



Islands Trust Conservancy Board

Addendum to Regular Meeting Agenda Package

Date: Tuesday, September 29, 2026
Time: 10:00 a.m.
Location: Electronic Zoom Meeting

Pages

6. MINUTES/COORDINATION

6.1 ITC Draft Regular Board Meeting Minutes from July 28, 2026

6.1.1 *Late Material for Item 6.1*

2 - 10

6.2 ITC-EC Draft Liaison Meeting Minutes from July 28, 2026

6.2.1 *Late Material for Item 6.2*

11 - 15

8. BUSINESS

8.1 Items for Approval

8.1.3 North Pender Bylaws 240/241 Referral - RFD

8.1.3.1 *Late Material for Item 8.1.3*

16 - 35



Islands Trust Conservancy Board

Minutes of the Regular Meeting

Date: Tuesday, July 28, 2026
Time: 10:00 a.m.
Location: Islands Trust Victoria Boardroom
200-1627 Fort Street, Victoria, BC

Board Members Present Lisa Gauvreau, Chair, Trustee
Tanner Timothy | nənqəm, Vice Chair, Trustee
Jeannine Georgeson, Trustee
Risa Smith, Trustee
Susan Yates, Trustee
Tobi Elliott, Trustee

Staff Present Clare Frater, Director, Trust Area Services
Derek Cockburn, A/Director, Financial and Employee Services
Wendy Tyrrell, Manager, Islands Trust Conservancy
Jemma Green, Team Lead, Protected Areas Management Program
Nuala Murphy, Property Management Specialist
Kathryn Martell, Ecosystem Protection Specialist
Caroline Gicheru, A/Administrative Assistant / Recorder
Joe Elliott, Senior Indigenous Relations Advisor
Jill Marrack, Senior Policy Advisor
Narissa Chadwick, Island Planner

Members of Public Present One member of the public was in attendance.

1. CALL TO ORDER

Islands Trust Conservancy Board Chair Gauvreau called the meeting to order at 10:08 a.m.

2. TERRITORIAL ACKNOWLEDGEMENT & ANNOUNCEMENTS

Chair Gauvreau provided a territorial acknowledgment noting that the meeting was being held in the traditional territory of Coast Salish First Nations.

Chair Gauvreau noted that Vice-Chair nənqəm will be joining the meeting later.

Staff introduced two new staff who have recently joined the Islands Trust Conservancy team: Erika Bland, Covenant Management Specialist and Erin Udal, Communications Specialist. A warm welcome was expressed by the meeting attendees.

Chair Gauvreau announced the successful one-year term extension for Provincially-appointed Islands Trust Conservancy Board members - Trustee Smith, for her sixth term and Trustee Georgeson, for her second term. The meeting attendees expressed congratulations to Trustees Smith and Georgeson.

3. APPROVAL OF AGENDA

3.1 Review of Agenda and Introduction of New Items

There were no additions to the agenda.

3.2 Approval of Agenda

By general consent the agenda was approved as presented.

4. RISE AND REPORT DECISIONS FROM PREVIOUSLY CLOSED MEETING

None.

5. ADOPTION OF MINUTES

5.1 Draft ITC Board Meeting Minutes of May 12, 2026

The following amendments to the minutes were presented for consideration:

- Page 6 of the agenda, remove “(e.g. Galiano Conservancy Association’s Quadra Hill Nature Reserve)” statement as the document is still in draft form.

By general consent the Islands Trust Conservancy meeting minutes of May 12, 2026 were adopted as amended.

5.2 Draft ITC Board Meeting Minutes of June 2, 2026

By general consent the Islands Trust Conservancy meeting minutes of June 2, 2026 were adopted as presented.

6. FOLLOW UP ACTION LIST

6.1 Follow Up Action List Report

The Islands Trust Conservancy Board received the Follow Up Action List for information.

7. BUSINESS

7.1 Items for Approval

7.1.1 2027-28 ITC Budget Request – RFD

Staff presented the proposed 2027-28 ITC budget to the Board.

Discussion ensued on:

- Budget needs for Conservancy activities and engagement with First Nations on the Five-year Plan update;
- Protected Areas Management Database development and implementation project costs that will be in the Information Services department budget request for the 2027-28 fiscal year;
- Business cases need to be drafted for a request to increase the base budget amounts for the following budget lines: Protected Areas Management Planning, Protected Areas Management Operations, and Conservation Planning (for Regional Conservation Plan (RCP) update project);
- The RCP update project business case will be a request for an external project lead to develop a project charter, project plan and, potentially, a data gap analysis; and
- The concept of endowments on new securement projects.

ITC-2026-038

It was MOVED and SECONDED

THAT the Islands Trust Conservancy Board approve the proposed Islands Trust Conservancy 2027-28 budget as presented and direct staff to provide it to the Director of Financial and Employee Services for inclusion in the Islands Trust 2027-28 draft budget.

CARRIED

ITC-2026-039

It was MOVED and SECONDED

THAT the Islands Trust Conservancy Board request staff to draft detailed business cases for significant budget line items for review by the Board in the September 29, 2026 meeting for inclusion in the Islands Trust draft 2027-28 budget.

CARRIED

ITC-2026-040

It was MOVED and SECONDED

THAT the Islands Trust Conservancy Board request staff to provide a Property Management Operations overview for 2027-28 at the September 29, 2026 Board meeting.

CARRIED

7.1.2 Referral - Denman Island LTC Bylaw No. 260 and 264 – RFD

Staff presented the Denman Island LTC Bylaw referral request for decision to the Board and invited the Island Planner leading the Bylaw process to provide details on the Bylaw and answer questions from the Board.

The following details were provided by staff:

- Objective of increasing the diversity of housing options to address housing needs on Denman Island; and
- Minimizing impacts of housing development on the environment while supporting equity, diversity and inclusion.

Discussion ensued:

- The proposed bylaw updates remove outright subdivision potential for the creation of private lots but will make it easier to subdivide for conservation purposes by removing barriers required for land donations and conservation sales;
- Consultations with the K'omoks Nation and its interest in cultural heritage and environmental protection informed the bylaws; and
- The Islands Trust Conservancy Board has the ability to protect land through a Section 99 subdivision for conservation purposes.

ITC-2026-041

It was MOVED and SECONDED

THAT the Islands Trust Conservancy Board request staff to submit the Bylaw Referral Form to the Denman Island Local Trust Committee indicating “Approval recommended for the reasons outlined below”; in addition to general conservation benefits for Denman Island, the amendments are expected to positively affect the interests of Islands Trust Conservancy due to the following benefits on its existing protected areas:

1. Limits on potential development footprint on adjacent lands;
2. Limits on subdivision potential for adjacent lands;

3. Potential to reduce development pressure on undeveloped adjacent lands;
4. Removal of intensive agriculture as a permitted use on adjacent lands; and
5. Introduction of freshwater conservation measures on adjacent lands.

And the following benefits for securement:

6. The proposed changes will encourage conservation as a community benefit identified as part of rezoning applications.
7. The proposed changes will make it easier to subdivide for conservation by removing the barriers required for land donation.

CARRIED

ITC-2026-042

It was MOVED and SECONDED

THAT the Islands Trust Conservancy Board request staff to inform the Denman Island Local Trust Committee of the following additional recommended considerations for Official Community Plan and Land Use Bylaw amendments:

- a) Amendments to Section C.1 LANDS AND FOREST should:
 - i. Be based on the most recent ecological data available to Islands Trust, which is the Sensitive Ecosystem Mapping;
 - ii. Give consideration to the cultural importance of the land;
 - iii. Refer to the Islands Trust Conservancy Regional Conservation Plan; and
 - iv. Identify known threats to the lands and forest.
- b) Consider adding stronger language supporting removal of land from the Agricultural Land Reserve for conservation purposes, and supporting applications to place covenants on land in the Agricultural Land Reserve.
- c) Consider adding “sea level rise” in the list of climate-related risks in Objective 2 of the Climate Change Adaptation and Mitigation section.
- d) In Section 5.10(1) of the Land Use Bylaw, consider recommendation to add "environmental conservation" or ecological reserve" to permitted uses, as passive recreation implies human use and there should arguably be a provision for the use of land solely for ecological conservation/protection.

CARRIED

ITC-2026-043

It was MOVED and SECONDED

THAT the Islands Trust Conservancy Board amend motion [ITC-2026-042] by removing “as passive recreation implies human use and there should arguably be a provision for the use of land solely for ecological conservation/protection.”

CARRIED

7.1.3 Natural Area Protection Tax Exemption Program (NAPTEP) Conservation Proposal – RFD

Staff presented a new conservation proposal for a NAPTEP covenant on North Pender Island. No discussion ensued.

ITC-2026-044

It was MOVED and SECONDED

THAT the Islands Trust Conservancy Board accept the conservation proposal submitted by Mary Anne Paré, Lesley Joy, and Steve Sipos, to place a NAPTEP covenant on approximately 3 hectares of a North Pender Island property, PID: 001-080-849, Lot 18, Sections 6 and 24, Pender Island, Cowichan District, Plan 32261, subject to review of First Nations referral responses and Ministerial approval, to protect woodlands, cliffs, herbaceous habitats, and maturing forests.

CARRIED

7.1.4 Comox Valley Regional District (CVRD) Proposed Trail Improvements for Lindsay Dickson Nature Reserve - Denman Island – RFD

Staff presented the proposed trail improvements for Lindsay Dickson Nature Reserve. No discussion ensued.

ITC-2026-045

It was MOVED and SECONDED

THAT the Islands Trust Conservancy Board request staff to notify the Comox Valley Regional District that the addition of crushed gravel to improve wet sections of trail in Lindsay Dickson Nature Reserve is not permitted due to covenant holder concerns. The Islands Trust Conservancy Board is supportive of the Denman Conservancy Association’s alternate suggestion of boardwalks, and will consider other alternative suggestions from the Comox Valley Regional District for addressing wet sections of trail that do not have potential negative ecological impacts, and which are easier to remove and dispose of once the temporary use of this trail for the Cross Island Trail has ended.

CARRIED

7.2 Items for Discussion/Direction

None.

7.3 Correspondence

7.3.1 Letter of Support - A Force of Nature Initiative - July 2026

Received for information.

7.3.2 Email addressed to ITC Board regarding Land Transfers

Received for information.

7.4 Updates for Information

7.4.1 Public Acquisitions Report

Received for information.

7.4.2 Public Covenants Report

Received for information.

7.4.3 Executive Committee and Committee of the Whole – Verbal Update

The following updates were provided:

- Executive Committee:
 - Materials for onboarding and orientation for new trustees will be much more fulsome and fill in gaps identified in the previous term
 - Staff have provided Executive Committee with an ‘Estimated Resourcing for First Nations Relationship Building’ report.
- Committee of the Whole:
 - The July 22, 2026 meeting was set to discuss agency referral responses, but did not meet quorum and therefore no discussion was held.

7.4.4 Financial Planning Committee – Verbal Update

The following updates were provided:

- The draft 2027-28 Budget Assumptions, Principles, and Guidelines (BAPG) were reviewed by Financial Planning Committee and adopted at Trust Council’s June 2026 meeting.

7.4.5 Trust Council Update (verbal)

The following updates were provided:

- Trust Council discussed Trustee attendance during the June Quarterly Trust Council meeting
- The Policy Statement project will not advance much more this term, though earlier discussion may come back to September Trust Council for Committee of the Whole discussion

7.4.6 Governance Committee Update (verbal)

Chair Gauvreau did not attend the previous meeting, therefore no updates were provided. Chair Gauvreau informed the Board that she will bring an update to the Board at the September 29, 2026 meeting.

7.4.7 Species at Risk Program Evaluation

The 2026 Species at Risk Program Evaluation Report was presented to the Board for information.

Discussion ensued about the importance of the substantial funding provided to the Islands Trust Conservancy for six years through a contribution agreement with Environment and Climate Change Canada's Priority Places initiative, supporting ITC's Species at Risk Program creation and successes.

ITC-2026-046

It was MOVED and SECONDED

THAT the Islands Trust Conservancy Board received the Species at Risk Program Evaluation Report for information and request that staff issue a media release highlighting the outcomes and accomplishments of the Species at Risk Program.

CARRIED

7.4.8 Budget Report

Received for information.

7.4.9 ITC 1st Quarter Report to Trust Council

Received for information.

8. PUBLIC COMMENTS AND DELEGATIONS

None.

9. NEW BUSINESS

None.

10. NEXT MEETING

The next Islands Trust Conservancy Board meeting is scheduled to take place electronically on September 29, 2026 from 10:00 a.m. to 3:00 p.m.

11. CLOSED MEETING

11.1 Motion to Close the Meeting

ITC-2026-047

It was MOVED and SECONDED

THAT the Islands Trust Conservancy meeting be closed to the public in accordance with the Community Charter, Part 4 Division 3, section:

- 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality, and
- 90(1)(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment.

CARRIED

12. ADJOURNMENT

By general consent the meeting adjourned at 12:00 p.m.

Lisa Gauvreau, Chair

Certified Correct:

Caroline Gicheru, Administrative Assistant/Recorder

Minutes are not official until adopted at a subsequent meeting.



DRAFT

Islands Trust Conservancy Board and Executive Committee Liaison Meeting

Minutes of the Meeting

Date: Tuesday, July 28, 2026
Time: 1:00 p.m.
Location: Islands Trust Victoria Boardroom
200-1627 Fort Street, Victoria, BC

Board Members Present: Lisa Gauvreau, Chair, Trustee
Tanner Timothy | nənqəm, Vice Chair, Trustee
Jeannine Georgeson, Trustee
Risa Smith, Trustee
Susan Yates, Trustee
Tobi Elliott, Trustee

**Executive Committee
Members Present:** Laura Patrick, Chair
Tobi Elliott, Vice-Chair
David Maude, Vice-Chair
Timothy Peterson, Vice-Chair

Staff Present: Rueben Bronee, Chief Administrative Officer
Clare Frater, Director, Trust Area Services
David Marlor, Director, Legislative and Information Services
Joe Elliott, Senior Indigenous Relations Advisor
Stefan Cermak, Director, Planning Services
Wendy Tyrrell, Manager, Islands Trust Conservancy
Caroline Gicheru, A/Administrative Assistant\Recorder

**Members of the Public
Present:** There were no members of the public in attendance.

1. CALL TO ORDER

Chair Gauvreau called the meeting to order at 1:00 p.m.

1.1 Introductions and context for annual meeting

Chair Gauvreau welcomed the Executive Committee members and initiated introductions.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Gauvreau acknowledged that the meeting was being held in the asserted and unceded territories of many Coast Salish First Nations.

Chair Gauvreau announced the successful one-year term extension for Provincially-appointed Islands Trust Conservancy Board members: Trustee Smith, for her sixth term, and Trustee Georgeson, for her second term.

3. APPROVAL OF AGENDA

By **general consent** the agenda was approved as presented.

4. MINUTES/COORDINATION

4.1 July 27, 2025 Islands Trust Conservancy Board - Executive Committee Liaison Meeting Adopted Minutes

Received for Information.

4.2 April 15, 2026 Executive Committee - Islands Trust Conservancy Board Joint Meeting Adopted Minutes

Received for Information.

5. BUSINESS

5.1 Roundtable: Focus on Collaboration

5.1.1 ITC 2026-27 Highlights and Updates

Islands Trust Conservancy Chair Gauvreau introduced the discussion, highlighting the Islands Trust Conservancy's achievements in collaboration, including:

- bringing together landowners, First Nations, scientists, conservancies, volunteers, and the government for a common purpose
- meeting with interested First Nations about ITC's Five-Year Plan development and working to ensure their perspectives helped shape priorities from the outset
- improving data management and tools to support better decision-making information for the Conservancy, planning staff and local trust committees
- Conservancy staff vacancies are lessening with recruitment, and capacity is improving
- successful completion of a Conservation Agreement with Environment and Climate Change Canada to support species at risk work and improve conservation across jurisdictional boundaries

5.1.2 Executive Committee 2026-27 Highlights and Updates

Executive Committee Chair Patrick highlighted the following work:

- achieving first reading of the Islands Trust Policy Statement, robust community feedback, and referral to First Nations and agencies
- Trust Council approval of the Indigenous Relations Action Plan for 2026-28
- development of the Islands Trust Plan which improves clarity on how budgets are constructed, decided upon, and monitored
- provincial relations work on matters including:
 - modernization similar to the Island Coastal Economic Trust
 - asking that the Coastal Marine Strategy be enshrined in legislation
 - the nomination of Dr. Diane Allan for the Order of BC
 - Executive Committee meeting with the Minister of Water, Land and Resource Stewardship about Crown lease referrals
- strengthening relationships with First Nations is key to improving land use planning decisions

Roundtable discussion included:

- Conservancy's Five-Year Plan will be an important input into Trust Council's overall corporate planning in that it can help shape work and strategic priorities for the next Trust Council term
- operational priorities that the Conservancy may have, such as technology or staffing capacity, will be considered in the corporate planning process
- conflicting priorities and opportunities to convene discussions are evident in the example of docks, which are often regarded differently in policy by regional districts, Islands Trust and First Nations
- the Islands Trust mandate calls for cooperation with other levels of government
- clear policies in official community plans and land use bylaws, and the Policy Statement assist in addressing issues involving multiple levels of government
- it would be good to have draft islands Trust Plan provided at a future ITC meeting for discussion

5.2 Topics for Discussion

5.2.1 Reconciliation and Engagement with First Nations

Chair Gauvreau introduced the topic. Discussion included:

- Islands Trust Conservancy Board is working on improving engagement with First Nations. An example of this work is initiating discussion earlier in conservation proposals and projects
- Trust Council's Indigenous Relations Action Plan involves biannual updates to Trust Council that could also be provided to the ITC Board
- current stage of relations is about building meaningful relationships with First Nations

- Trust Council's Indigenous Relations Action Plan aims to achieve the next stage of relationship building and transparency, informing trustees and the public about process changes and decisions taken
- incoming Indigenous Relations Manager (Islands Trust) and Indigenous Relations Advisor (Conservancy) positions will aid relationship building, internal awareness and reporting out on this work
- internal coordination makes for more effective First Nations engagement, removing points of friction to focus on more substantive discussion
- Conservancy staff reference concordance tables and relationship information from across the organization when handling First Nations referrals
- consider crafting public awareness messaging about how a Nation's interest is being considered during planning work to address public concerns about transparency

5.2.2 Updating ITC's Regional Conservation Plan

Chair Gauvreau introduced the topic. Discussion included:

- the Conservancy's Five-Year Plan is in its beginning stages and being informed by meaningful engagement from First Nations
- how do ecological commitments meet reconciliation commitments?
- creating a long-range plan is an opportunity to be creative and view received feedback in a new light
- climate change impacts and data are a critical consideration
- fuel load management, hunting, and understanding stories of the land from a cultural perspective will inform jointly developed stewardship plans with First Nations
- the Galiano Conservancy practices this by integrating cultural practices with First Nations in stewardship activities such as fuel load management and their "Feed the People" annual, Indigenous-led event focused on traditional deer harvesting, butchering, and food preservation to support local food resilience and security
- dedication to doing the good engagement work, making mistakes, but working with hearts and not egos
- ITC's Regional Conservation Plan (RCP) expires in 2029, and a new plan is aimed for completion in 2030
- development of a new RCP involves evaluating use of the current plan, followed by a business case to facilitate data evaluation and data gap analysis, development of a model to run the data, and a tool to use the data
- seek wider public inputs beyond the conservation community and First Nations to inform the development of the regional conservation plan
- the new Manager of Communications role may aid this process
- effective communications planning approaches go beyond What We Heard reports

5.2.3 Discussion on Artificial Intelligence (AI) at the Islands Trust

Chair Gauvreau introduced the topic. Discussion included:

- potential benefits like efficiency gains could free up staff capacity
- if staff have to verify that all information in an AI-assisted document is correct, it may not be worth using
- sharing and researching AI adoption experiences and experimentation across organizations will help inform opportunities and policy
- the Islands Trust five-year Technology Plan will elaborate on an organizational approach to AI
- staff identifying whether they have used AI in writing products could increase organizational learning about the risks and benefits of AI use
- generative AI tools made by American corporations store inputted information in the United States and can use it for their own purposes
- an AI application in a controlled environment, such as analyzing specific remote sensing data, is categorically different than using external publicly available generative AI tools
- there are liability concerns when querying matters impacting privacy
- public servants are bound by the *Freedom of Information and Protection of Privacy Act* which informs the organization's cautious approach
- AI-generated letters and affirmation bias is appearing in public correspondence and FOI requests

6. NEXT MEETING

The next Executive Committee Joint Session with the Islands Trust Conservancy Board has not been scheduled, but will likely be held in April 2027.

7. ADJOURNMENT

By **general consent** the meeting adjourned at 3:03 p.m.

Lisa Gauvreau, Chair

Certified Correct:

Wendy Tyrrell, Manager, Islands Trust Conservancy

Minutes are not official until adopted at a subsequent meeting.



REQUEST FOR DECISION

To: Islands Trust Conservancy
Board

For the Meeting of: September 29, 2026

From: Staff

Date Prepared: September 18, 2026

SUBJECT: North Pender Bylaws 240 and 241 Referral

RECOMMENDATION(S): That the Islands Trust Conservancy Board request staff to return the Bylaw Referral Form to the North Pender Island Local Trust Committee indicating 'Interests Unaffected by Bylaw' for the reason that current and future ITC protected areas are not clearly directly or indirectly impacted by the proposed housing-related amendments.

1 PURPOSE:

The North Pender Island Local Trust Committee (LTC) has asked that its draft Bylaws 240 and 241 be referred to the ITC Board for comment. According to the referral notice, the purpose of draft Bylaw No. 240 and No. 241 is to make amendments to the North Pender Island Official Community Plan No. 171 and North Pender Island Land Use Bylaw No. 224 to provide more flexibility and options for increasing affordable, non-market, and worker housing alternatives on North Pender Island. The referral package detailing the amendments is provided as Attachment 1.

2 BACKGROUND:

According to the [North Pender Island Housing Action Plan](#) (May 30, 2025), "The limitation of housing options has been a key concern on North Pender Island for over a decade. Previous North Pender Island Local Trust Committees (LTCs) have taken actions such as permitting secondary suites and limiting and regulating short-term vacation rentals as discrete initiatives. While these efforts have resulted in some increased land use policy and regulatory support for a mix of housing options, housing issues are a growing concern on the island, as they are in many other communities. In response to these growing concerns, the LTC has initiated a Housing Access and Affordability Project. The purpose of this project is to review housing options, to undertake housing related bylaw amendments and to develop a housing action plan. The project has been underway since the summer of 2024, with initial efforts focussing on community consultation and the work of a special Advisory Planning Commission (APC) on Housing."

After years of research, community engagement, and analysis, this project has yielded a [final report](#) (November 2025) and a consequential [supplementary report](#) (March 2026) prepared by the Advisory Planning Commission, as well as a [map of subdivision potential](#) based on build-out and suitable land analyses prepared by Islands Trust staff, culminating in a series of LTC directions to staff and corresponding bylaw amendments, represented by draft bylaw No. 240 and No. 241.

Bylaw No. 240 and Bylaw No. 241 amend the Official Community Plan No. 171 and North Pender Island Land Use Bylaw No. 224, respectively, to accomplish the following LTC directions:

1. *Permit accessory worker housing in appropriate community service zones and commercial zones;*
2. *Consider rezoning for seniors and affordable housing in all appropriate land use designations, with a mix of non-market and market rentals, and that the need for housing agreements be determined at the time of rezoning;*
3. *Permit up to three units of second-storey rental housing with a limited floor area as part of proposed buildings 5, 6 and 7 at the Driftwood Mall property;*
4. *Enable flexible zoning to create the potential for additional housing units on lots zoned Rural Residential 2 and Rural;*
5. *Permit ADUs as an alternative to secondary suites in the Rural Residential 1 zone in consultation with CRD;*
6. *Rezone the Anglican Church diocese property to allow for affordable housing as a permitted use;*
7. *Add policies that consider the potential development of a Tiny Home on Wheels or other small footprint manufactured home community;*
8. *Make any other amendments that are required to ensure affordable housing and other policy objectives and criteria align with proposed changes to zoning including any administrative or definition updates to ensure consistency.*

The specific ways in which the draft bylaws accomplish these goals include:

- Official Community Plan changes:
 - Added an overarching goal to provide for a range of flexible housing options that meet the diverse needs of the community and island residents.
 - Updated population, demographic and build-out statistics in OCP introduction
 - Added Community Service Policy to permit employee housing
 - Amend Seniors and Affordable Housing policies in OCP to permit by rezoning in Rural Residential, Rural, Community Service, and Commercial land use designations
 - Amended language for the need for a housing agreement to be determined at the time of rezoning rather than an outright requirement
 - Added a definition of Affordable Housing
 - Added General Commercial Policy to permit rental housing on commercial zoned lots with limits to be established through zoning on maximum floor area per unit and maximum number of units per lot
 - Amended residential and rural residential policies to permit accessory dwelling units as a way to increase the stock of rental housing [Note: while removal of reference to ADUs in the RR1 zone in the Land Use Bylaw (LUB) is being recommended at this time, keeping this OCP amendment is recommended based on the rationale provided in *Flexible Zoning Options* section]
 - Amended residential policies to consider a Small Footprint Home Community in suitable locations through rezoning in suitable locations with shared services and amenities and subject to conditions for water and septic
- Land Use Bylaw changes:
 - Permits up to two units of employee housing in site-specific Community Service zones for both fire halls, police station and school property
 - Amended site specific Anglican Church diocese property to permit affordable housing as a permitted use, up to 30 units, subject to proof of water, septic, a housing agreement, form and character limits, and completion of ecological assessment report
 - Added rental housing to permitted uses in C1 zone
 - Amend C1 zone density to permit three units of second-storey rental housing with a maximum floor area of 80m² per unit in Commercial 1 zone (currently only applies to Driftwood Mall)

- Added definition of Rental Housing
- Added definition of Accessory Dwelling Unit (ADU) and integrate use of ADUs throughout bylaw (eg. General regulations on use, height, home business regulations, parking, etc.)
- Amended RR1 zoning to permit ADUs as an alternative to secondary suites in Magic Lake Estates [Note – this report is seeking approval to remove this based on the rationale provided in the *ADUs in the Rural Residential 1* section below]
- Removed maximum 40% floor area provision from secondary suite regulation
- Amended maximum floor area tables for RC1, RC2 and Agricultural Zones consistent with proposed changes to tables for Rural, RR1 and RR2 zones to reduce maximum building and dwelling unit floor area

[Islands Trust Conservancy and Local Planning Services Coordination Policy 3.3.1](#) requires that LTCs refer OCP and LUB amendments to the ITC Board for comment if they directly affect an ITC owned property or conservation covenant or directly affect a property adjacent to an ITC owned property or conservation covenant.

3 ANALYSIS & RATIONALE FOR RECOMMENDATION:

As the draft bylaws relate to development and subdivision potential, no ITC protected areas are directly impacted by their approval. As indicated above, the specific properties directly affected by the proposed zoning changes are:

1. The police station, school, and two firehalls: Up to two accessory dwellings for workers permitted (addressing goal #1 above)
2. Driftwood Mall: Three second-storey rental units permitted as part of final phase of build-out (addressing goals #1 and #3 above)
3. Anglican Church lands: Up to 30 units permitted for affordable housing (addressing goals #2 and #6 above)

Of the above-listed properties, only the school property is adjacent to (shares a corner with) an ITC protected area: Medicine Beach Nature Sanctuary (MBNS). The impacts of up to two units of employee housing in the vicinity of MBNS, which is already open to the public and well used, are expected to be negligible.

In the long term, the following LUB amendments could allow for increased density which could increase use pressures on open nature reserves on North Pender Island (currently only MBNS):

- In future C1-zoned lots, permit three units of second-storey rental housing with a maximum floor area of 80m² per unit in Commercial 1 zone (currently only applies to Driftwood Mall)

The following OCP amendments have the potential to increase the development footprint area on unprotected Rural, Rural Residential 1, and Rural Residential 2 land, which represent the majority of lots on North Pender Island, which would result in the loss of habitat proportional to the area developed, and which would apply to land adjacent to most current and potential ITC protected areas (note that this is a proposed OCP policy only; nothing is enabled in zoning changes):

- The amendment of policy 2.1H of the OCP adds accessory dwelling units as a permitted accessory housing option on land zoned Residential (no longer limited to secondary suites), but this is constrained with the addition of policies 2.1.1.11 and 2.1.2.10 which specify that accessory dwelling units are for long term rental housing for residents, with a maximum of one accessory dwelling unit or one secondary suite, limited in floor area, permitted per lot.

- The addition of policy 2.1.J considers rezoning land for clustered, small footprint housing

Additional development in unprotected areas is permitted with the following OCP amendments:

- The addition of policy 2.3.3.1 permits employee housing and affordable housing in community service zones to provide options for ensuring housing for working people, young families, seniors and those who have special needs
- Amendment to policy 2.3.20 adds Community Service or Commercial land use designated lots to areas considered eligible for applications for rezoning to a higher density for affordable housing
- The addition of policy 2.4.13.1 permits rental housing on commercial-zoned lots with limits established through zoning on maximum floor area per unit and maximum number of units per lot.

As highlighted in the [ACP Final Report](#), North Pender’s existing OCP reflects the preserve and protect principles of Islands Trust’s Object and mandate in its goal to base land use decision-making on the precautionary principle, taking precautionary measures “when an activity raises threats of harm to the natural environment or human health”...“even if some cause and effect relationships are not fully established scientifically”(NP OCP – Part 1: 1.1). Consistent with this goal, environmental considerations were influential in the outcomes of this housing project. Ecological information (e.g., sensitive ecosystems, at-risk ecological communities, critical habitat, riparian areas, groundwater recharge potential, etc.) was used in the internally-developed Land Information Screening Tool and build out analysis, which were extensively reviewed by Islands Trust’s staff Biologist and Senior Freshwater Specialist. This analysis and resultant [mapping](#) helped to inform the LTC and APC, and prompted the decision to pull back from additional ADU provisions (see APC [supplementary report](#) page 1) and focus only on affordable, non-market, and worker housing amendments, which would provide 30 units of affordable housing and approximately 10 other rental/accessory housing units in community service zones.

Consistent with the OCP, there will be checks and balances to ensure that any increased density will not negatively impact the carrying capacity of the island. In the case of the proposed amendments, most changes to permit affordable housing would require rezoning, at which time an ecological assessment by a Registered Professional Biologist would be required and considered by the LTC.

4 IMPLICATIONS OF RECOMMENDATION:

ORGANIZATIONAL: ITC may receive more planning referrals for rezoning applications arising from the addition of policy 2.1.J and the amendment to policy 2.3.20.

FINANCIAL: None

POLICY: None

IMPLEMENTATION/COMMUNICATIONS: Staff will communicate the ITC Board’s decision to the North Pender Island Local Trust Committee using the form provided in the referral package.

FIRST NATIONS: Goal #5 of the Housing Action Plan is, *Incorporating First Nations Interests in Land Use Decision Making*. The objective of this goal was *to continue to foster collaborative working relationships with local First Nations who have an interest in housing initiatives on North Pender Island and to address housing needs of First Nations on the island*. The following Indigenous governing bodies were included in this referral: Cowichan Tribes, Halalt First Nation,

Lyackson First Nation, Malahat First Nation, Pauquachin First Nation, Penelakut Tribe, Semiahmoo First Nation, Snuneymuxw First Nation, Stz'uminus First Nation, Ts'uubaa-asatx Nation (Lake Cowichan), Tsartlip First Nation, Tsawout First Nation, Tsawwassen First Nation, Tseycum First Nation, and WSANEC Leadership Council. Notable feedback received by planning staff to date include a request from Malahat Nation to have site monitors present for any new groundbreaking development; Planning staff are considering this request specifically in the context of the Anglican Church property, which is the only site where this is currently contemplated within the proposed amendments.

CLIMATE CHANGE: With the development of each accessory dwelling unit and affordable housing complex comes the potential for tree clearing and associated reduction in carbon sequestration potential. An increase in number of structures and development footprint area will increase habitat loss and fragmentation, putting increased pressure on species already under stress from climate change. Increases in density will put a further strain on limited freshwater resources already compromised by climate change impacts.

OTHER: A 2024 community [Housing Survey](#) identified as priorities the need for worker housing, seniors housing, and affordable housing on North Pender Island.

RELEVANT POLICY(S): [Policy 3.3.1](#) - Islands Trust Conservancy and Local Planning Services Coordination

5 ATTACHMENT(S):

1. North Pender Bylaws 240 and 241 referral package

RESPONSE OPTIONS

Recommendation(s): That the Islands Trust Conservancy Board request staff to return the Bylaw Referral Form to the North Pender Island Local Trust Committee indicating 'Interests Unaffected by Bylaw' for the reason that current and future ITC protected areas are not clearly directly or indirectly impacted by the proposed housing-related amendments.

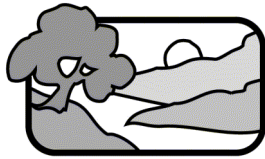
Alternative 1: That the Islands Trust Conservancy Board request staff to return the Bylaw Referral Form to the North Pender Island Local Trust Committee indicating 'Approval Recommended for Reasons Outlined Below'.

Alternative 2: That the Islands Trust Conservancy Board request staff to return the Bylaw Referral Form to the North Pender Island Local Trust Committee indicating 'Approval Recommended Subject to Conditions Outlined Below'.

Alternative 3: That the Islands Trust Conservancy Board request staff to return the Bylaw Referral Form to the North Pender Island Local Trust Committee indicating 'Approval Not Recommended Due to Reasons Outlined Below'.

Prepared By: Jemma Green, Team Lead, Protected Area Management

Reviewed By / Date: Wendy Tyrrell, Manager, Islands Trust Conservancy / September 25, 2026



Islands Trust

BYLAW REFERRAL FORM

Suite 200, 1627 Fort Street
Victoria, B.C. V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
southinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: North Pender Island Local Trust Area Bylaw No.: 240/241 Date: June 12, 2026

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

Housing Access and Affordability Project

PURPOSE OF BYLAW:

The purpose of draft Bylaw No. 240 and No. 241 is to make amendments to the North Pender Island Official Community Plan No. 171 and North Pender Island Land Use Bylaw No. 224 to provide more flexibility and options for increasing affordable, non-market, and worker housing alternatives on North Pender Island.

Professional reports and staff reports are available on the Projects webpage:

<https://islandstrust.bc.ca/island-planning/north-pender/projects/>

GENERAL LOCATION:

North Pender Island Local Trust Area

LEGAL DESCRIPTION:

N/A

SIZE OF PROPERTY AFFECTED:

N/A

ALR STATUS:

N/A

OFFICIAL COMMUNITY PLAN DESIGNATION:

N/A

OTHER INFORMATION:

Additional information, including the current bylaws, is available at: www.islandstrust.bc.ca

Please fill out the Response Summary on the back of this form. If your agency's interests are "*Unaffected*", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

B.Smith

(Signature)

Name: Brad Smith

Title: Island Planner
Contact Info: Tel: 250-405-5194
Email: bsmith@islandstrust.bc.ca

PLEASE TURN OVER 

This referral has been sent to the following agencies:

Federal Agencies

Provincial Agencies

Min. of Transportation & Transit – via portal
Min. of Water, Land and Resource Stewardship
- Ecosystems Branch

Non-Agency Referrals

Islands Trust Conservancy
Pender Island Parks and Recreation Commission
Gulf Islands School District No. 64
Outer Gulf Islands RCMP
Pender Island Conservancy

Regional Agencies

Capital Regional District – Building Inspection
Capital Regional District – Housing, Planning and
Protective Services
Island Health
North Pender Island Fire Rescue

Adjacent Local Trust Committees and Municipalities

Mayne Island Local Trust Committee
Saturna Island Local Trust Committee
South Pender Island Local Trust Committee
Salt Spring Island Local Trust Committee

First Nations

Cowichan Tribes
Halalt First Nation
Lyackson First Nation
Malahat First Nation
Pauquachin First Nation – via portal
Penelakut Tribe – via portal
Semiahmoo First Nation
Snuneymuxw First Nation – via portal
Stz'uminus First Nation
Ts'uubaa-asatx Nation (Lake Cowichan) – via portal
Tsartlip First Nation
Tsawout First Nation - via portal and email
Tsawwassen First Nation
Tseycum First Nation
WSANEC Leadership Council

**BYLAW REFERRAL FORM
RESPONSE SUMMARY**

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Outlined Below
- ☐ Interests Unaffected by Bylaw
- ☐ Approval Not Recommended Due to Reason Outlined Below

North Pender Island Local Trust Area

(Island)

(Signature)

(Date)

240/241

(Bylaw Number)

(Name and Title)

(Agency)

DRAFT

NORTH PENDER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 240

A BYLAW TO AMEND NORTH PENDER ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 171, 2007

The North Pender Island Local Trust Committee in open meeting assembled enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2025”.

2. SCHEDULES

North Pender Island Official Community Plan Bylaw No. 171, 2007 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

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____
APPROVED BY THE MINISTER OF HOUSING AND MUNICIPAL AFFAIRS THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

**NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 240**

SCHEDULE 1

The North Pender Island Official Community Plan No. 171, 2007, is amended as follows:

1. Introduction Section is amended by deleting the two existing 'Population' paragraphs in their entirety and replacing with the following two paragraphs:

"North Pender Island is 2728 hectares (6741 acres) in area, with a permanent population of 2,467 people based on the 2021 census. This represents an overall 63% increase in permanent residents since the 1991 census and results in a population density of approximately one person per 1.1 hectares (2.7 acres). The population has increased each census period since 2001 when the population was 1,775 residents, with the most significant growth period between the years 2016-2021, with a 19.6% increase in permanent residents. There are also a significant number of part-time or seasonal residents on North Pender Island.

The mean age on North Pender in 2021 was 56, compared to a provincial mean age of 43. A significantly smaller proportion of the North Pender Island population is under age 35 compared to the province as a whole, while the proportion of the population in the 55-69 age range (33%) is more than one and a half times the provincial average (20.1%). The proportion of the population age 70 and over is nearly double the provincial average (32% on North Pender versus 16.3% provincially). The average household size on North Pender is 2.0 persons in 2021, the same as in 2016, and is smaller than the 2021 average household size for the province as a whole of 2.4 persons."

2. Introduction Section is amended by renaming 'Land Use' subsection to 'Land Use and Build-Out' and by deleting the five existing 'Land Use' paragraphs in their entirety and replacing with the following three paragraphs:

"The predominant land use on North Pender is residential. Over two-thirds of the land area is designated and zoned for residential use (Rural Residential and Rural). All residential land on the island is zoned to permit single family dwellings (and accessory cottages, secondary suites and accessory dwelling units under certain circumstances), there is no multiple unit zoning. The bulk of the remaining land is designated for agriculture (13%) or has protected status (15%). There are limited areas designated for various institutional and service uses (less than 1% of the island's land area), commercially designated land (also less than 1% of the island) and only around 6 hectares (15 acres) of land designated for industrial uses.

Based on a 2025 build-out analysis, there are approximately 1,990 total existing parcels that permit residential development in the Rural Residential, Rural and Agricultural land use designations. Of these 1,990 'residential' lots, 1,701 are currently developed (86% of all existing developable lots). The total potential for additional parcels to be created through subdivision is 199 lots, for a total potential build-out of 2,189 residential parcels. Based on the current average household size of 2.0 persons, this would result in a population of roughly 4,378 if all residential lots were occupied on a full-time basis. In 2021, approximately 71% of North Pender dwellings were occupied by permanent residents. Overall, approximately 60% of the existing lots on North Pender are in Magic Lake Estates.

Under the community plan and current zoning, approximately 200 additional lots that would permit residential use could be created through subdivision. A significant portion of this subdivision potential is situated in the north-west part of the island in the Port Washington and McKinnon Road areas. Other areas with unrealized subdivision potential include a number of larger rural zoned parcels throughout the island and several lots in the Razor Point area. Much of the currently designated and zoned residential land may be located in areas that are unsuitable for development due to the presence of environmentally sensitive areas, topography, lack of availability of groundwater, or poor access."

3. Introduction Section is amended by inserting a new left hand margin subsection entry entitled 'Housing Needs' after Land Use and Build-Out subsection and inserting the following two new 'Housing Needs' paragraphs:

"The BC Provincial Government requires all local governments in BC to consider its' most recent Housing Needs Report and housing information when amending OCPs. Based on the Islands Trust Housing Needs Assessment prepared by Urbanics Consultants Ltd in 2025, the projected housing need in the next 5 years is 208 units and in the next 20 years is 643 units. This calculation is based on the portion of growth projections for the Capital Regional District.

A limited rental supply, rising property costs, and a growing proportion of residents on fixed or lower incomes has contributed to housing insecurity. The portion of households experiencing core housing need (5.1% for owners and 22.9% for tenants as indicated in 2021 Census), and projected population growth, combined with demographic aging, points to increasing demand for more diverse, accessible, and affordable non market housing options. Market conditions and affordability challenges limit the ability of existing housing supply to meet community needs."

4. Section 1.2 is amended by inserting a new Goal immediately after Goal 18 as follows:

"19) To provide for a range of flexible housing options that meet the diverse needs of the community and island residents."

5. Policy 2.1.H is amended by deleting in its entirety and replacing with the following:

“Accessory housing options such as secondary suites and accessory dwelling units may be permitted as a way to increase the stock of rental housing without negatively impacting the rural sense of place or the carrying capacity of the island.”

6. Section 2.1 is amended by inserting a new policy after Policy 2.1.I as follows:

2.1.J Consideration may be given to rezone land for clustered, small footprint housing where:

- a) dwelling units consist of small footprint homes, including tiny homes on wheels or manufactured homes.
- b) dwelling units are constructed to the BC Building Code, or CSA standards for manufactured homes, or equivalent.
- c) dwelling units are anchored to the ground, connected to a source of potable water, and connected to an approved wastewater system.
- d) dwelling units shall have a limited floor area.
- e) the total floor area of dwelling units shall not exceed any maximum dwelling floor area for that zone.
- f) adequate communal facilities are available to meet the needs of the clustered, small footprint housing community.
- g) the proposed development is not located in areas containing sensitive ecosystems or of cultural or archaeological significance.”

7. Section 2.1.1 is amended by inserting a new policy after Policy 2.1.1.10:

“2.1.1.11 Accessory dwelling units may be permitted with the intent of providing long term rental housing options for residents on smaller lots. A maximum of one accessory dwelling unit or one secondary suite, limited in floor area, shall be permitted per lot.”

8. Section 2.1.2 is amended by inserting a new policy after Policy 2.1.1.9 as follows:

“2.1.2.10 Accessory dwelling units may be permitted with the intent of providing long term rental housing options for residents. A maximum of one accessory dwelling unit, limited in floor area, shall be permitted per lot.”

9. Section 2.3 is amended by inserting a new policy after Policy 2.3.3 as follows:

“2.3.3.1 Employee housing and affordable housing may be permitted in community service zones to provide options for ensuring housing for working people, young families, seniors and those who have special needs.”

10. Policy 2.3.9 is amended by deleting in its entirety and replacing with the following:

“Any additional density greater than that permitted by current zoning may be in the form of units reserved exclusively for occupancy by seniors.”

11. Policy 2.3.17 is amended by deleting in its entirety and replacing with the following:

“Applications may include provision of a housing agreement limiting occupancy of the dwellings to seniors. Such a housing agreement may also include provisions limiting rental, lease, sale or share prices of the units.”

12. Policy 2.3.20 is amended by deleting in its entirety and replacing with the following:

“Applications for rezoning to a higher density for affordable housing than permitted by current zoning may be considered within the Rural Residential, Rural, Community Service or Commercial land use designations, subject to the other policies in this plan.”

13. Policy 2.3.26 is amended by deleting in its entirety and replacing with the following:

“Applications for affordable housing may include provision of a housing agreement ensuring that rental, lease, sale or share prices are fixed below average rates within the region.”

14. Policy 2.3.35 is amended by renumbering it to Policy 2.3.34.

15. Section 2.4 is amended by inserting a new policy after Policy 2.4.13 as follows:

“2.4.13.1 Rental housing may be permitted on commercial-zoned lots and limits shall be established through zoning on maximum floor area per unit and maximum number of units per lot.”

16. Section 7.7 is amended by inserting the following definition immediately prior to the definition of Agri-tourism:

“Affordable Housing” - Rental or owned housing that can be acquired without exceeding 30 per cent of the median gross income of low to moderate income families on the Southern Gulf Islands.”

DRAFT

NORTH PENDER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 241

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, 2025”.

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. Section 1.1 – Interpretation, is amended by revising the definition of ‘cottage’:

““cottage” means a detached dwelling with a limited floor area that is located on the same parcel as another dwelling.”

2.2. Section 1.1 – Interpretation, is amended by inserting the definition ‘dwelling unit’:

““dwelling unit” means a building or portion of a building including a principal or additional dwelling, cottage or secondary suite, which is used as a residence for a single household and containing a single set of facilities for food preparation and eating, sleeping and living areas.”

2.3. Section 1.1 – Interpretation, is amended by inserting the definition ‘rental housing’:

““Rental housing” means residential use of dwelling units that are limited to residential rental tenure.”

2.4. Section 3.10 – Secondary Suite Regulations, Subsection 3.10(3) is amended by deleting the words ‘and it must not exceed 40 per cent of the *floor area* of the *principal dwelling*’ such that it reads:

“The maximum *floor area* for a *secondary suite* is 90m² (968 ft²).”

- 2.5. Section 5.1, Rural Residential 1 (RR1) Zone, Subsection 5.1.9 is amended by deleting the existing table and replacing it with the following table:

Lot Area	The total floor area of all buildings may not exceed:	The total floor area of all dwelling units per lot may not exceed:
Less than 0.4 ha (Less than 1 acre)	500 m ² (5382 ft ²)	325 m ² (3500 ft ²)
0.4 ha to < 1.2 ha (1 to 3 acres)	1000 m ² (10,764 ft ²)	372 m ² (4000 ft ²)
1.2 ha or greater (3 acres or greater)	3000 m ² (32,292 ft ²)	418 m ² (4500 ft ²)

- 2.6. Section 5.2, Rural Residential 1 (RR2) Zone, Subsection 5.2.9 is amended by deleting the existing table and replacing it with the following table:

Lot Area	The total floor area of all buildings may not exceed:	The total floor area of all dwelling units per lot may not exceed:
Less than 0.4 ha (Less than 1 acre)	500 m ² (5382 ft ²)	325 m ² (3500 ft ²)
0.4 ha to < 1.2 ha (1 to 3 acres)	1000 m ² (10,764 ft ²)	372 m ² (4000 ft ²)
1.2 ha or greater (3 acres or greater)	3000 m ² (32,292 ft ²)	418 m ² (4500 ft ²)

- 2.7. Section 5.3, Rural (R) Zone, Subsection 5.3.8 is amended by deleting the existing table and replacing it with the following table:

Lot Area	The total floor area of all buildings may not exceed:	The total floor area of all dwelling units may not exceed:
Less than 0.4 ha (Less than 1 acre)	500 m ² (5382 ft ²)	325 m ² (3500 ft ²)
0.4 ha to < 1.2 ha (1 to 3 acres)	1000 m ² (10,764 ft ²)	372 m ² (4000 ft ²)
1.2 ha or greater (3 acres or greater)	3000 m ² (32,292 ft ²)	418 m ² (4500 ft ²)
16 ha or greater (40 acres or greater)		500 m ² (5382 ft ²)

- 2.8. Section 5.4, Rural Comprehensive 1 (RC1) Zone, Subsection 5.4.7 is amended by deleting the existing table and replacing it with the following table:

Lot Area	The total floor area of all buildings may not exceed:	The total floor area of all dwelling units may not exceed:
Less than 0.4 ha (Less than 1 acre)	500 m ² (5382 ft ²)	325 m ² (3500 ft ²)
0.4 ha to < 1.2 ha (1 to 3 acres)	1000 m ² (10,764 ft ²)	372 m ² (4000 ft ²)
1.2 ha or greater (3 acres or greater)	3000 m ² (32,292 ft ²)	418 m ² (4500 ft ²)
For dwelling located within the Agricultural Land Reserve		500 m ² (5382 ft ²)

- 2.9. Section 5.5, Rural Comprehensive 2 (RC2) Zone, Subsection 5.5.7 is amended by deleting the existing table and replacing it with the following table:

Lot Area	The total floor area of all buildings may not exceed:	The total floor area of all dwelling units may not exceed:
Less than 0.4 ha (Less than 1 acre)	500 m ² (5382 ft ²)	325 m ² (3500 ft ²)
0.4 ha to < 1.2 ha (1 to 3 acres)	1000 m ² (10,764 ft ²)	372 m ² (4000 ft ²)
1.2 ha or greater (3 acres or greater)	3000 m ² (32,292 ft ²)	418 m ² (4500 ft ²)
For dwelling located within the Agricultural Land Reserve		500 m ² (5382 ft ²)

- 2.10. Section 5.6, Rural Agricultural (AG) Zone, Subsection 5.6.8 is amended by deleting the existing table and replacing it with the following table:

Lot Area	The total floor area of all buildings may not exceed:	The total floor area of all dwelling units may not exceed:
Less than 0.4 ha (Less than 1 acre)	500 m ² (5382 ft ²)	325 m ² (3500 ft ²)
0.4 ha to < 1.2 ha (1 to 3 acres)	1000 m ² (10,764 ft ²)	372 m ² (4000 ft ²)
1.2 ha or greater (3 acres or greater)	3000 m ² (32,292 ft ²)	418 m ² (4500 ft ²)
For dwelling located within the Agricultural Land Reserve		500 m ² (5382 ft ²)

- 2.11. Section 5.7, Commercial 1 (C1) Zone, Subsection 5.7.1 is amended by inserting a new Article 5.7.1(k.1) immediately after Article 5.1(k) such that it reads:

“(k) *Accessory dwelling;*

(k.1) *Rental housing; and*”

- 2.12. Section 5.7, Commercial 1 (C1) Zone, is amended by inserting a new Subsection 5.7.2.1 immediately after Subsection 5.7.2 such that it reads:

“(2) Only one (1) *accessory dwelling* permitted per *lot*.

(2.1) Up to three units of second-storey rental housing is permitted per lot with a maximum floor area of 80 m² per unit.”

- 2.13. Section 5.7, Commercial 1 (C1) Zone, Subsection 5.7.14, Table 5.7 is amended by deleting the existing Row 2 in Table 5.7 and replacing it with the following Row 2:

Table 5.7			
	1	2	3
	Site-Specific Zone	Location Description	Site Specific Regulations
2	C1(b)	Portion of Part C, DD69864I, Section 18 lying to the south of the main highway from Hope Bay to Port Washington.	Rescinded

- 2.14. Section 5.11, Community Service Zone, Subsection 5.11(8), Table 5.11 is amended by deleting the existing Table 5.11 and replacing it with the following Table 5.11:

	Table 5.11		
	1	2	3
	Site-Specific Zone	Location Description	Site Specific Regulations
1	CS(a)	Lot 1, Section 11, Plan 27405.	The only <i>uses</i> permitted in this location are church and <i>affordable housing</i> up to a maximum of 30 units for the provision of <i>affordable housing</i> subject to: 1) A housing agreement under Section 483 of the <i>Local Government Act</i>; 2) The installation of a community water and septic system to service all units; 3) Units may only be in the form of detached or multiplex buildings with a maximum of three storeys and a maximum height of 14 metres; and, 4) A maximum floor area of 120 m² per unit and a total maximum floor area of 3000 m² for all units combined.
2	CS(b)	Lot A, Section 18, Plan 14409.	The only <i>uses</i> permitted in this location are library, preschool and charity retail stores.
3	CS(c)	Lot 8, Section 10, Plan 24778.	The only <i>uses</i> permitted in this location are public emergency services, public works yard and employee housing up to a maximum of two (2) units.
4	CS(d)	Lot 20, Section 10, Plan 24777.	The only <i>use</i> permitted in this location is water tank.
5	CS(e)	Lot 20, Section 10, Plan 24777.	The only <i>use</i> permitted in this location is church.
6	CS(f)	Lot A, Section 18 Plan 22835.	The only <i>uses</i> permitted in this location are public utility and employee housing up to a maximum of two (2) units.
7	CS(g)	Lot 1, Plan 29572, Section 11.	The only <i>uses</i> permitted in this location are <i>school</i> and <i>employee housing</i> up to a maximum of two (2) units.
8	CS(h)	Lot A, Plan 40871, Section 11.	The only <i>uses</i> permitted in this location are health clinic, public emergency services.
10	CS(i)	Lot A, Plan 65874, Section 18.	The only <i>use</i> permitted in this location is community hall.
11	CS(j)	Lots 1, Plan 30765, Section	The only <i>uses</i> permitted in this location are

		15.	public emergency and protection services, and one (1) <i>accessory dwelling</i> .
12	CS(k)	Lot 2, Plan 30765, Section 15.	The only <i>uses</i> permitted in this location are public emergency services and employee housing up to a maximum of two (2) units.
13	CS(l)	Lot 2, Plan 18611, Section 15.	The only <i>use</i> permitted in this location is cemetery.
14	CS(m)	Parcel A (DD47774W) of Lot 6 Plan 7196 Section 17.	(1) The only <i>uses</i> permitted in this location are private clubs including club hall rentals. (2) The <i>gross floor area</i> of the <i>uses</i> permitted in (1) may not exceed 483 m ² .
15	CS(n)	Lot 131, Sections 8 and 10, Pender Island, Cowichan District, Plan 17181	The only <i>use</i> permitted in this location is church.
16	CS(o)	A portion of Lot 3, Section 2, Pender Island, Cowichan District, Plan VIP54822.	(1) The only <i>uses</i> permitted in this area is the <i>retail sale</i> of used goods where all proceeds from sales are donated to community organizations and projects on North Pender Island. (2) Despite Subsection 5.11(7), no lot having an area less than 0.6 hectares may be created by subdivision in the Community Service CS (o) zone.
17	CS(p)	Portion of THAT PART of Lot 6, Section 7, Pender Island, Cowichan District, Plan 1695, Lying of the East of a Boundary Parallel to and Perpendicularly Distant 260 feet from the Easterly Boundary.	The only <i>use</i> permitted in this area is: the housing of equipment for the supply and distribution of telecommunications and cable service as a regulated service utility, not to include retail or office uses.
18	CS(q)	Lot A, Section 17, Pender Island, Cowichan District, Plan VIP75211 and Lot 2, Section 17, Pender Island, Cowichan District, Plan 31869.	The only permitted <i>use</i> in this location is <i>ferry terminal</i> .

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