

Land Use Planning for Waste Management - Charter V.6

North Pender Island Local Trust Committee

Date: July 2019

Purpose *To consider policies and zoning of land to accommodate a range of solid waste transfer services. The project initially involved an evaluation of community needs and best practices, an inventory of existing industrially zoned land and current waste transfer sites, and consideration of appropriate land use criteria for the siting of a range of waste transfer facilities. The intended outcome is to consider bylaw amendments that would permit some uses in limited locations and establish policies and guidelines for future applications for extended services or in other locations.*

Background *Pender Island currently does not have land zoned to accommodate the storage, processing, and transfer of solid waste and discarded materials. Solid waste management has historically been provided on land without adequate zoning, sometimes operating under Temporary Use Permits, other times in contravention of the Land Use Bylaw. The exception to this is the Recycling Centre which is located in the Recycling Facility (RF) zone and is a permitted use. Neither the Light Industrial (I1) nor the Industrial (I2) zones in LUB 103 permit waste transfer. Community and operator consultation was undertaken in the earlier phase of the project, the final phase is intended to consider policies and regulations.*

Objectives

- * To consult community, waste management operators, and other stakeholders.
- * To consider what level of waste transfer is needed on N. Pender.
- * To inventory existing industrial zones and waste transfer sites and apply land use criteria for siting a range of waste transfer facilities.
- * To make recommendations on potential locations and the range of appropriate land uses
- * To consider amending the OCP with guiding policies for waste management, including future applications.
- * To consider zoning and regulating land to accommodate a preferred level of waste transfer use.

In Scope

- Community engagement.
- Consultation with operators.
- Collaboration with CRD.
- Evaluate existing industrial zones, waste transfer sites, and other viable properties by applying the agreed upon land use criteria.
- Recommend amendments to the OCP/LUB.
- Undertake legislative process to amend bylaws.

Out of Scope

- Regulating facility operations or operating guidelines
- Waste management considerations that are outside of NPI LTC authority for land use planning.
- Focussing on specific aspects of current rezoning's/TUPs other than as part of the island wide review.

Work Plan Overview

Jan 2019	LTC direction on process
April 2019	LTC consideration of policy and regulatory options, direction to prepare draft amendments
May/July 2019	LTC review of draft amendments
Sept 2019	Community information session to be scheduled during regular LTC meeting
Sept 2019	LTC consideration of community and stakeholder feedback, consideration of further revisions to draft bylaws
Sept–Nov 2019	Referral of draft bylaws to agencies and First Nations
Nov 2019	LTC review of agency feedback, First Reading of bylaws, scheduling of hearing
Jan 2019	Public hearing, further reading, referral to Executive Committee and Minister

Project Team

Robert Kojima, Regional Planning Manager	Project Manager
Narissa Chadwick	Island Planner
Maple Hung	Planning Team Assistant

RPM Approval:

Robert Kojima

Date: June 21, 2019

LTC Endorsement:

Resolution: July 4,
2019

Budget : 2019-20: \$3000

Fiscal	Item	Cost
2019-20	Consultation	\$500
2019-20	Public Hearing	\$1500
2019-20	Contingency	\$1000
	Total	\$3000