acre)	465 m ² (5000ft ²)	279 m ² (3000 ft ²)	353 m ² (3800 ft ²)
0.4 ha to < 0.8 ha (1 to 2 Acres)	557 m ² (6000ft ²)	325 m ² (3500 ft ²)	418 m ² (4500 ft ²)
0.8 ha to < 1.6 ha (2 to 4 Acres)	743 m ² (8000ft ²)	372 m ² (4000 ft ²)	520 m ² (5600 ft ²)
1.6 ha to < 4.0 ha (4 to 10 Acres)	836 m ² (9000ft ²)	395 m ² (4250 ft ²)	543 m ² (5845 ft ²)
4.0 ha (10 Acres) or greater	1394 m ² (15000 ft ²)	418 m ² (4500 ft ²)	560 m ² (6030 ft ²)

„

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 2ND DAY OF MAY 2025.

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