



North Pender Island Local Trust Committee

Regular Meeting Agenda

Date: March 31, 2016
Time: 4:00 pm
Location: Pender Island Community Hall
4418 Bedwell Harbour Road, North Pender Island, BC

			Pages
1.	CALL TO ORDER	4:00 PM - 4:05 PM	
2.	APPROVAL OF AGENDA		
3.	TOWN HALL AND QUESTIONS	4:05 PM - 4:30 PM	
4.	COMMUNITY INFORMATION MEETING		
	none		
5.	PUBLIC HEARING		
	none		
6.	MINUTES	4:30 PM - 4:45 PM	
6.1	Local Trust Committee Minutes Dated February 25, 2016 (for Adoption)		3 - 11
6.2	Section 26 Resolutions-without-meeting Report		
	none		
6.3	Advisory Planning Commission Minutes (for Receipt)		
	none		
7.	BUSINESS ARISING FROM THE MINUTES		
7.1	Follow-up Action List Dated March 2016		12 - 12
8.	DELEGATIONS	4:45 PM - 5:00 PM	
8.1	Duane Shaw, Mill Bay Marine Group re: Port Browning Marina Proposed Development		13 - 17
9.	CORRESPONDENCE		
	<i>Correspondence received concerning current applications or projects is posted to the LTC webpage</i>		
	none		

10. APPLICATIONS AND REFERRALS

10.1 NP-DP-2016.1 (Daw) - Staff Report 5:00 PM - 5:10 PM 18 - 55

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Housing - Short Term Vacation Rentals (STVR) - Staff Report 5:10 PM - 5:40 PM 56 - 125

12. REPORTS

12.1 Work Program Report (attached) 5:40 PM - 5:50 PM

12.1.1 Top Priorities Report Dated March 2016 126 - 126

12.1.2 Projects List Report Dated March 2016 127 - 129

12.2 Applications Report Dated March 2016 (attached) 130 - 133

12.3 Trustee and Local Expense Report Dated February 2016 (attached) 134 - 134

12.4 Adopted Policies and Standing Resolutions (attached) 135 - 136

12.5 Local Trust Committee Webpage

12.6 Chair's Report 5:50 PM - 6:00 PM

12.7 Trustee Report

12.8 Trust Fund Board Report Dated March 2016 137 - 139

13. NEW BUSINESS

none

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for April 28, 2016, at the Pender Community Hall

15. TOWN HALL

16. CLOSED MEETING (Distributed Under Separate Cover) 6:00 PM - 6:15 PM

16.1 Motion To Close Meeting

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division e, s. 90(1) (d)(f) for the purpose of considering:

- *Adoption of In-Camera Meeting Minutes Dated February 25, 2016*
- *Bylaw Enforcement*

AND that the recorder and staff attend the meeting.

16.2 Recall To Order

17. ADJOURNMENT 6:15 PM - 6:15 PM



North Pender Island Local Trust Committee Minutes of a Regular Meeting

Date: February 25, 2016
Location: Pender Island Community Hall
4418 Canal Road, North Pender Island, BC

Members Present: George Grams, Chair
Derek Masselink, Local Trustee
Diane Barber, Local Trustee

Staff Present: Robert Kojima, Regional Planning Manager
Lisa Gordon, Director of Trust Area Services
Shannon Brayford, Recorder

Others Present: Ten (10) members of the public present.

1. CALL TO ORDER

Chair Grams called the meeting to order at 9:45 am. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations and introduced the Trustees and staff present.

2. APPROVAL OF AGENDA

Regional Planning Manager (RPM) Kojima noted that for item 6.3.2 he had distributed a set of adopted minutes for the North Pender Island Advisory Planning Commission (APC) meeting of Tuesday, February 2, 2016.

By general consent the agenda was approved, as amended.

3. TOWN HALL AND QUESTIONS

Donn Korbin noted an apparent change of attitude between the Trustees' Pender Post article which stated they looked forward to further work by the Waste and Resource Management Commission (WRMC) (North Pender Island Special APC), and their subsequent decision to dissolve the commission. He asked the Local Trust Committee (LTC) to explain the change of opinion and questioned whether threat of a lawsuit, Islands Trust Executive intervention, or staff intervention played a role.

The LTC addressed Donn Korbin's concern, noting that the Trustees are not able to discuss matters until the public meeting and thus could not have formed their intent to dissolve the Commission when they wrote the article. They further noted that they did not receive outside pressure from a threatened lawsuit, Islands Trust Executive, or staff.

Donn Korbin asked that the information that was received in camera which informed the decision to dissolve the WRMC be made public.

Chair Grams provided an overview of the legislative process for in camera meetings, the types of matters discussed therein, and the confidentiality of those matters.

Donn Korbin requested that Trustee Masselink remove himself from discussions about waste and resource management issues because his sheep flock was housed on one of the relevant properties and that flock would be returning there.

Trustee Masselink addressed the concern, noting that he did have sheep on the property and that he still had a horse housed there. He reported that he had sought legal advice and as he is not beholden to the land because he could house his animals elsewhere, there is no conflict. He further noted that he had no intention to return his sheep flock to the property and, if needed, would be able to relocate his horse as well.

Niall Parker spoke as a director of Moving Around Pender (MAP), offering to answer any questions from the LTC or public regarding MAP's projects.

Chair Grams invited the public and LTC to address Niall Parker. No questions were asked. Chair Grams thanked Niall Parker for attending.

Martin Walker asked whether residents could apply for Temporary Use Permits (TUPs) for Short Term Vacation Rentals (STVRs) and, if so, whether there would be any public meetings on the matter.

RPM Kojima provided an overview of TUPs and noted that residents can apply for a TUP for any use of their property that otherwise is not permitted . He further noted that the LTC is under no obligation to grant TUPs.

Chair Grams noted that TUPs were being addressed as part of the STVR project and invited Martin Walker to participate in the survey and public meetings.

Dale Henning and **Heath Lansdowne** asked about STVRs that are operating without a permit and whether the imposed fines could be increased to provide a greater deterrent.

RPM Kojima provided an overview of the enforcement policy, including tickets and possible injunctions. He noted that the rate of the fines is controlled with legislation.

4. COMMUNITY INFORMATION MEETING

None.

5. PUBLIC HEARING

None.

6. MINUTES

6.1 Local Trust Committee Minutes

6.1.1 North Pender Island Local Trust Committee Meeting Minutes of January 28, 2016

Recommended amendment of “chance” rather than “change” on page 7.

By general consent the North Pender Island Local Trust Committee Meeting Minutes of January 28, 2016 were adopted, as amended.

6.1.2 North Pender Island Local Trust Committee Special Meeting Minutes of February 6, 2016

By general consent the North Pender Island Local Trust Committee Special Meeting Minutes of February 6, 2016 were adopted, as presented.

6.2 Section 26 Resolutions-without-meeting Report

None

6.3 Advisory Planning Commission Minutes

6.3.1 APC Adopted Minutes Dated July 29, 2015

Received for information.

6.3.2 APC Adopted Minutes Dated February 2, 2016

Received for information.

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated February 2016

No items for discussion.

8. DELEGATIONS

None.

9. CORRESPONDENCE

None.

10. APPLICATIONS AND REFERRALS

10.1 NP-RZ-2014.1 (Philpot) Staff Memo/Covenant

Trustee Masselink recused himself at 10:19 am noting a conflict of interest.

RPM Kojima provided an overview of the staff memo.

NP-2016-011

It was MOVED and SECONDED,

that the North Pender Island Local Trust Committee adopt Bylaw 198, cited as North Pender Island Land Use Bylaw 103, 1996, Amendment No. 04, 2014 (NP-RZ-2014.1; 0697595 BC Ltd; 7950 Plumper Way).

CARRIED

10.2 NP-DVP-2015.5 (deRuiter)

Trustee Masselink returned to the meeting.

RPM Kojima noted that the applicant had expressed their intention to attend and was not yet present.

Chair Grams suggested that the LTC return to item 10.2 once the applicant was present.

10.3 NP-DVP-2016.1 (Lansdowne)

RPM Kojima provided an overview of the staff report.

NP-2016-012

It was MOVED and SECONDED,

that Development Variance Permit NP-DVP-2016.1 (Lansdowne) be approved.

CARRIED

10.4 NP-DP-2015.5 (Bowers)

RPM Kojima provided an overview of the staff report.

The LTC held a discussion with the applicant regarding the site choice and whether another option was available that would not require a permit.

NP-2016-013

It was MOVED and SECONDED,

that Development Permit NP-DP-2015.5 (Bowers) be approved.

CARRIED

Chair Grams noted that the LTC would be returning to item 10.2

RPM Kojima provided an overview of the staff report. He noted that, if approved, staff would continue to monitor the site and ensure that the building permit for the primary residence moves forward.

The LTC and the applicant had a discussion about the history of the structure, concerns with the structure's plumbing system, and general benefits of small residences.

The applicant advised that he offered his expertise and assistance to municipalities looking to encourage small dwellings. Trustee Masselink commented that he would like to see that support shared with this LTC.

NP-2016-014

It was MOVED and SECONDED,

that Development Variance Permit NP-DVP-2015.5 (De Ruiter) be approved.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Land Use Planning for Waste and Resource Management

Chair Grams noted that Capital Regional District (CRD) Director David Howe was in attendance and thanked him for his participation.

RPM Kojima provided an overview of the staff report, including a revised project charter and budget.

A discussion was held regarding the next steps in the project.

Chair Grams invited CRD Director David Howe to speak. Director Howe noted that the CRD is in the process of reviewing its policies and that there are challenges, but they are working closely with Islands Trust Staff.

A discussion was held regarding the importance of ongoing CRD staff involvement in the project.

Community Member Donn Korbin, spoke regarding the revised project charter, raising the following points:

- Recommended that the project refrain from addressing community composting as this was a contentious issue for the SAPC WRMC and could hinder the project's ability to move forward.
- Noted that there are two waste sites already on North Pender and none on South Pender. He remarked that North Pender tax payers are bearing the cost of the planning and would bear the ongoing cost.

Chair Grams noted that the project's budget is from the Islands Trust as a whole and is not a specific cost to the North Pender tax base.

Trustee Masselink noted that he is interested in community composting and does not want to see the topic removed from the project's charter.

Community Member Dale Henning commented that there was a challenge to an application of a potential site and that this had blocked that site from consideration. He noted that Chair Grams had previously remarked that the charter could be modified if required, and asked if all properties would be considered fairly.

The LTC agreed that the charter is a living document that can be modified easily and quickly.

NP-2016-015

It was MOVED and SECONDED,

that the North Pender Island Local Trust Committee endorse the Project Charter Version 3, dated February 15, 2016.

CARRIED

NP-2016-016

It was MOVED and SECONDED,

that the North Pender Island Local Trust Committee refer the subject staff report (dated February 15, 2016) to the South Pender Island Local Trust Committee for information.

CARRIED

12. REPORTS

12.1 Work Program Report

12.1.1 Top Priorities Report Dated February 2016

A discussion was held regarding the two top priorities of the LTC and whether a third, Potable Water, should be added. It was generally agreed that the LTC would focus on the current two priorities before adding an additional one.

The LTC asked that the minutes record their appreciation for the deliberations of the North Pender Island APC.

It was generally agreed that Trustee Masselink would work with staff to send an email of thanks to the members of the APC.

A discussion was held regarding the benefits and challenges of having the elected body, versus a private organization, spearhead an island's strategy to protect potable water.

12.2.2 Projects List Report Dated February 2016

Received for information.

12.2 Applications Report Dated February 2016

RPM Kojima provided a review of the applications that have been closed and highlighted the details of the applications that the LTC could expect on upcoming agendas.

12.3 Trustee and Local Expense Report Dated January 2016

Received for information.

12.4 Adopted Policies and Standing Resolutions

Received for information.

12.5 Local Trust Committee Webpage

No discussion or recommendations.

12.6 Chair's Report

Regarding Islands Trust Executive, Chair Grams provided an overview of the presentations and workshops that he had attended at the Local Government Leadership Academy.

Regarding his work as a Salt Spring Island Trustee, Chair Grams discussed the Salt Spring Island Water Shed Protection Association and noted that their approach to watershed and potable water protection had been commended by the BC Centre for Sustainability and Potable Water.

12.7 Trustee's Reports

Trustee Masselink commented that the last STVR meeting had showcased a range of opinions and demonstrated that the community can come together to work on difficult issues.

Trustee Barber agreed that the STVR meetings were a success and remarked that she was disappointed that they had to dissolve the SAPC.

12.8 Trust Fund Board Report

None.

13. NEW BUSINESS

None.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for March 31, 2016, at the Pender Community Hall

Noted for information.

15. TOWN HALL

Kevin Keating spoke regarding short-term vacation rentals. He provided a history of his property ownership and development on North Pender Island. He reported having received a letter implying that he is operating a STVR and provided reasons why he believes this classification is incorrect.

RPM Kojima noted that bylaw enforcement staff does acknowledge that there can be a difference between how owners operate and what is advertised on the internet sites. He encouraged Kevin Keating to speak with bylaw staff.

Trustee Masselink encouraged Kevin Keating to communicate with staff. He acknowledged that Mr. Keating's history with staff was contentious, but encouraged him to move forward and expressed his belief that the experience would be helpful.

16. CLOSED MEETING

16.1 Motion to Close Meeting

At 11:54 am the Chair announced that the LTC would be moving to a private room for the In-Camera portion of the meeting.

NP-2016-017

It was MOVED and SECONDED,

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, S.90(1)(a) & (d) for the purpose of considering:

- Adoption of In Camera Meeting Minutes Dated January 28, 2016
- Appointment of Board of Variance Members

And that the Recorder and Staff attend the meeting.

CARRIED

16.2 Recall to Order

Chair Grams recalled the meeting to order at 12:00 pm.

16.3 Rise and Report

Chair Grams reported that the LTC had, by resolution, re-appointed Jim Petrie to the North Pender Island Board of Variance for a term commencing February 25, 2015 until September 10, 2018.

17. ADJOURNMENT

By general consent the meeting was adjourned at 12:08 pm.

George Grams, Chair

Certified Correct:

Shannon Brayford, Recorder

Follow Up Action Report

North Pender Island

28-Jan-2016

No.	Activity	Responsibility	Target Date	Status
1	NP-RZ-2015.1 (Colliers) - The Timbers. LTC resolution to proceed no further. Applicant eligible for refund under fees bylaw.	Justine Starke Pauline Brazier	25-Feb-2016	Done

25-Feb-2016

No.	Activity	Responsibility	Target Date	Status
2	6.1.1 Minutes of Jan 28th LTC meeting adopted as amended	Pauline Brazier	04-Mar-2016	Done
3	6.1.2 Minutes of Feb 6th adopted as presented	Pauline Brazier	04-Mar-2016	Done
4	10.1 NP-RZ-2014.1 (Philpot) - Bylaw 198 adopted	Sharon Lloyd-deRosario	04-Mar-2016	On Going
5	10.2 NP-DVP-2015.5 - permit approved	Sharon Lloyd-deRosario	04-Mar-2016	Done
6	10.3 NP-DVP-2016.1 - permit approved	Sharon Lloyd-deRosario	04-Mar-2016	Done
7	10.4 - NP-DP-2015.5 - permit approved	Sharon Lloyd-deRosario	04-Mar-2016	Done
8	11.1 Resource and Waste Management project - project charter endorsed, refer staff report to SPILTC	Justine Starke	04-Mar-2016	Done
9	16.3 - Rise and Report: Minutes of Jan 28, 2016 adopted. Done Jim Petrie appointed to BoV - SLD Done	Sharon Lloyd-deRosario Pauline Brazier	04-Mar-2016	Done



Port Browning Community - More Than a Marina Existing:

- ① Port Browning Pub: Community social meeting place
- ② Cafe and Patio: Underutilized space with great views of the harbour
- ③ Loading dock: Conveniently located but maybe too visually prominent?
- ④ Service yard and Kayak rental: Good location; could use some visual screening
- ⑤ Entrance driveway from Oak Road: Located so the driveway bisects the site
- ⑥ Parking lot: Large expanse of paving; inefficient layout
- ⑦ Swimming pool: Use by residents and visitors; could use upgrading and a better location
- ⑧ The ridge has great views of Port Browning Harbour. The area is covered in berry bushes and shrubs.
- ⑨ High ground with views of the water. Existing buildings are mainly used for storage and recycling
- ⑩ The Lawn is a special place for community life and used for events year around.
- ⑪ The Orchard is considered by residents an essential part of the character of the site
- ⑫ The Sailing Club and boat ramp at the end of Oak Road are valued, popular, community amenities
- ⑬ Port Browning Marina and the social life there are points of pride for residents and a special gateway to North Pender Island for visitors.
- ⑭ The intertidal zone northwest of Port Browning Marina should continue to be protected
- ⑮ Shoreline trees and landscape are important to the ecology and character of Port Browning
- ⑯ Trees along Oak Road contribute to the rural character of the site and are important screens for the buildings



Port Browning Community - More Than a Marina
Re-development Ideas:

- ① Minor functional improvement of pub
- ② Renovation of Cafe, including retractable awning over existing terrace
- ③ Improvement of service areas and structures
- ④ New hidden service yard (garbage, recycling, etc.)
- ⑤ New entrance driveway from Oak Road located in a gap in the trees
- ⑥ Redesigned and 'Greened' parking areas
- ⑦ New 'Clubhouse' group building with swimming pool (25m length desired by some residents) and hot tub; washrooms accessible for events on the 'lawn'
- ⑧ Visitors Cabins (14 units) on high ground and away from shorelines
- ⑨ Visitor Lodge (9 units) on high ground overlooking the community
- ⑩ Enhanced and maintained open green space (The Lawn)
- ⑪ Preserve and enhance orchard (fruit to be used by Cafe)
- ⑫ Maintain small sailing club
- ⑬ Replace and enlarge marina moorage including new access ramp and breakwater improvement
- ⑭ Preserve sensitive intertidal zone (northwest of marina)
- ⑮ Preserve and enhance shoreline trees and landscape
- ⑯ Maintain and enhance trees and landscape along Oak Road





Cabins and Landscape



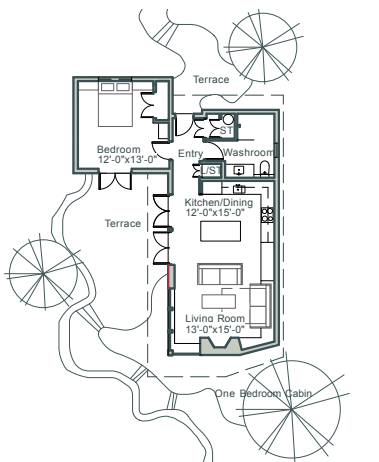
Clubhouse and Pool



Pub and Cafe/Bistro Entrance w/ Screened Delivery Area



Typical One Bedroom Cabin



Floor Plan



What We Have Heard From Island Residents:

Following are comments from two separate open houses (attended by over 120 people) held at the Port Browning Cafe on Feb 29, 2016 and March 4, 2016.

- 1) There were no negative comments expressed regarding the proposed development.
- 2) Several people expressed concerns over noise from bands playing at the pub. Additional information and understanding is required on this point as bands have not performed at the pub since the property was purchased. All were in favour of the proposed development.
- 3) Approximately 25 people expressed concerns over the removal of Turkey Tuesday. The reply was that we would happily cook a turkey if people would show up to eat it.
- 4) The Pender Island Defenders expressed concern about “offering whale watching”. It was explained that we do not offer whale watching. They were encouraged to put a sign up on our facility to educate mariners on the hazards of water based whale watching and to advertise the locations of their preferred, land based, whale viewing platforms.
- 5) Many attendees asked what the time lines for project completion were. When it was explained that the overall project could take years. Most were disappointed that improvements could not be implemented immediately.
- 6) The swimming pool was discussed. It is important that the pool remain open for public use.
- 7) A member of the RCMP attended and expressed support.
- 8) People from Raccoon Cove were in attendance and stated their support.
- 9) Neighbors were were in attendance and were generally supportive.

Additional consultation was conducted with neighbors and residents outside the open houses:

- 1) All persons consulted expressed approval.
- 2) The importance of engaging the first nations was emphasized.
- 3) Allowing the sailing club to continue in its existing location was met with appreciation.
- 4) It is desired that the Swim Club and aqua-fit could use the pool. 25m is the preferred length.
- 5) Islanders should be able to use the clubhouse for a minimal charge.
- 6) Advertising on marina property for the Driftwood Center and other local businesses was discussed and generally approved.
- 7) Cabin pricing was discussed.

General Understanding and Response:

- 1) The density of the project is respectful of the area, property, and natural surroundings.
- 2) The 'Lawn', the 'Orchard', and the beach shall remain special, public places.
- 3) As many trees as possible shall remain in place.
- 4) Cabins will be operated as rentals.
- 5) Sailing club is to remain in its current location.
- 6) The swimming pool shall be available to the North Pender residents at favourable rates and hopefully year around. The concept design shows the 25m long pool desired by some residents. The final size of the pool needs further review as it starts to cut into the orchard.
- 7) Clubhouse shall be available to North Pender residents at favourable rates.
- 8) Visitor accommodation
Port Browning Marina is zoned C3(a) which allows for 39 cabins. 14 cabins and 9 (2 stories) to 15 (3 stories) lodge units are being proposed for a total of 23-29 units.

It is understood that Lot 3 (Except Part Plan 21227) will require rezoning from R to C3(a) and a lot line adjustment to allow the property to be integrated as shown in the concept design.

The allowable lot coverage of the 14 cabins will need to be increased. Lodge units conform to bylaw requirements (lot coverage under 56 sqm/602 sqft). Cabins vary in size but all are over 56 sqm in lot coverage. The proposed scheme with fewer, larger, cabins than is allowed by zoning has been well received as they are sited away from the sea and are well integrated with the natural landscape. As lot coverage is calculated to the roof drip line, part of the reason for increased lot coverage requirements is due to larger than typical roof overhangs that control solar gain.

- 9) Pub and Cafe
The Pub shall maintain popular menu items.

The proposed retractable canopy structure for the existing cafe terrace falls within the 15m setback from the sea and will need to meet requirements including form and character and storm water disposal.

- 10) Marina Expansion
Scope of work includes 100+/- slips, new docks and pilings, a dock surface that is semipermeable to light, an appropriate electrical system, limited fresh water, sanitary pump out, WiFi, and fuel dock.

It is understood that the marina will require rezoning of water lot lease 105 from W-1 to W-2.

- 11) Parking for the marina, pub, and guest accommodation shall meet bylaw requirements.
- 12) Water will be drawn from the reservoir.
- 13) Power will be a new 3 phase power line running down Oak Road.



Sewer Easement Relocation:

The existing sewer easement bisects the 'Rural Lot', reducing flexibility.

Legal Descriptions for Reference:

'Port Browning Marina'
Lot A Plan 7962 Section 11
Zone C3(a)

'Rural Lot'
Lot 3 Except Part Plan 21227
Zone R

Existing Sewer Easement
Easement H8524
Covenant 3260
Zone SD(a)



STAFF REPORT

March 3, 2016

File No.: NP- DP-2016.1
(Daw)

To: North Pender Island Local Trust Committee
For the meeting of March 31, 2016

From: Phil Testemale, A/Planner 2

CC: Robert Kojima, Regional Planning Manager
Justine Starke, Island Planner

Re: Development Permit Application

Owner: David Daw and Jeffery Fisher

Applicant: David Daw

Description: Lot 2, Section 10, Pender Island, Cowichan District, Plan 22149

PID: 002-421-577

Civic Address: 36111 Galleon Way, Pender Island

FINAL REPORT

THE PROPOSAL:

This report is to consider a Development Permit (DP) application.

The owners are proposing to construct a 53.7 m² (578 ft²) accessory building (detached **garage**) and modify an existing driveway on the subject property. The application is for measures for the protection of sensitive riparian habitat and construction management for the proposed garage that is to be sited within the **Development Permit Area (DPA) Ten - Riparian and Aquatic**.

The specific objective of the designation of the DPA is:

to protect riparian areas from development so that the areas can provide natural features, functions and conditions that support fishlife processes.

Copies of the Development Permit Area Checklist for DPA 10 and the proposed Development Permit NP-DP-2016.1 (Daw) are attached.

BACKGROUND:

The owners submitted a building permit application to the CRD for the new garage in November of 2015. Upon referral to the Islands Trust, the DPA designation on the property was identified and the owners were informed of the DPA requirements and those for the provincial *Riparian Areas Regulations*. The owners accordingly hired Vitaly Ostroumov, R.P.Bio who prepared and submitted a Riparian Areas Regulation (RAR) Assessment Report ("assessment report," dated January 6, 2016) to the provincial Ministry of Forests, Lands and Natural Resources Operations. Confirmation that it complied with the RAR methodology was given on January 28, 2016.

The assessment report established the Streamside Protection and Enhancement Areas (SPEAs) on the property and measures for protection and enhancement of these areas. They were assigned at a 10 m radius for the culvert inlet and outlet of the stream, and 30 metres from the high water mark of the lake (Figure Four – SPEAs). The proposed garage is sited outside of both SPEAs. Measures for the protection of the area were limited to: *Tree Protection, Sediment and Erosion Control and Monitoring* (Details in 'Staff Comments' – below). The assessment report is attached in full.

SITE CONTEXT:

The property is 0.15 ha (0.38 ac) in size and fronting on the north side of Buck Lake (south boundary) and Galleon Way (north boundary - Figure One: Site Context). The property is a long rectangular shape, and its size and residential use is consistent with that of the local neighbourhood. Typical with other properties on Buck Lake, the property boundaries extend over the water area (Figure Three).

The topography of the site rises approximately 1.5 metres from the road to a flat area with a gravel and landscaped turn-around on the north side of the existing dwelling (see photos). Moving south from the dwelling toward the lake, the land slopes initially steeply and then more gently through the riparian area. In the location of the proposed new garage (Figure Two: Site Plan) the land also slopes westward and down toward the culverted (unnamed) riparian creek that runs parallel to the opposite (west) boundary of the neighbouring property (Lot 1).

Vegetation on the property includes ornamental and native trees and shrubs (around the dwelling) and grasses and shrubs on the lower riparian area abutting the lake. The proposed area of new construction has largely been cleared and includes an existing driveway that will be relocated east. The existing gravel drive will be converted to a footpath (see Figure Two and photos)

Staff visited the site on Tuesday, February 16, 2016.

Figure One: Site Context

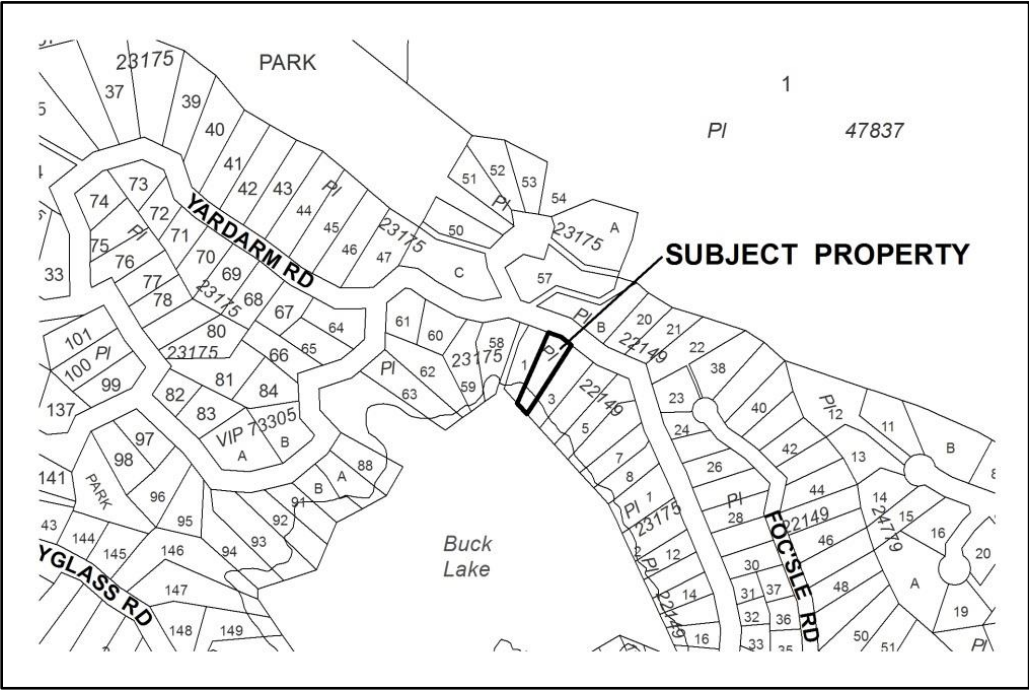


Figure Two: Site Plan

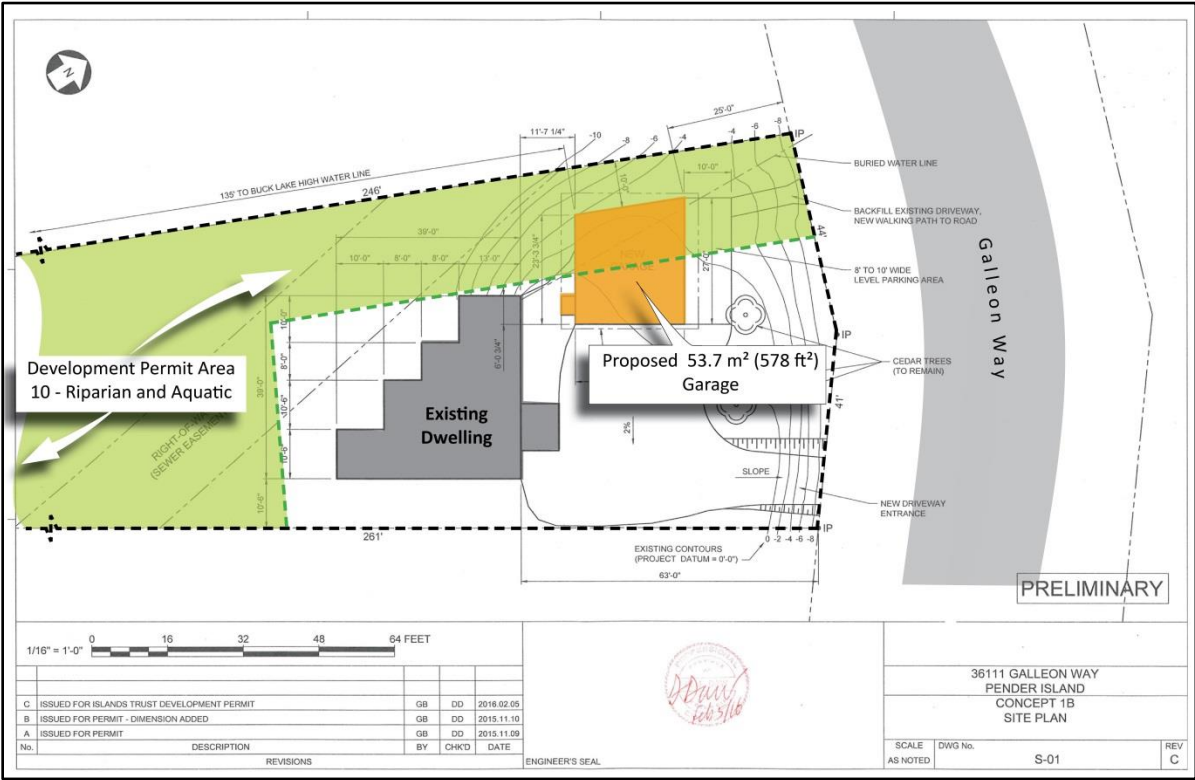


Figure Three: Orthophoto with Contours



Figure Four: Established SPEAs

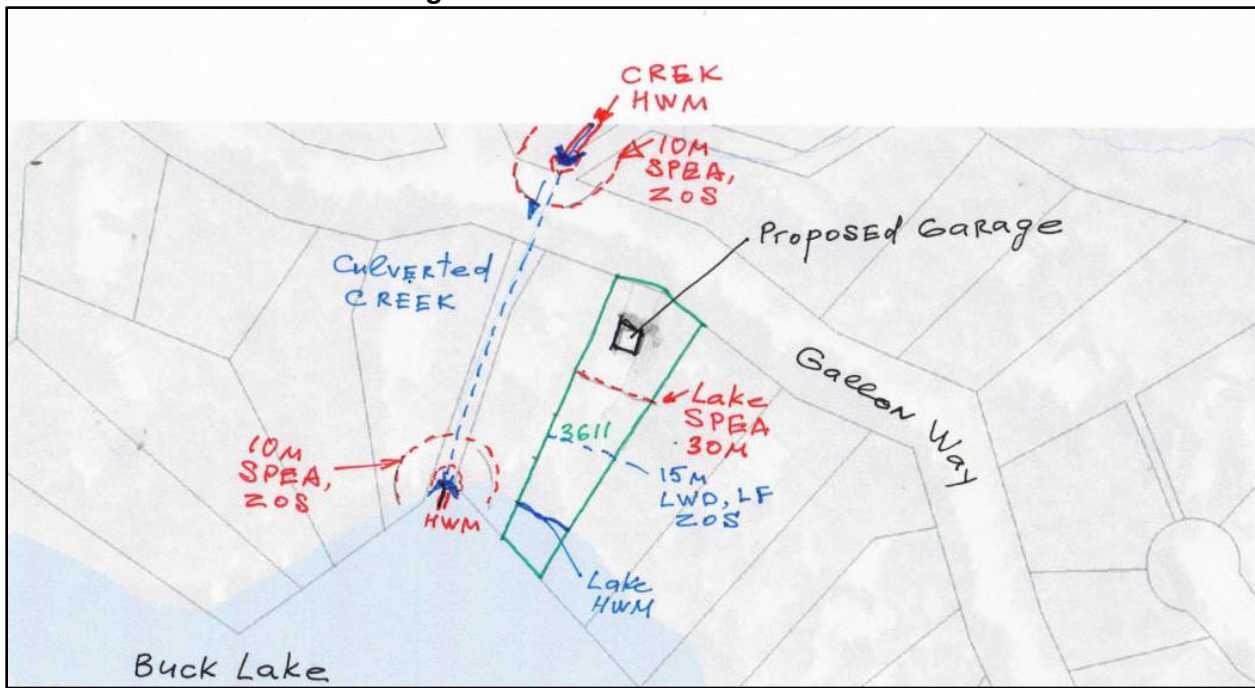




Photo One: View south along existing drive/building site



Existing Dwelling



Photo Three: Reverse view (north) of building site toward Galleon Way

CURRENT PLANNING STATUS OF SUBJECT LANDS:

Islands Trust Policy Statement:

- 3.1.3 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
- 3.1.4 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
- 3.3.2 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.

The proposal for site preparation in DPAs is consistent with the above policies.

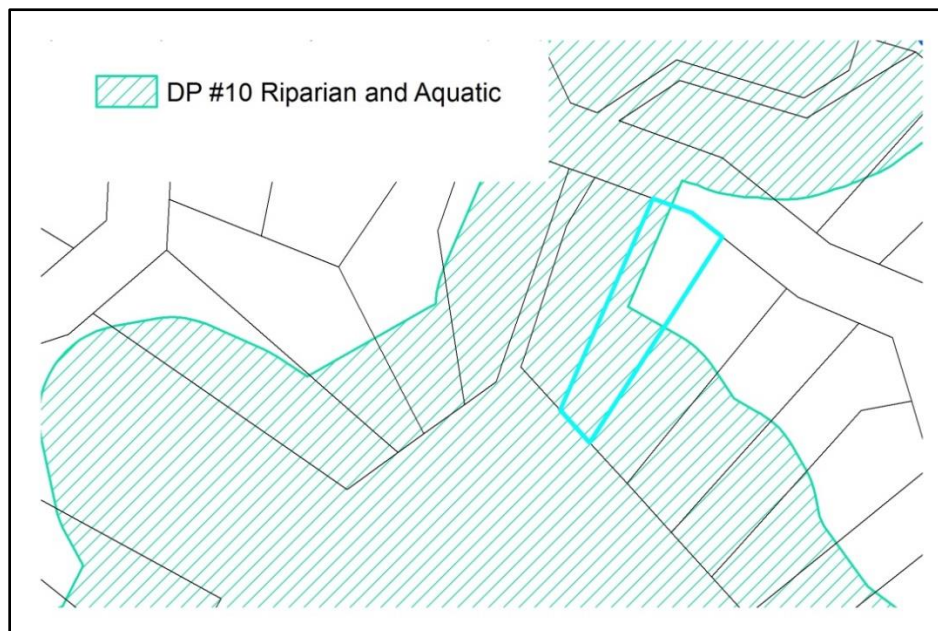
Official Community Plan

The subject property is designated as **Rural Residential (RR)** in the North Pender Island Official Community Plan Bylaw No. 108, 1995.

Development Permit Area 10 (DPA) – Riparian and Aquatic is designated on the property as shown in Figure Five (below). The objective of the DPA is to protect riparian areas from development so that the areas can provide natural features, functions and conditions that support fish life processes.

Analysis of the proposal's conformity to the objectives and guidelines of the DPAs is within "**DAI Checklist(s)**" (attached), and "Staff Comments" (below)

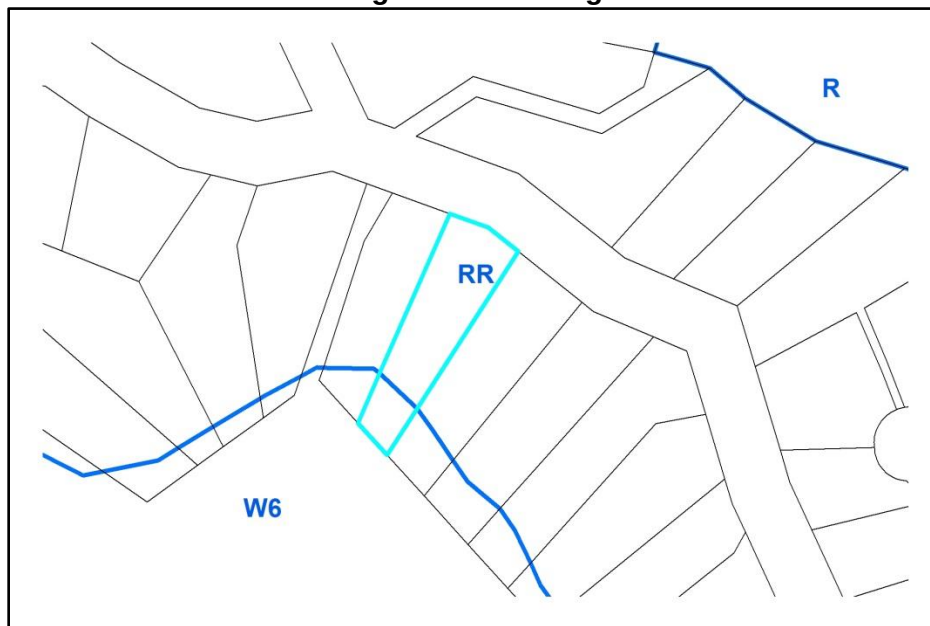
Figure Five: DPA 10 - Riparian & Aquatic Ecosystems



Land Use Bylaw

The property is zoned as **Rural Residential - RR** in the North Pender Island Land Use Bylaw No. 103, 1996.

Figure Six: Zoning



Islands Trust Fund

The application does not affect the interests of the Trust Fund Board.

Regional Conservation Plan

The proposal does not affect the goals and objectives of the Islands Trust Fund regional conservation plan.

Sensitive Ecosystems and Hazard Areas

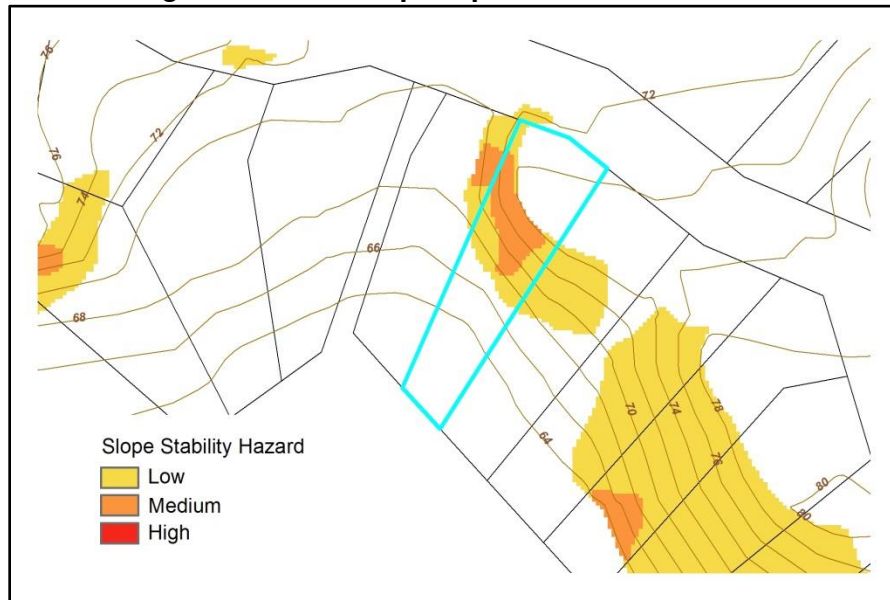
The riparian habitat is the only identified sensitive ecosystem on the subject property. There are occurrences of low and medium slope hazard on the property (See: Figure Seven - Slope Hazard). The building plans were submitted under an engineer's seal (the owner).

Archaeological Sites

There are no archaeological sites listed on the Provincial RAAD database for the subject property.

Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the *Heritage Conservation Act*. This would most likely be indicated by the presence of areas of dark-stained soils containing conspicuous amounts of fire-stained or fire-broken rock, artifacts such as arrowheads or other stone tools, or even buried human remains. If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a *Heritage Conservation Act* permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.

Figure Seven: Steep Slope Hazard & Contours



Covenants

There are no registered covenants on the property.

Bylaw Enforcement:

N/A

Climate Change Mitigation and Adaptation

The proposed development does not increase allowable development density on the property, and the GHG emission changes resulting from approval are limited in scale. The potential impacts on proposed development from anticipated or possible climate change induced hazards are largely neutral owing to the geographical location and elevation of the property.

COMMUNITY INFORMATION MEETING(S):

There is no community information meeting associated with the development permit application as they are not a requirement.

RESULTS OF CIRCULATION:

There is no notification requirement for the Development Permit

STAFF COMMENTS:

The specific objective of the designation of the DPA is: *to protect riparian areas from development so that the areas can provide natural features, functions and conditions that support fishlife processes.*

The proposed development is limited to a 53.8 m² (578 ft²) accessory (garage) building that conforms to the LUB for use, density and siting, including height which has been confirmed.

As a requirement of provincial *Riparian Areas Regulations*, a RAR Assessment Report (dated: January 6, 2016) was prepared and submitted to the province by Vitaly Ostroumov, R.P.Bio.

The provincial Ministry of Forests, Lands and Natural Resources Operations advised that it conforms to RAR methodology on January 28, 2016.

The assessment report established the SPEA on the property and measures for the protection of these areas. The proposed garage is outside of both the SPEA for the unnamed creek and the lake (Figure Four - above). The riparian stream is culverted and situated on the opposite side of the neighbouring property to the west.

The measures recommended in the report were limited to: *protection of trees, sediment and erosion control and monitoring*. All recommendations have all been incorporated into the proposed DP. Adherence to the conditions of the DP and monitoring will mitigate impacts from the proposed development to the riparian areas within the SPEA. The report concluded that if the SPEAs are protected by the development proposal by implementing measures in the Assessment Report that:

"... no harmful alteration disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian area..." (pg. 21)

The completed Development Permit Area Checklist for DPA 10 is attached. The proposal meets the guidelines of the DPA.

Given the foregoing and attached information, staff is recommending that NP-DP-2016.1 (Daw) be approved.

RECOMMENDATIONS:

1. **THAT** Development Permit NP-DP-2016.1 (Daw) **BE APPROVED**.

Prepared and Submitted by:



March 3, 2016

Date

Concurred in by:



Robert Kojima
Regional Planning Manager

March 3, 2016

Date

Attachments: DAI Checklists: DPA 10
Proposed Development Permit NP-DP-2016.1
RAR Assessment Report

Riparian and Aquatic DPA 10 Checklist: NP-DP-2016.1
Construction of an Accessory Building (Garage)

Guidelines	Comments
1. In general, all development in this DPA should be undertaken in a manner that minimizes impacts on the riparian area and on aquatic ecosystems, including from the application of pesticides and other chemicals for non-essential cosmetic purposes. Where a QEP has made recommendations for mitigation measures, enhancement or restoration in order to lessen impacts on the riparian area and aquatic ecosystems, the LTC may impose permit conditions, including a requirement for security in the form of an irrevocable letter of credit, to ensure the protection of riparian areas and aquatic ecosystems, consistent with the measures and recommendations described in the report.	<i>Riparian Areas Regulations (RAR)</i> Assessment Report was prepared by Vitaly Ostroumov, R.P.Bio and submitted to the province the report (dated January 6, 2016) the provincial Ministry of Forests, Lands and Natural Resources Operations confirmed that it complied with the RAR methodology on January 28, 2016. Conditions based on recommended measures in RAR Assessment Report placed in draft DP for <i>Tree Protection, Sediment and Erosion Control, and Monitoring</i>
2. The development permit should not allow any development activities to take place within any Streamside Protection and Enhancement Area (SPEA) identified by the QEP, and the owner should be required to implement a plan for protecting the SPEA over the long term through measures that may be implemented as conditions of the development permit.	Complies - building is outside of SPEAs
3. Where the QEP report describes an area as suitable for development with special mitigating measures, the development permit should only allow the development to occur in compliance with the measures described in the report. Monitoring and regular reporting by a QEP at the applicant's expense may be required during construction and development phases, as specified in a development permit.	n/a
4. The following guidelines are applicable to floats and associated structures within the development permit area: i) floats should not be placed in areas	n/a

Guidelines	Comments
identified as important to fish life processes where installation of a float would compromise the functioning of the feature; ii) a ramp or float should not rest on the bed of the water body; iii) the use of treated wood in the waterbody should be avoided; iv) floatation material should be contained within a durable shell to prevent disintegration; v) semi-transparent surfacing should be used on ramps and floats (e.g. grating or separated boards); vi) any areas disturbed during installation should be restored; vii) where a float is being replaced, all old materials should be removed.	
5. If the nature of the proposed project in a riparian assessment area or the surface of a waterbody changes after the QEP report has been prepared such that it is reasonable to assume that the QEP's assessment of the impact of the development may be affected, the LTC may require the applicant to have the QEP update the assessment at the applicant's expense and DP conditions may be revised accordingly.	n./a
6. The LTC may consider variances to subdivision or siting or size regulations where the variance may result in enhanced protection of the SPEA or aquatic ecosystem in compliance with recommendations of a QEP report.	n/a



PROPOSED

NORTH PENDER ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT PERMIT NP-DP-2016.1

To: David Daw & Jeffery Fisher

1. This Development Permit (the "Permit") applies the land described below and all buildings, structures and other developments therein:

Lot 2, Section 10, Pender Island, Cowichan District, Plan 22149
PID: 002-421-577

2. This Development Permit No. NP-DP-2016.1 authorizes the construction of an accessory building (garage) within Development Permit Area ("DPA") 10 – Riparian and Aquatic Development Permit Area, subject to the following requirements and conditions:

Tree Protection

- a. All natural vegetation inside the Streamside Protection and Enhancement Areas (SPEAs) delineated on Schedule 'B' attached to and forming part of this permit, shall remain intact.
- b. There must be no encroachment into the SPEA by heavy equipment or machinery.
- c. There must be no deposition into the SPEA of any materials from the construction process such as rock, soil or vegetation.

Sediment and Erosion Control

- d. All necessary measures to protect the water quality and fish habitat must be used by the property owners and contractors through the construction process, specifically:
 - i. A spill control kit shall remain on site for the entire construction period.
 - ii. Erosion control measures in the form of absorption mats and silt barriers (fencing) shall be installed to ensure that no silty runoff enters the SPEAs.
 - iii. Absorption mats and silt barriers (fencing) are to be installed under direction of the monitoring Qualified Environmental Professional (QEP).

Monitoring

- e. The monitoring QEP shall prepare and submit to the Islands Trust written confirmation of compliance with all conditions with this permit as issued within one (1) month of the development work being completed.
3. Any further development within designated Development Permit Areas will require a new Development Permit, or a Development Permit Amendment.
 4. This Permit does not remove any obligation on the Permittee to obtain other approvals or obligations necessary for the lawful completion of the proposed development.

5. The area described herein shall be developed in accordance with the terms, conditions and provisions of this Permit, and any plans and specifications attached to this Permit, which shall form a part thereof.
6. This permit does not relieve the applicant from complying with the provisions of the North Pender Island Land Use Bylaw unless varied by this Permit.

This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of North Pender Island Land Use Bylaw No. 103, 1996 and to obtain other approvals necessary for completion of the proposed development.

AUTHORIZING RESOLUTION PASSED BY THE NORTH PENDER ISLAND LOCAL TRUST COMMITTEE, THIS rd DAY OF , 2016.

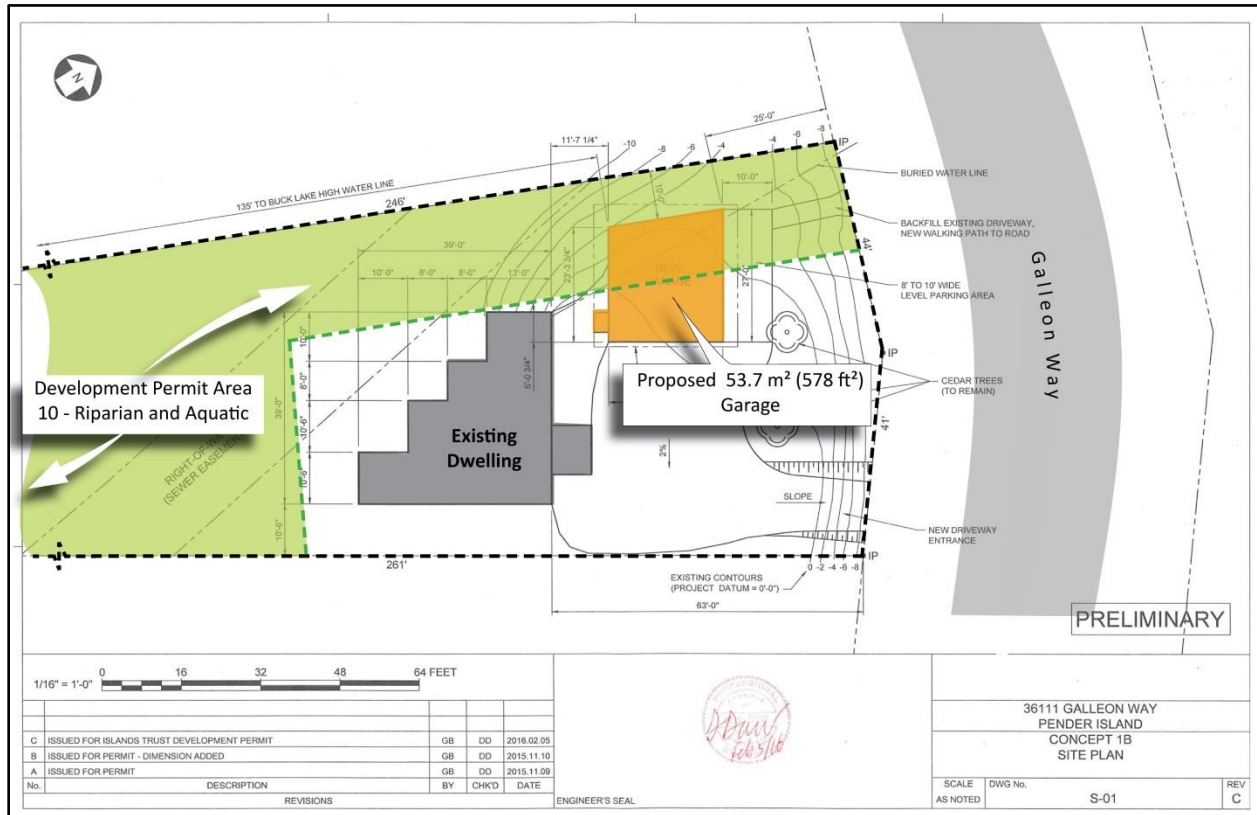
_____, 2016	_____, 2016
Deputy Secretary, Islands Trust	Date Issued

IF THE DEVELOPMENT HEREIN IS NOT COMMENCED BY THE ##th DAY OF MONTH, 201# THIS PERMIT AUTOMATICALLY LAPSES.

NORTH PENDER ISLAND LOCAL TRUST COMMITTEE

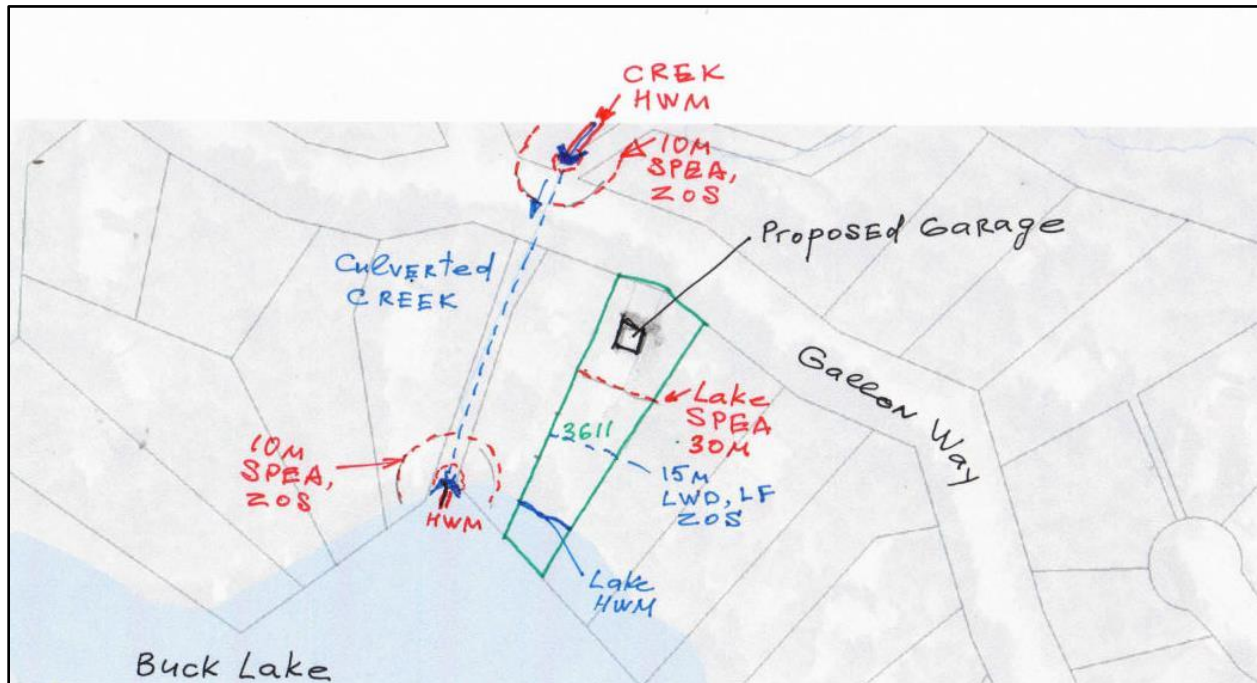
DEVELOPMENT PERMIT 2016.1 Schedule "A"

Site Plan



NORTH PEDNERISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT PERMIT 2016.1
Schedule "B"

Streamside Protection and Enhancement Areas (SPEAs)



Riparian Area Regulation: Assessment Report

Please refer to submission instructions and assessment report guidelines when completing this report.

Date January 6, 2016

I. Primary QEP Information

First Name	Vitaly		
Last Name	Ostroumov		
Designation	Registered Professional Biologist	Company QEP Environmental Ltd.	
Registration #	2046	Email contact@qepconsulting.ca	
Address	308-904 Carlton Terrace		
City	Victoria	Postal/Zip V9A 5A5	Phone # 250-681-4838
Prov/state	BC	Country Canada	

III. Developer Information (Agent for Developer)

First Name	David		Middle Name
Last Name	Daw		
Company			
Phone #	778-847-4148	E-mail:	ddaw61@icloud.com
Address: Building and Street	36111 Galleon Way		
City	Pender Island	Postal/Zip	
Prov/state	BC	Country Canada	

IV. Development Information

Development Type	Private garage construction		
Area of Development , sq.ft	570	Riparian Length (m)	20
Lot Area , acres	0.38	Nature of Development	Garage construction
Proposed Start Date	February 1,2016	Proposed End Date	February 1,2017

V. Location of Proposed Development

Street Address (or nearest town)	36111 Galleon Way		
Local Government	Island Trust	City	Pender Island
Stream Name	Unnamed Creek		
Legal Description (PID)	Lot 2, Sec 10, Pender Island, Covichan District, PLAN 22149	Region	
Stream/River Type	Creek	DFO Area: Vancouver Island	
Watershed Code			
Latitude	48°	46'28	60"N Longitude 123°. 17'57 59"W

Table of Contents for Assessment Report

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2. Results of Riparian Assessment (SPEA width)	4
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3) Slope Stability	9
4) Protection of Trees	9
5) Encroachment	10
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Section 1. Description of Fisheries Resources Values and a Description of the Development proposal

Site characteristics

The site is located on the south-central part of Pender Island. The landscape is predominantly flat and sloped towards Buck Lake and the creek direction. Vitaly Ostroumov, the QEP Environmental Project Biologist, completed the site visit on December 12th, 2015. The weather on the day of investigation was cloudy and windy, the air temperature was about 8°C. The property was assessed without obstruction during the assessment.

The site has a complex shape and is bordering Galleon way on the north and Buck Lake on the south. There is no natural water on the subject property (except for Buck Lake), however, a creek culvert, stretched across Galleon Way and up to the lake shoreline outlet, was found outside the subject property in the east direction. As observed, the water in the creek is clean.

The upstream part of the creek was modified by cementing the creek bottom.

Current riparian vegetation condition

The site surface has been altered by historical development. The existing house is surrounded by the ornamental and native trees and shrubs.

The creek riparian area is covered by the grass and shrubs (around the culvert outlet and along the culvert area).

Fisheries resources

No visible signs of fish have been detected during this assessment. The fish barrier was spotted in the downstream culvert area near the lake shoreline – the 15 cm high and 60 cm in diameter water fall outside the metal galvanized culvert.

Based on the verbal information provided by the owner, Buck Lake is an important water source which is periodically being stocked by rainbow trout. There is no public access to the lake shoreline.

Proposed Development Plan

The owner proposed construction of a new garage 23 ft x 23 ft x 27 ft dimensions (570 sq. feet footprint) and modification of the existing driveway. All garage structures and proposed developments are outside lake's 30 m Riparian Assessment Area and creek's SPEA area.

Section 2. Results of Detailed Riparian Assessment

Refer to Chapter 3 of Assessment Methodology

Date: January 6, 2016

Description of Water bodies involved (number, type)

Unnamed creek outlet from the culvert under Galleon Way and near lake shoreline.

Stream	X
Wetland	
Lake	
Ditch	
Number of reaches	1
Reach #	1

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

Channel Width(m)		Gradient (%)	
starting point	0.5	3	I, <u>(name of qualified environmental professional)</u> , hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developer David Daw (<i>name of developer</i>) ; c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.
	0.5	3	
	1.0	3	
	0.9	4	
downstream	0.8	4	
	0.8	4	
	0.9	4	
	0.7	4	
	0.9	5	
	0.6	5	
	1.2	5	
	55	41	
Total: minus high /low			
mean	0.6	4,5	
	R/P	C/P	S/P
Channel Type	X		

Site Potential Vegetation Type (SPVT)

	Yes	No	
SPVT Polygons		x	Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes I, Vitaly Ostroumov (<i>name of qualified environmental professional</i>), hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developer David Daw (<i>name of developer</i>) ; c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.
Polygon No:	LC	SH	TR
SPVT Type			X
Polygon No:	LC	SH	TR
SPVT Type			
Polygon No:	LC	SH	TR
SPVT Type			

Method employed if other than TR

Method employed if other than TR

Method employed if other than TR

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

SPVT Type

--	--	--

--

Zone of Sensitivity (ZOS) and resultant SPEA

Segment No:	1	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons					
LWD, Bank and Channel Stability ZOS (m)	10						
Litter fall and insect drop ZOS (m)	10						
Shade ZOS (m) max	1.8						
		South bank	Yes		No		x
Ditch	Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)						
Ditch Fish Bearing	Yes		No		If non-fish bearing insert no fish bearing status report		
SPEA maximum	10	(For ditch use table3-7)					

Segment No:		If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons					
LWD, Bank and Channel Stability ZOS (m)							
Litter fall and insect drop ZOS (m)							
Shade ZOS (m) max							
		South bank	Yes		No		
SPEA maximum		(For ditch use table3-7)					

Segment No:		If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons					
LWD, Bank and Channel Stability ZOS (m)							
Litter fall and insect drop ZOS (m)							
Shade ZOS (m) max							
		South bank	Yes		No		
SPEA maximum		(For ditch use table3-7)					

I, **Vitaly Ostroumov** (*name of qualified environmental professional*), hereby certify that:

a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;

b) I am qualified to carry out this part of the assessment of the development proposal made by the developer **David Daw** (*name of developer*);

c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and

d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.

Comments

SPEA is 10 m from culvert inlet and outlet and creek HWM

FORM 1
Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Refer to Chapter 3 of Assessment Methodology

Date: January 6, 2016

Description of Water bodies involved (number, type) Buck Lake

Stream	
Wetland	
Lake	1
Ditch	
Number of reaches	1
Reach #	1

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

Channel Width(m)		Gradient (%)	
starting point			I, Vitaly Ostroumov (<i>name of qualified environmental professional</i>), hereby certify that: e) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ; f) I am qualified to carry out this part of the assessment of the development proposal made by the developer David Daw (<i>name of developer</i>); g) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and h) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.
upstream			
downstream			
Total: minus high /low			
mean			
Channel Type			
	R/P	C/P	S/P
	X		

Site Potential Vegetation Type (SPVT)

	Yes	No	
SPVT Polygons		x	Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes I, Vitaly Ostroumov (<i>name of qualified environmental professional</i>), hereby certify that: e) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ; f) I am qualified to carry out this part of the assessment of the development proposal made by the developer David Daw (<i>name of developer</i>); g) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and h) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.
Polygon No:	LC SH TR		Method employed if other than TR
SPVT Type	LC SH TR		
Polygon No:	LC SH TR		Method employed if other than TR
SPVT Type	LC SH TR		
Polygon No:	LC SH TR		Method employed if other than TR
SPVT Type	LC SH TR		

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Zone of Sensitivity (ZOS) and resultant SPEA

Segment No:	1	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons					
LWD, Bank and Channel Stability ZOS (m)	15						
Litter fall and insect drop ZOS (m)	15						
Shade ZOS (m) max	30						
		South bank	Yes		No	x	
Ditch	Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)						
Ditch Fish Bearing	Yes		No		If non-fish bearing insert no fish bearing status report		
SPEA maximum	30	(For ditch use table3-7)					

Segment No:		If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons					
LWD, Bank and Channel Stability ZOS (m)							
Litter fall and insect drop ZOS (m)							
Shade ZOS (m) max							
		South bank	Yes		No		
SPEA maximum		(For ditch use table3-7)					

Segment No:		If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons					
LWD, Bank and Channel Stability ZOS (m)							
Litter fall and insect drop ZOS (m)							
Shade ZOS (m) max							
		South bank	Yes		No		
SPEA maximum		(For ditch use table3-7)					

I, **Vitaly Ostroumov** (*name of qualified environmental professional*), hereby certify that:

e) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;

f) I am qualified to carry out this part of the assessment of the development proposal made by the developer **David Daw** (*name of developer*);

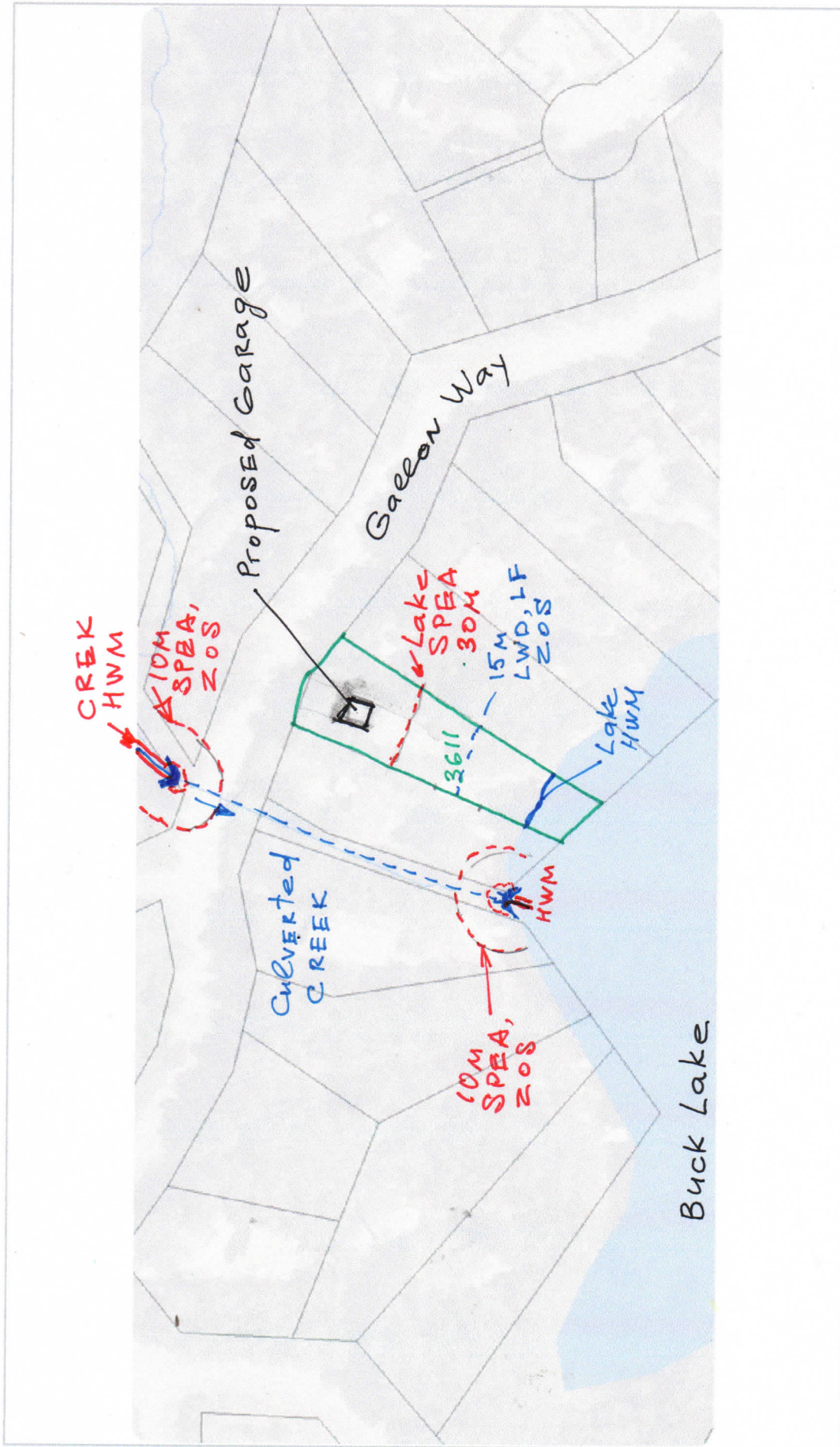
g) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and

h) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.

Comments

SPEA is 30 m from lake HWM

Section 3. Site Plan



MapIT

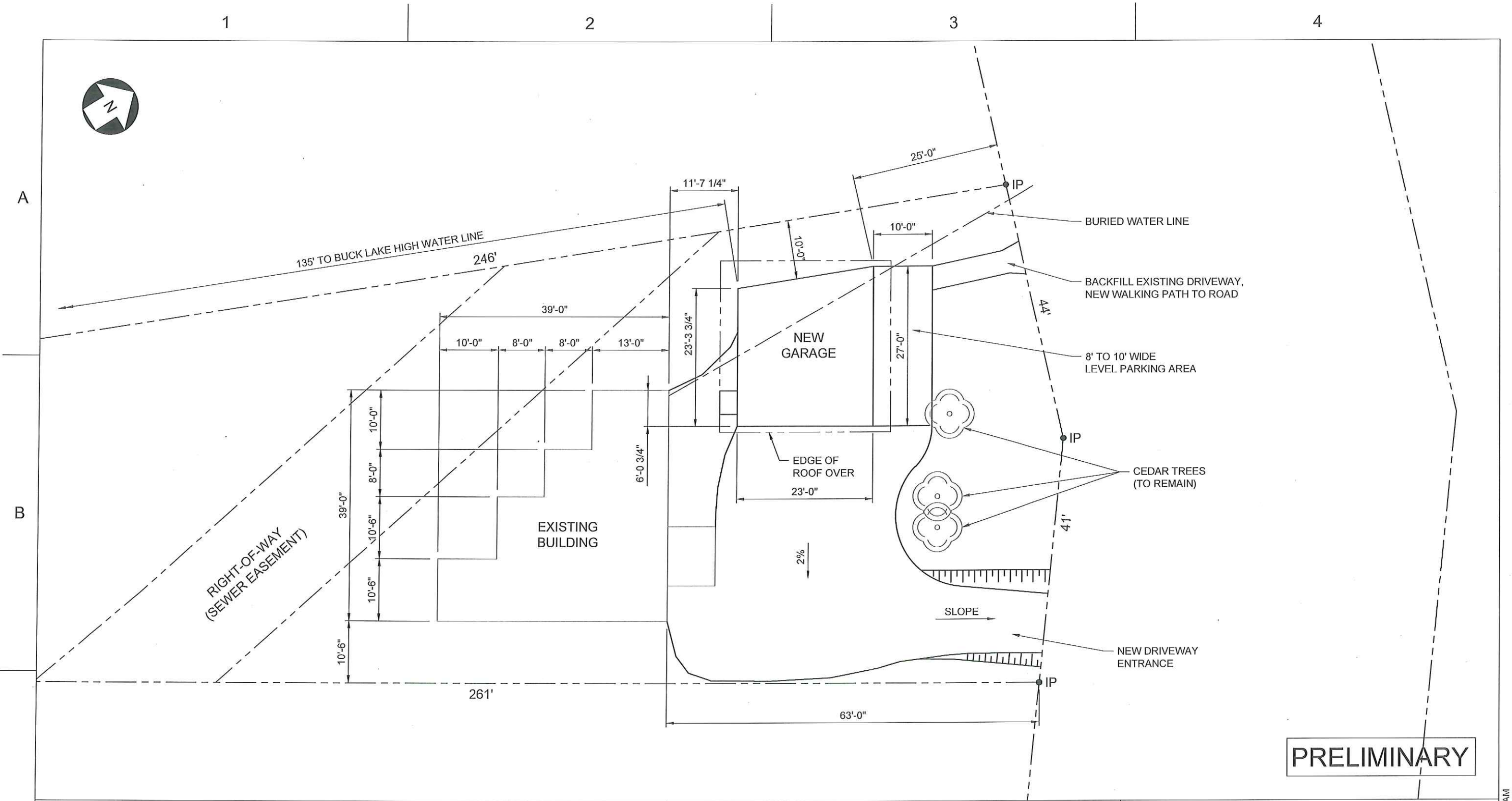
Islands Trust
Mapping Department
250-405-5151
mapit@islandstrust.bc.ca
<http://www.islandstrust.bc.ca>



Islands Trust

Print Date: 2016-01-03 14:40:31

This product is for reference purposes and may not have been prepared for, or be suitable for legal, engineering, surveying or navigation purposes. Users interested in these applications should review or consult primary data and information sources.



C

1/16" = 1'-0"

B	ISSUED FOR PERMIT - DIMENSION ADDED	GB	DD	2015.11.10
A	ISSUED FOR PERMIT	GB	DD	2015.11.09
No.	DESCRIPTION	BY	CHK'D	DATE
REVISIONS				

ENGINEER'S SEAL

36111 GALLEON WAY PENDER ISLAND CONCEPT 1B SITE PLAN		
SCALE AS NOTED	DWG No. S-01	REV B

STRUCTURAL.dwg 2015-11-10 10:06:29 AM

Section 4. Measures to Protect and Maintain the SPEA

This section is required for detailed assessments. Attach text or document files, as need, for each element discussed in chapter 1.1.3 of Assessment Methodology. It is suggested that documents be converted to PDF *before* inserting into the assessment report. Use your “return” button on your keyboard after each line. You must address and sign off each measure. If a specific measure is not being recommended a justification must be provided.

1. Danger Trees
There are no danger trees within the area of development
I, <u>Vitaly Ostroumov</u> , hereby certify that: i) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ; j) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>David Daw</u> ; k) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation
2. Windthrow
The proposed structures are located in an open space, so windthrow effects are not anticipated.
I, <u>Vitaly Ostroumov</u> , hereby certify that: a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ; b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>David Daw</u> ; c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation
3. Slope Stability
The slope of the property and around creek is stable in its current configuration. The proposed construction will not disturb any portion of the slope and will have no effect to slope stability.
I, <u>Vitaly Ostroumov</u> , hereby certify that: a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ; b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>David Daw</u> ; c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation
4. Protection of Trees
All natural vegetation inside the SPEA area will remain intact.

I, Vitaly Ostroumov, hereby certify that:

- a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;
- b. I am qualified to carry out this part of the assessment of the development proposal made by the developer David Daw;
- c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation

5. Encroachment

The proposed garage is located outside the 10 m creek SPEA and 30 m Lake SPEA areas.

I, Vitaly Ostroumov, hereby certify that:

- a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;
- b. I am qualified to carry out this part of the assessment of the development proposal made by the developer David Daw;
- c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation

6. Sediment and Erosion Control

All necessary efforts to protect the water quality and fish habitat must be used by the property owners. It is recommended to keep a spill control kit on site during the construction period. If soil is exposed during construction, necessary erosion control measures must be implemented (absorption mats, silt fence).

The silt fence must be placed along the construction area to prevent any silted water from construction site drain into the creek.

I, Vitaly Ostroumov, hereby certify that:

- a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;
- b. I am qualified to carry out this part of the assessment of the development proposal made by the developer David Daw;
- c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation

7. Stormwater Management

Surface water from storm events will be absorbed by soil and flow in to municipal drain water system and not drain directly into the creek.

I, Vitaly Ostroumov, hereby certify that:

- a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;
- b. I am qualified to carry out this part of the assessment of the development proposal made by David Daw;

- c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation

8. Floodplain Concerns (highly mobile channel)

Creek in present condition is stable; there is no evidence of significant water level changes

I, Vitaly Ostroumov, hereby certify that:

- a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;
- b. I am qualified to carry out this part of the assessment of the development proposal made by the developer David Daw;
- c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation

Section 5. Environmental Monitoring

Attach text or document files explaining the monitoring regimen Use your "return" button on your keyboard after each line. It is suggested that all document be converted to PDF *before* inserting into the PDF version of the assessment report. Include actions required, monitoring schedule, communications plan, and requirement for a post development report.

It is recommended that an Environmental monitor (QEP Environmental Ltd. provided) inspect the site after construction completion. The developer has been informed of their responsibility to have a QEP complete and file a post-construction report and to ensure that this takes place. This report will indicate whether or not the above measures were implemented, and how effective they were in protecting the integrity of the SPEA.

Proposed cost of Environmental Monitoring is \$1,900 (plus applicable taxes) that includes three site visits (before start construction, middle-term and post construction) and report preparation.

Section 6. Photos



Photo 1. The upstream part of the creek (north direction from Galleon Way)



Photo 2. The inlet culvert under Galleon Way



Photo 3. Buck Lake shoreline is in stable condition



Photo 4. The area between Galleon Way and Buck Lake where the creek runs underground



Photo 5. The water in the creek near the lake is clean



Photo 6. The creek estuary to Buck Lake



Photo 7. The subject property is fronted by Buck Lake



Photo 8. The proposed garage area is flat and located outside the lake and creek SPEA areas



Photo 9. The existing driveway will be modified

Section 7. Professional Opinion

Assessment Report Professional Opinion on the Development Proposal's riparian area.

Date January 6, 2016

1. I, Vitaly Ostroumov,
hereby certify that:

- a) I am/We are qualified environmental professional(s), as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;
- b) I am/We are qualified to carry out the assessment of the proposal made by the developer **David Daw**, which proposal is described in section 3 of this Assessment Report (the "development proposal"),
- c) I have/We have carried out an assessment of the development proposal and my/our assessment is set out in this Assessment Report; and
- d) In carrying out my/our assessment of the development proposal, I have/We have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation; AND

2. As qualified environmental professional(s), I/we hereby provide my/our professional opinion that:

- a) if the development is implemented as proposed by the development proposal there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area in which the development is proposed, **OR**
- (Note: include local government flex letter, DFO Letter of Advice, or description of how DFO local variance protocol is being addressed)
- b) ☒ if the streamside protection and enhancement areas identified in this Assessment Report are protected from the development proposed by the development proposal and the measures identified in this Assessment Report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area in which the development is proposed.

Date: March 22, 2016

File No.: 6500-20-Housing

To: North Pender Island Local Trust Committee
For the meeting of March 31, 2016

From: Justine Starke, Island Planner, Local Planning Services

CC: Gary Richardson, Acting Regional Planning Manager
David Marlor, Director Local Planning Services

Re: LTC Top Priority – STVR (Housing)

Project Objectives

The overall objective of this project is to engage a community planning process that considers options to improve the stock, availability, and impacts of affordable housing on North Pender Island.

The North Pender Island Local Trust Committee's (LTC) first priority is consideration of the use of residential zones for tourist accommodations, known as STVRs (Short Term Vacation Rentals). The Local Trust Committee has been consulting with the community to consider changes to vacation rental regulations. The scope of this work is being guided by a "[project charter](#)," which can be reviewed on the North Pender Island Local Trust Area web page: www.islandstrust.bc.ca/npender/housing.

Project Background

Community consultation workshops were held on November 7, 2015, and February 6, 2016. The workshops both used a participatory approach to sharing information and gathering input. The workshops were well attended and met project objectives; the sessions were helpful in assisting the LTC to understand a range of community responses to this project, as well as were successful in fostering dialogue and creating an informed base of understanding amongst those who participated.

The November 7, 2015 workshop was attended by over 100 people and the results were summarized in a staff report presented at the November 26, 2015 North Pender Island Local Trust Committee Meeting.

The February 6, 2016 workshop was loosely based on a "world café," style of public consultation. The format included a mix of small working groups and town hall style discussion. There were 70 members of the public there, with around 45 people staying to participate in the small group exercise. There were 9 small groups of 4-6 people. Each small group included people with a diversity of opinions on short term vacation rentals; the groups were tasked with reviewing and amending a "menu" of possible regulations and were challenged to reach consensus as a group on each one. (Two of these groups had a separate task to workshop specific Temporary Use Permit guidelines; the specific results of this are not addressed in this report but can be brought forward later in the process if the LTC would like to consider TUP guidelines). The small group review of possible regulations was a productive way to build understanding of different perspectives. The

results of this exercise are attached in Appendix 1 and reflect the many small compromises that were necessary for each group to reach consensus on each regulation.

The workshop culminated with a live electronic survey on different approaches to regulating short term vacation rentals on the island. Audience members used remote control “Clickers” to vote on a number of different STVR questions. The result are posted under [“live electronic survey”](#) on the website, and included in Appendix 1. When considering the input gathered at the February 6, 2016 workshop it is interesting to note the reason people attended by considering the results to the question, “I came to today’s workshop because:”

	Responses	
	Percent	Count
I run an STVR	7%	3
I want to run an STVR.	12%	5
I am a neighbour of an STVR.	12%	5
I do not want STVRs in my neighbourhood.	24%	10
I am interested in this subject.	34%	14
I am a policy wonk.	10%	4
Totals	100%	41

Short Term Vacation Rental Questionnaire:

One of the issues that was discussed at the February 6 workshop was concerned with ensuring those who were not present at the workshop would still be consulted as part of the process. Although the project charter has always envisioned a more general community survey, this feedback emphasized the importance of such an exercise. A “SurveyMonkey” questionnaire was advertised and posted on-line on February 18, 2016; it remained open until March 11, 2016. The questions included many of the regulatory concepts that were discussed at the workshop #2. Questionnaire results are considered anecdotal; the results are not statistically valid – the questionnaire was not based on a random sampling of Pender residents; it was open to anyone, and in this way the respondents were self-selected. Responses were limited to one per computer or other device. Three members of the public contacted staff for assistance and submitted hard paper copies of the questionnaire, which were manually entered into the system. The results of the questionnaire have been posted to the website, and are included in Appendix 1.

Results of Community Feedback

The Local Trust Committee has not yet made a decision on whether to permit and regulate STVRs in residential zones; the purpose of this project has been to consider the different ways to regulate STVRs should the LTC decide to do so. A variety of approaches and possible regulations have been explored at the two workshops, in small groups, in the larger discussions, through the live survey at the February 6 workshop, and through the on-line questionnaire. Each method of gathering input presented possible regulations in slightly different ways; however the underlying concepts were consistent. Feedback on these regulatory concepts are cross referenced below according to the methodology employed:

1. Should the LTC allow and regulate STVRs in residential zones?

This is the basic question of whether to proceed further with this project. It was asked a few different ways at the workshop and in the questionnaire. Some members of the community did not participate in the

workshops because they fundamentally oppose allowing STVRs in residential zones and felt the workshops were assuming STVRs would be allowed.

On February 6, the breakout groups considered this question as a sample regulation:

“Short Term Vacation Rentals are permitted in Commercial Zones but not permitted in Residential Zones.”

- Four groups answered “no,” meaning the group did not agree with this regulation.
- Two groups could not reach consensus on this regulation.
- One group agreed with this regulation.

In the live survey February 6, the question was:

“I support legalizing and regulating STVRs in residential zones:”

- 27 people of 41 (66%) answered “yes”
- 5 people (12%) answered “no”
- 8 people (20%) answered “in some zones”

In the on-line questionnaire, the question was:

“Do you support allowing people to rent their houses or cottages as STVRs on properties with residential zoning?”

- 341 people answered this question
- 132 people (38.7%) answered, “yes, STVRs should be permitted with as few regulations as possible.”
- 94 people (27.6%) answered, “Yes, but only with regulations in place to protect the neighbourhood.”
- 43 people (12.6%) answered, “No, under no circumstances should STVRs be permitted in residential zones.”

2. Question of whether to use Temporary Use Permit (TUPs) to permit STVRs upon application, and adopt TUP guidelines for the permits.

- Could be combined with regulation of STVRs in the land use bylaw, and used in cases where the LUB regulations do not permit STVRs.
- As mentioned above, TUP guidelines were workshopped at the February 6, 2016 meeting and could be brought forward for LTC consideration. They have not been analyzed in this staff report or included in Appendix 1.

On February 6, the question was explained and the sample regulatory language considered by the breakout groups was:

“Short Term Vacation Rentals in residential zones are only permitted if controlled with a Temporary Use Permit”

- Four groups answered “no,” meaning the group did not agree with this regulation.
- Two groups could not reach consensus on this regulation.
- One group agreed with this regulation.

In the live survey February 6, the question was, *“I believe STVRs should only be allowed with a Temporary Use Permit:”*

- 21 people of 42 (50%) answered “no”
- 18 people (43%) answered “yes”

In the on-line questionnaire, this issue was addressed in Question #15:

“A Temporary Use Permit (TUP) can allow an STVR to operate where the zoning does not permit it. The TUP is the closest thing to a business license that Islands Trust has the ability to issue. To get a TUP, the property owner must make an application to the Islands Trust (current fee is \$1100). Neighbours of the property are notified and an ad is put in the newspaper. For an example, please see the Galiano Island TUP guidelines in the linked document. Based on this information, do you think. . .”

- 332 people answered this question
- 151 people (45.5%) answered, “TUPs are not a good solution to STVRs because of the uncertainty about whether the application would be approved and the potential for neighbours to influence the decision.”
- 72 people (21.7%) answered, “TUPs are a good way to regulate STVRs because they can be issued on a case by case basis and the conditions in the permit can be tailored to the specifics of each property.”
- 72 people (21.7%) answered “other,” and made a comment. Please see the comments under Question # 15 in Online Questionnaire Results.

3. If STVRs are allowed, should the owner or the owner’s representative live on-site?

- Many people have responded that there should be someone responsible for the STVR who lives on the island, but that they do not necessarily have to live on the property. Please note this cannot be required in a land use bylaw as a zoning regulation, but could be included as a Temporary Use Permit guideline and become a condition of a permit.

On February 6, the question was explained and the sample regulatory language considered by the breakout groups was:

“Short Term Vacation Rentals are only permitted where the owner or an operator live on the property”

- One group agreed with this regulation.
- Three groups amended this regulation in various ways to essentially have the regulation require that a person responsible for the STVR should live nearby or on the island.
- Three groups could not reach consensus on this regulation

In the live survey February 6, the question was “If STVRs are permitted, the owner or operator must live on the same property:”

- 25 people of 41 (61%) answered “no”
- 14 people of 41 (34%) answered “yes”

In the on-line questionnaire, this issue was addressed in Question #3: *“If STVRs are permitted, the owner or the owner’s representative must live on the same property at the same time, and be available to manage any problems:”*

- 339 people answered this question
- 174 people (51.3%) Disagreed
- 104 people (30.7%) Agreed
- 61 people (18%) answered “other,” and made a comment. Please see the comments under Question # 3 in Online Questionnaire Results. Many comments express that somebody responsible for the STVR should live on the island, but not necessarily on the same property.

4. Question as to whether, if STVRs are permitted, they should be included as a use under the home business regulations.

- This implies that the current regulations, unless amended, would apply to STVR uses. The current home business regulations were provided for reference at the February 6 workshop and were linked to the on-line survey for information.

On February 6, the question was explained and the sample regulatory language considered by the breakout groups was:

“Short Term Vacation Rentals should be permitted and regulated under the existing home business regulations”

- One group agreed with this regulation and thought the regulations should be amended to address strict regulations related to STVRs.
- Four groups did not agree with this regulation.
- Two groups could not reach consensus on this regulation.

In the live survey February 6, the question was *“STVRs should be under the home business regulations:”*

- 22 people of 41 (54%) answered “no”
- 15 people (37%) answered “yes”

In the on-line questionnaire, this issue was addressed in Question #4: *“If STVRs are permitted, they should be managed under the existing home business regulations in the North Pender Island Land Use Bylaw 103:”*

- 333 people answered this question
- 126 people (37.8%) agreed
- 74 people (22.2%) Disagreed
- 95 people (28.5%) were undecided
- 38 people (11.4%) answered “other,” and made a comment. The comments reveal that some people were unable to follow the link or did not understand the regulations.

5. Question as to whether, if STVRs are permitted, they should be limited geographically.

On February 6, the question was explained and the sample regulatory language considered by the breakout groups was:

“STVRs should not be permitted in certain location (eg. Around Buck Lake).”

- Three groups agreed with this regulation
- Two groups did not agree with this regulation, but one specified noise is an issue.
- Two groups could not reach consensus on this regulation.

In the live survey February 6, the question was as asked in the following way:

10.) STVRs should NOT be permitted: (Multiple Choice)

	Responses	
	Percent	Count
In the Rural Residential Zone	18%	7
Around Buck Lake	13%	5
Around Magic Lake	0%	0
Around either lake	13%	5
STVRs should be permitted everywhere.	58%	23
Totals	100%	40

In the on-line questionnaire, this issue was addressed in Question #5: *“STVRs Should be Permitted Everywhere (more than one option can be selected):”*

- 335 people answered this question
- 228 people (68.06%) agreed
- 32 people (9.6%) said “Except around Buck Lake.”
- 32 people (9.6%) said “Except around Magic Lake.”
- 60 people (17.9%) said “Except on lots smaller than one acre.”

6. Question as to whether STVRs should only be permitted on lots of a certain size

On February 6, the question was explained and the sample regulatory language considered by the breakout groups was, *“Short Term Vacation Rentals are only permitted on lots 1.2 ha (3 acres) or larger:”*

- Five groups did not agree with this regulation.
- One group agreed with this regulation
- One group could not reach consensus on this regulation.

In the live survey February 6, the question was “STVRs should be only be permitted on lots that are. . .”

- 27 people of 41 (66%) answered “There should be no minimum lot size for STVRs”
- 9 people (22%) answered “at least 1 acre”
- 4 people (10%) said “at least 3 acres”
- 1 person (2%) said “at least 2 acres.”

In the on-line questionnaire, this question was bundled with Question #5 (see above).

7. Question as to whether, if STVRs are permitted, landscaping should be required by the regulations.

On February 6, the question was explained and the sample regulatory language considered by the breakout groups was:

“Landscape screening must be required to separate STVRs from neighbouring properties:”

- Two groups agreed with this regulation
- Three groups did not agree with this regulation.
- Two groups could not reach consensus on this regulation.

In the live survey on February 6, the question was *“Landscaping should be required to screen STVR properties from neighbours:”*

- 18 people of 42 (43%) answered “no”
- 17 people (40%) answered “yes”
- 4 people (10%) said “only lots 2 acres or less.”

In the on-line questionnaire, this issue was addressed in Question #6: *“If STVRs are permitted, landscaping should be required to make sure it is not visible from neighbouring properties:”*

- 328 people answered this question
- 210 people (64.0%) Disagreed
- 64 people (19.5%) Agreed

8. Question as to whether more than one STVR should be permitted on a property.

On February 6, the question was explained and the sample regulatory language considered by the breakout groups was:

“No more than one dwelling or cottage per lot may be used as a short term vacation rental at any one time:”

- Four groups agreed with this regulation
- Two groups did not agree with this regulation.
- One group could not reach consensus on this regulation.

In the live survey February 6, the question was *“No more than one dwelling should be used as an STVR per lot:”*

- 26 people of 42 (62%) answered “yes”
- 15 people (36%) answered “no”

In the on-line questionnaire, this issue was addressed in Question #7: *“There should only be one STVR permitted per property:”*

- 338 people answered this question
- 182 people (53.8%) answered Yes
- 62 people (18.3%) answered no
- 49 people (14.5%) answered “other,” and made a comment.

9. Question as to whether STVRs should be limited by size.

On February 6, the question was explained and the sample regulatory language considered by the breakout groups was:

“The floor area limit of a vacation rental must be limited to a maximum of 65 m² (699 ft²):”

- Six groups did not agree with this regulation.
- One group could not reach consensus on this regulation.

In the live survey on February 6, the question was as follows:

STVRs should have floor area limit of: (Multiple Choice)

	Responses	
	Percent	Count
65m ² (699 ft ²)	19%	8
Larger	10%	4
Smaller	0%	0
No floor area limit	71%	30
Totals	100%	42

In the on-line questionnaire, this issue was addressed in Question #8: *“If STVRs are permitted, the floor area or size of the unit should be limited:”*

- 334 people answered this question
- 206 people (61.7%) Disagreed
- 87 people (26.0%) Agreed
- 41 people (12.3%) answered “other,” and made a comment.

10. Question as to whether STVRs should be limited by number of bedrooms.

On February 6, the question was explained and the sample regulatory language considered by the breakout groups was:

“No more than three bedrooms, with a total of four beds per lot, may be used to accommodate paying guests for short term vacation rental:”

- Three groups agreed with this regulation.
- Two groups did not agree with this regulation.
- Two group could not reach consensus on this regulation.

In the live survey February 6, the question was as follows:

“No more than three bedrooms and four beds should be allowed for STVR use:”

- 9 people of 42 (21%) answered “yes”
- 7 people (17%) answered “no”
- 22 people (52%) answered “Islands Trust should stay out of our bedrooms!”

In the on-line questionnaire, this issue was addressed in Question #9: *“If STVRs are permitted, the number of bedrooms should be limited:”*

- 333 people answered this question
- 179 people (53.8%) Disagreed
- 109 people (32.7%) Agreed
- 45 people (13.5%) answered “other,” and made a comment.

11. Question as to whether parking should be required for STVRs

On February 6, the question was explained and the sample regulatory language considered by the breakout groups was:

“Two off street parking spots must be provided for the STVR:”

- Six groups agreed with this regulation.
- One group did not agree with this regulation.

In the live survey February 6, the question was as follows:

“Two off street parking spots should be required for each STVR.”

- 28 people of 42 (67%) answered “yes”
- 8 people (19%) answered “no”
- 4 people (10%) answered “more than 2”
- 1 person (2%) answered “fewer than 2”

In the on-line questionnaire, this issue was addressed in Question #10: *“If STVRs are permitted, two off street parking stalls should be provided within the boundaries of the property.”*

- 335 people answered this question
- 176 people (52.5%) Agreed
- 43 people (12.8%) Disagreed
- 54 people (16.1 %) answered “Only one parking stall should be required.”
- 11 people (3.3 %) answered “More than two parking stalls should be required.”
- 51 people (15.2%) answered “other,” and made a comment. Some comments proposed requiring linking the parking spaces to the size of the STVR or the number of bedrooms.

Correspondence

The Local Trust Committee has received nine pieces of correspondence on this topic since the November 26 2015 LTC meeting. Correspondence is posted to the website in accordance with the Islands Trust correspondence policies. It can be viewed by scrolling down on the [North Pender Local Trust Committee Project Page "Housing."](#)

The LTC has also received a report on behalf of the Magic Lake Property Owner's Society (MLPOS). It is posted on the website noted above. The report gives the results of a MLPOS survey of its members, including 97 responses from the 240 property owners who were sent the survey in Magic Lake Estates. The focus of the report was on the different approaches to regulation that were the focus of workshop #1. The covering letter to the report noted the following observations:

1. *"Though there are uncompromising opinions on either end of the STVR argument, most of our residents expressed a willingness to find some sort of middle ground."*
2. *Most seem to agree that regulations need to be in place, with some form of licencing that ensures control of behavior and resource use that have been an STVR problem in some neighborhoods.*
3. *Many point out that any such regulations must be enforceable.*
4. *There is no clear consensus as to whether STVRs should be allowed as a principal use. It is clear that the majority of respondents believe there is a place for STVRs within our community.*

The most valuable part of this survey is the following 16 pages of comments. Most respondents put a great deal of thought into their responses, and we hope the reader will reward their efforts with the open minded and careful scrutiny appreciation they deserve."

Options

In reviewing the community feedback, the North Pender Island Local Trust Committee will find that while there are people who are opposed to STVRs in general, most people find it acceptable to bring forward some level of STVR regulations to mitigate nuisances. In fact, many people would like to see as few regulations as possible. There are others, however, who advocate a much stricter approach. There is compelling rationale for reasonable regulations which could address many of the stated concerns of STVRs.

The full range of options recommended for consideration by the Local Trust Committee include:

1. **To continue not permitting STVRs in residential zones on North Pender Island.**
 - Continue with the status quo - currently, STVRs are not legally permitted on North Pender.
 - Temporary Use Permits (TUPs) are always an option (see option 10), and the LTC could focus on amending the Official Community Plan to bring in TUP guidelines for STVRs.
 - Through the feedback results and two community meetings, this option is not recommended.
2. **To permit STVRs on the island regardless of geographic location or lot size.**
 - There were mixed results on whether to apply a minimum lot size to allowing STVRs.
 - Most people did not agree with limiting STVRs to certain zones or excluding them from around the lakes.
 - Staff do not recommend limiting STVRs geographically or employing a minimum lot size, as long as other regulations are in place.

3. To regulate and permit more than one STVR per property

- This option was not popular in the community feedback.
- Staff do not recommend permitting more than one STVR per property.

4. To limit the number of bedrooms allowed to be used for an STVR

- This option was also not popular in the feedback, it was noted in the comments that people want to rent entire households, and this is the market STVRs cater to.
- Bed and Breakfast home business regulations limit the number of bedrooms and are a good option for those who want to rent a portion of their home out for short periods of time.
- Staff do not recommend regulations limit the number of bedrooms which can be used for STVRs.

5. To Permit STVRs as a principal use in all residential zones.

- If permitted outright, STVRs would be legal in all zones where residential uses are permitted.
- There could still be regulations in place to require parking, landscaping, a maximum of one STVR, etc.
- This option is not recommended because if the bylaw allowed STVRs as a principle use there would be no ability to require local oversight. Zoning bylaws regulates land use – they cannot “zone people.” Please see the discussion below.

6. To regulate STVRs under the Home Business regulations

- The Home Business Regulations in the Land Use Bylaw (LUB) would have to be amended to accommodate STVR use.
- The other existing home business regulations would also apply.
- This is not a recommended option because the existing home business regulations are too restrictive, especially the regulation that limits the combined floor area of all home businesses to 65 m² (699 ft²).

7. To require parking as a part of any STVR regulation

- The most common requirement is 2 parking places be required for an STVR use, on each property.
- Based on feedback and staff advice, this is a recommended regulation if STVRs are permitted.

8. Landscape strips be required as part of any STVR regulation

- Although there is merit in requiring a landscape buffer for privacy and sound containment, this regulation had mixed results in the feedback received.
- Some comments pointed out that landscape buffers are expensive to install and unnecessary for the degree of disturbance associated with STVRs, especially on larger properties.
- Based on this and on the regulatory approach that is recommended, staff are not advising landscape strips be required for STVRs.

9. To regulate STVRs as accessory uses, permitted in all residential zones

- It is assumed that this would include the Rural and Rural Residential Zones, and also include the Agricultural Zone, although approval from the Agricultural Land Commission would be required for properties in the Agricultural Land Reserve. It is also noted that agri-tourist accommodation is already a permitted use in the Agricultural Zone.
- As an accessory use, to have an STVR, a principle residential use must also be occurring on the property. This is a way to ensure owners/caretaker/tenants are living on the property.

- The implication of this approach is that more than one dwelling needs to be permitted on the lot; STVRs would therefore be limited to only those lots with 2 dwellings on them (i.e. cottage and house) of which only one could be rented out as an STVR.
- A Temporary Use Permit (TUP) could be used for STVRs on properties without a principal residential use.
- This option is recommended by staff. Although this would limit the properties that are eligible for STVRs, having someone responsible for the STVR is often cited as the most important criteria to have in place. Please see the discussion below.

10. To amend the Official Community Plan to include STVR guidelines for Temporary Use Permits

- TUPs can be used as tools to permit STVRs wherever zoning does not, provided that application for a TUP is made and approved.
- A TUP involves notification of neighbours and an ad is placed in the newspaper.
- TUPs can be issued for up to 3 years with an ability to renew for 3 years. After that a new application is required.
- A TUP contains site specific conditions on the use of the STVR and can be tailored to the characteristics of each property.
- The current cost of a TUP application is \$1100 (renewal applications are \$160). There has been much feedback that the application fee be reduced for STVR applications.

Discussion

Feedback from the community on this subject has been based on qualitative research; as mentioned above, a statistically valid survey was not conducted and there has not been a referendum on this topic – nor would that be appropriate (or possible under existing legislation). But the qualitative research approach does offer the LTC a much deeper understanding of where people sit with the different approaches to regulating STVRs. The benefits of qualitative research are that there are many supplemental comments to the questions, which offer more than just numbers and statistics; the LTC can consider each issue, not just with the information of what the “majority” of respondents think, but also with what the caveats and additional insights are. The recommendations in this report have been informed by the process in its entirety; from reading all the comments and letters, from phone calls, one on one conversations, and from listening and discussing at the workshops.

It is on this basis that staff do not recommend continuing with the status quo - the demand and appetite for operating short term vacation rentals in residential zones is such that enforcement will continue to be a problem for the Local Trust Committee. Beyond that, there are many positives to allowing STVRs, including benefits to the local economy – creating jobs and helping local businesses; offering additional income and mortgage helpers for property owners; and offering a rural residential living experience for visitors. Community comments told the story that some people who come as tourists to the island love it so much they decide to move here, and become community members themselves.

However, staff also does not recommend that the Local Trust Committee allow STVRs as a principal use outright, because the bylaws would not be able to require an owner or caretaker to live on the property. Staff do recommend the LTC allow STVRs as an accessory use, which implies there must be a residential use also occurring on the property. This would provide oversight in the way of an owner or caretaker also living on the property, but also implies there be a second dwelling unit or cottage on the property. Bed and Breakfast home businesses are permitted everywhere, and are another option for properties where there is only one dwelling unit.

Many people offered that it would be sufficient to have a caretaker present on the island to manage any problems and deal with complaints; however this is not something the LTC can control with a zoning bylaw. It could however require such oversight as a condition in a Temporary Use Permit.

According to the feedback, allowing STVRs as an accessory use is not the most popular approach. This is because it requires a second dwelling to enable the principle residential use, and as such would reduce the number of properties eligible for STVRs. Although there are a few grandfathered exceptions, under the current Land Use Bylaw there is a 1.2 ha (3 acre) minimum lot size for a cottage to be allowed in addition to a dwelling. In Magic Lake Estates, the average property size is less than 1 acre and so on most properties, cottages are not allowed. Also, many STVR operators do not live on North Pender and rent their vacation houses out as STVRs for additional income when they are not using them. However, these examples are also the ones that are cited as being problematic for community members. In Magic Lake, many people are concerned over the water supply and septic capacity of the neighbourhood. Also, the lots are very small in Magic Lake, and while there are STVRs that operate and do not cause nuisances, the ones that do are a burden for neighbours to deal with. Without a local owner or caretaker to manage the problems, it is only the RCMP that can be called. A zoning bylaw cannot require that someone responsible for the STVR live just anywhere on Pender, or that owners give their contact information to their neighbours. Nor can a zoning bylaw require that STVR operators become members of the Pender Island Vacation Accommodation Association (PIVAA) and sign onto a code of conduct. While all this can be “encouraged” as a best practice, it may not happen in every case. It is under these circumstances that STVRs would be best managed with a Temporary Use Permit. Guidelines can be put in the OCP to require the site specific conditions that might be important for some properties but not others; it can implement a “code of conduct” with the permit. It is considered reasonable to require a permit be applied for in these circumstances. However, many people have expressed that the TUP application fee is too high; staff thus also recommend the LTC consider amending the fees bylaw to reduce it.

Summary of Recommendations

A full range of options are presented above for LTC consideration. Of those options, staff recommend the Local Trust Committee consider drafting regulations to achieve the following:

- STVRs permitted as an accessory use in the Rural, Rural Residential, and Agriculture zones, implying there must also be a principle residential use occurring on the property at the same time.
- Only one STVR be permitted per property.
- No minimum lot size for STVRs.
- There is no floor area limit for STVRs.
- There is no limit on the number of bedrooms that can be used for STVRs.
- Landscape strips do not need to be provided for STVRs.
- A minimum of two parking places must be provided for an STVR.
- Temporary Use Permit guidelines should be developed to permit STVRs on a case by case basis, where the land use bylaw does not permit them e.g.) for instances where there is not an on-going principle residential use.
- The fees bylaw should be amended to reduce the application fee for Temporary Use Permits.

Next Steps

According to the Project Charter timeline, the LTC should be considering draft regulations in April 2016. However, before directing staff to draft regulations, it is recommended the LTC get input from its Advisory Planning Commission.

Project Timeline (excerpt from Project Charter):

Community Meeting #1: Information materials and workshop to gather input on level of regulations.	November 2015
Community Meeting #2: Workshop preferred regulatory approach. Survey Monkey survey may be introduced to inform qualitative research in socio economic impacts.	January/Feb 2016
Draft regulations presented for discussion.	April 2016
Community Meeting #3: Community input into draft regulations	May 2016
Consideration of draft bylaw(s). Community Meeting #4.	Summer 2016
Formal bylaw amendment process, including a public hearing.	Fall 2016

Feedback at the February 6, 2016 workshop was that there have been enough meetings on this subject. While it has been observed that many people do not participate in planning processes until there are regulations drafted or a draft bylaw being considered, the LTC may want to consider only holding one more Community Information Meeting to review draft regulations prior to considering First Reading of a draft bylaw. Also, as mentioned above, the Local Trust Committee may want input from its Advisory Planning Commission before directing staff to draft regulations.

Recommendations:

1. THAT the North Pender Island Local Trust Committee refer the Short Term Vacation Rental staff report dated March 22, 2016 to its Advisory Planning Commission for review.

Optional Recommendation:

2. THAT the North Pender Island Local Trust Committee direct staff to draft regulations based on the "Summary of Recommendations" in the staff report dated March 22, 2016.

Prepared and Submitted by:

JUSTINE STARKE

March 22, 2016

Island Planner, Local Planning Services

Date

Concurred in by:

GARY RICHARDSON

March 22, 2016

Gary Richardson, Acting Regional Planning
Manager

Date

Appendix 1: Results of Community Consultation

Workshop #2 (February 6, 2016) - Break-out Group Results:

Sample Regulation:	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6	Group 8
1. Short Term Vacation Rentals are permitted in Commercial Zones but not permitted in Residential Zones.	No	No	No	No consensus	1 yes, 4 no	No	Yes
2. Short Term Vacation Rentals in residential zones are only permitted if controlled with a Temporary Use Permit.	No	No	No	No consensus	1 yes, 3 no	No	Yes
3. Short Term Vacation Rentals are only permitted where the owner or an operator live on the property.	No	Yes * as amended	No consensus	No consensus	No consensus	Yes** as amended	Yes***as amended
4. Short Term Vacation Rentals should be permitted and regulated under the existing home business regulations.	No	No	No	No consensus	No consensus	No	Yes***as amended
5. The floor area limit of a vacation rental must be limited to a maximum of 65 m ² (699 ft ²).	No	No	No	No consensus	No	No	No
6. No more than one dwelling or cottage per lot may be used as a short term vacation rental at any one time.	Yes	No	Yes	Yes	No consensus	No	Yes
7. No more than three bedrooms, with a total of four beds per lot, may be used to accommodate paying guests for short term vacation rental.	Yes	No	Yes	No consensus	No consensus	No	Yes
8. Two off street parking spots must be provided for the STVR.	Yes	No	Yes	Yes	Yes	Yes	Yes
9. Short Term Vacation Rentals are only permitted on lots 1.2 ha (3 acres) or larger.	No	No	No	No consensus	No	No	Yes
10. Landscape screening must be required to separate STVRs from neighbouring properties.	No	No	No	No consensus	Yes and No	Yes	Yes
11. STVRs should only be permitted in certain zones on the island.	No	No	?	No consensus	No	No	Yes
12. STVRs should not be permitted in certain location (eg. Around Buck Lake).	Yes	No	Yes	No consensus	No consensus	No, but noise is an issue.	Yes

*Note that Groups 7 and 9 were assigned the separate task of reviewing possible Temporary Use Permit guidelines; these results will be reported in a subsequent staff report and are not included in this table.

*Group 2 amended #3: “STVRs only permitted where a responsible person is present on the island during occupancy.”

** Group 6 amended #3 “STVRs only permitted where there is a designated point of contact on the island.”

** *Group 8 amended #3 “STVRs are only permitted where the owner or an operator live on the property or live nearby on Pender Island.”

** *Group 8 amended #4 to add “.... And be revised to specifically address strict regulations related to STVRs.”

Additional Regulations Suggested by Groups:

1. Young adult only groups (17-21) are NOT permitted.(Group 1)
2. STVRs must be licensed (Group 3)
3. STVR must have insurance (Group 3,5)
4. Neighbours must have contact numbers in case of problems. (Group 3,5)
5. STVRs subject to existing bylaws and must be enforced (Group 3,5)
6. Limit number of nights per season (Group 5)
7. STVR should pay tax (Group 5)
8. Water should be considered (Group 5)
9. The rental property owner must be fully responsible for all actions of those tenants and must provide them with a full and acknowledged list of rules.(Group 8)

Appendix 1 Continued:

Workshop #2 - Results of the Live Survey (remote control "clickers") - Feb. 6, 2016

Session Name: STVR 2-6-2016 3-55 PM

Date Created: 2/6/2016 10:44:22 AM Active Participants: 42 of 42

Average Score: 0.00%

Questions: 13

Results By Question

1.) I would rather be drinking beer! (Multiple Choice)

Responses		
	Percent	Count
Yes	34%	14
No	12%	5
Maybe wine	54%	22
Totals	100%	41

2.) I support legalizing and regulating STVRs in residential zones (Multiple Choice)

Responses		
	Percent	Count
Yes	66%	27
No	12%	5
In some zones	20%	8
Undecided	2%	1
Totals	100%	41

3.) I believe STVRs should only be allowed with a Temporary Use Permit. (Multiple Choice)

Responses		
	Percent	Count
Yes	43%	18
No	50%	21
Undecided	7%	3
Totals	100%	42

4.) If STVRs are permitted, the owner or operator must live on the same property. (Multiple Cho

Responses		
	Percent	Count
Yes	34%	14
No	61%	25
Undecided	5%	2
Totals	100%	41

5.) STVRS should be under the home business regulations (Multiple Choice)

Responses		
	Percent	Count
Yes	37%	15
No	54%	22
Undecided	10%	4
Totals	100%	41

6.) STVRs should have floor area limit of: (Multiple Choice)

Responses		
	Percent	Count
65m2 (699 ft2)	19%	8
Larger	10%	4
Smaller	0%	0
No floor area limit	71%	30
Totals	100%	42

7.) No more than three bedrooms and four beds should be allowed for STVR use: (Multiple Cho

Responses		
	Percent	Count
Yes	21%	9
No	17%	7
Undecided	10%	4
Islands Trust should stay out of our bedrooms	52%	22
Totals	100%	42

8.) Two off street parking spots should be required for each STVR (Multiple Choice)

Responses		
	Percent	Count
Yes	67%	28
No	19%	8

Fewer than two	2%	1
More than two	10%	4
Undecided	2%	1
Totals	100%	42

9.) No more than one dwelling should be used as an STVR per lot (Multiple Choice)

Responses		
	Percent	Count
Yes	62%	26
No	36%	15
Undecided	2%	1
Totals	100%	42

10.) STVRs should NOT be permitted: (Multiple Choice)

Responses		
	Percent	Count
In the Rural Residential Zone	18%	7
Around Buck Lake	13%	5
Around Magic Lake	0%	0
Around either lake	13%	5
STVRs should be permitted everywhere.	58%	23
Totals	100%	40

11.) STVRs should be only be permitted on lots that are: (Multiple Choice)

Responses		
	Percent	Count
At least 1 acre	22%	9
At least 2 acres	2%	1
At least 3 acres	10%	4
There should be no min. lot size for STVRs	66%	27
Totals	100%	41

12.) Landscaping should be required to screen STVR properties from neighbours: (Multiple Choice)

Responses		
	Percent	Count
Yes	40%	17
No	43%	18
Only on lots 2 acres or less	10%	4
Undecided	7%	3
Totals	100%	42

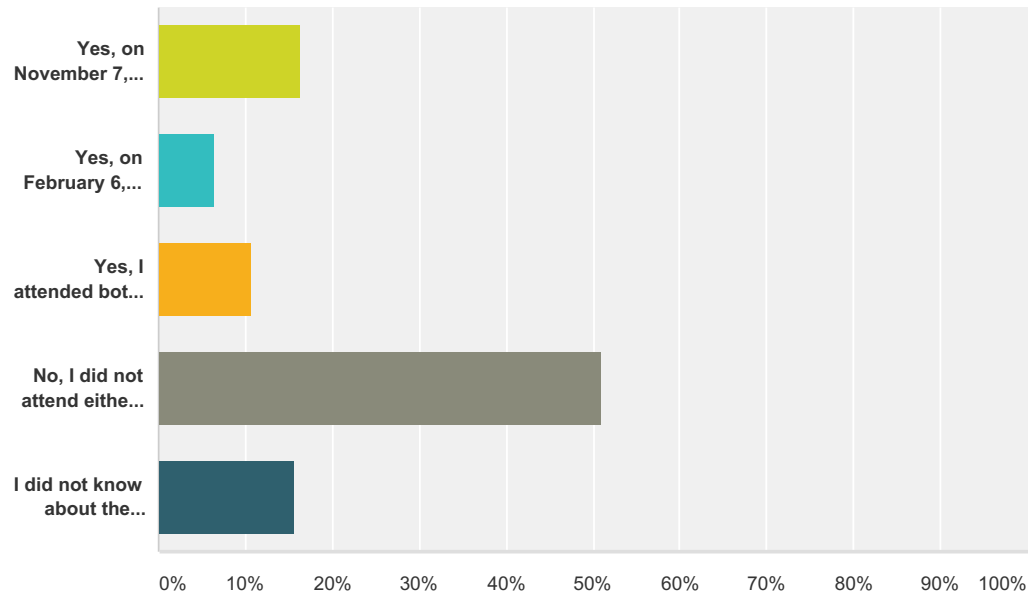
13.) I came to today's workshop because: (Multiple Choice)

Responses		
	Percent	Count
I run an STVR	7%	3
I want to run an STVR.	12%	5
I am a neighbour of an STVR.	12%	5

I do not want STVRs in my neighbourhood	24%	10
I am interested in this subject.	34%	14
I am a policy wonk.	10%	4
Totals	100%	41

Q1 Have you attended one of the Short
Term Vacation Rental workshops on North
Pender Island?

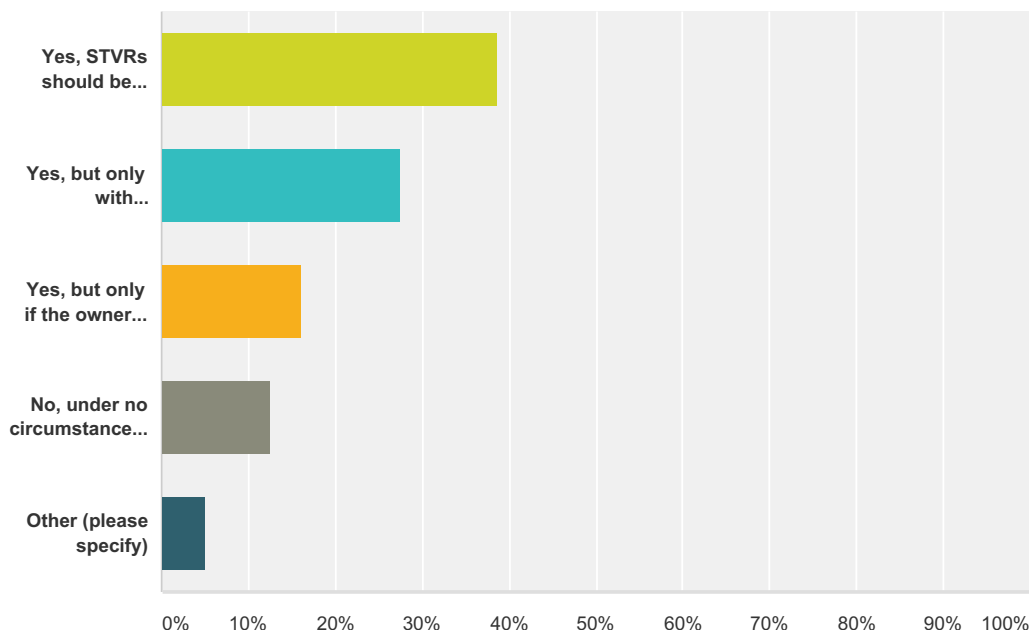
Answered: 338 Skipped: 5



Answer Choices	Responses	
Yes, on November 7, 2015 at the Anglican Church.	16.27%	55
Yes, on February 6, 2016 at the Legion.	6.51%	22
Yes, I attended both workshops.	10.65%	36
No, I did not attend either workshop.	50.89%	172
I did not know about the workshops.	15.68%	53
Total		338

Q2 Do you support allowing people to rent their houses or cottages as STVRs on properties with residential zoning?

Answered: 341 Skipped: 2



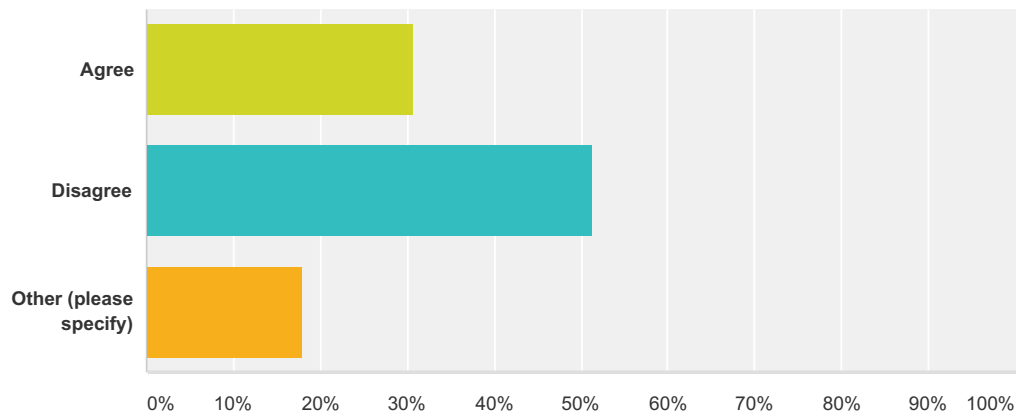
Answer Choices	Responses	
Yes, STVRs should be permitted with as few regulations as possible.	38.71%	132
Yes, but only with regulations in place to protect the neighbourhood.	27.57%	94
Yes, but only if the owners have a Temporary Use Permit with site specific conditions on how the STVR will be operated.	16.13%	55
No, under no circumstances should STVRs be permitted in residential zones.	12.61%	43
Other (please specify)	4.99%	17
Total		341

#	Other (please specify)	Date
1	Yes, if they are run with the same regulations that are used for a Bed & Breakfast. The most important being that they have to be living on the property while it is being rented. This would eliminate the owner having "several" STVRs in a Residential area.	3/10/2016 9:06 AM
2	They should be allowed with the same guidelines as B&B businesses (other than the part about an owner needing to be present)	3/8/2016 8:47 AM
3	Don't support, but they are here to stay, so regulate	3/4/2016 1:46 PM
4	Include Rural zoning as well	3/4/2016 10:10 AM
5	When the owner is on site only	2/26/2016 9:19 AM

6	As an owner of a C2 commercial accommodation site, the ability to rent as a STVR without a level playing field is problematic. We pay commercial taxes, insurance, staffing and all other costs associated with running a commercial resort. We must charge 13% tax to all of our guests. The STVR's don't charge 13% tax and also rarely have secondary occupancy insurance or pay income taxes on the additional rental income. On a one off basis this isn't a problem. The issue in today's market is the magnitude of the overall supply is significant. This directly competes with commercial accommodation. AirBnB and VRBO have created both a dilution in overall accommodation in commercial zones and also a reduction in monthly rental units. This causes downward pressure on pricing and also a shortage of housing for workers.	2/22/2016 11:05 PM
7	STVRs should be allowed through a common sense approach, the onus should be on the neighbourhood to mediate any problems before preventive measures are taken by the Islands Trust. Such mediation could take the form of "good neighbor agreements" or other such displays of mutual understanding. Too much regulation makes the creation of STVRs very prohibitive for those who do not very well established financial means, while on the other hand too little regulation would allow for the market entry by many who shouldn't.	2/21/2016 5:37 PM
8	STVRs should not be permitted in small-lot residential areas such as Magic Lake Estates and the Trincomali subdivision. They should not be unhosted. If a landowner on a larger piece of property lives in one dwelling and wants to rent out the other, then that is acceptable to me.	2/20/2016 11:46 AM
9	Only if question 3 is in effect!	2/20/2016 10:54 AM
10	only with rezoning	2/19/2016 7:50 PM
11	With Temporary Use permit with site specific conditions, but not in small lot subdivisions (Magic Lake and Trinco)	2/19/2016 1:49 PM
12	I don't understand what regulations can "protect the neighbourhood" - from what??? STVRs should be permitted in the zoning and then regulated.	2/19/2016 8:02 AM
13	only in areas where the properties are larger than two acres.	2/19/2016 12:32 AM
14	with a TUP that costs \$200 to \$300, not \$1100! Islands Trust needs to TRIM the FAT that goes into processing these TUPs. Ultimately though, the cost for a TUP should be equal to the underlying cost of Islands Trust time and costs.	2/18/2016 9:53 PM
15	I haven't decided. There are so many variables. What areas on N. Pender are zoned residential? It would have been helpful to have this defined for this survey question.	2/18/2016 8:57 PM
16	Make it easy for permanent residents to rent out cottages and make it harder to rent out main-houses by temporary residents	2/18/2016 7:07 PM
17	no, unless the owner of the property lives on the same property, renting out only a cabin or a room.	2/18/2016 4:03 PM

Q3 If STVRs are permitted, the owner or the owner's representative must live on the same property at the same time, and be available to manage any problems.

Answered: 339 Skipped: 4



Answer Choices	Responses	
Agree	30.68%	104
Disagree	51.33%	174
Other (please specify)	17.99%	61
Total		339

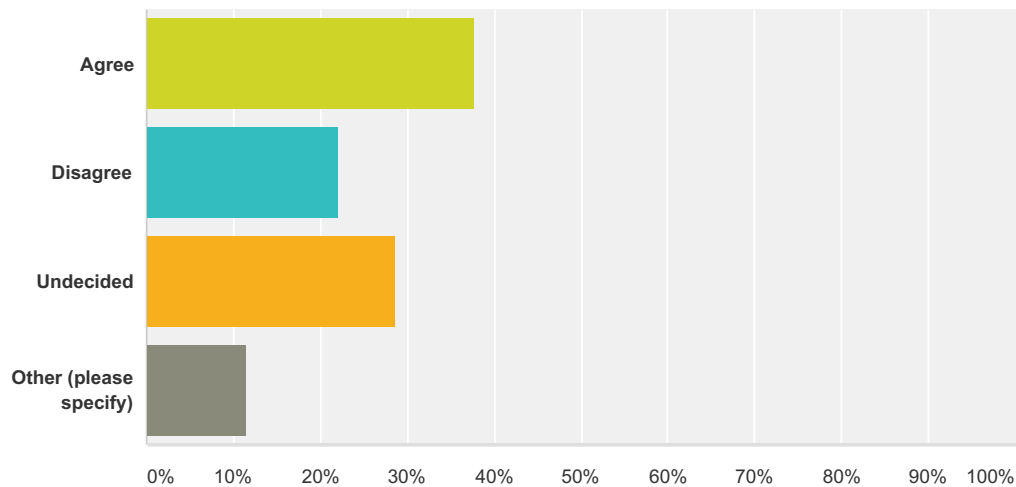
#	Other (please specify)	Date
1	Regs on TUP apply. Strictly enforced.	3/15/2016 10:44 AM
2	Should be present on the island but not necessarily on the property	3/11/2016 10:47 AM
3	The owner must live on the same property at the same time, and be available to manage any problems.	3/10/2016 9:06 AM
4	Owner or Owner's representative must be available on Pender Island, not necessarily live on the same property.	3/8/2016 9:25 AM
5	irrelevant -- I vote that we deal with the actual issues (noise, water, etc) rather than whether or not an owner is present.	3/8/2016 8:47 AM
6	Only with a designated person to address issues or owner on property	3/7/2016 8:30 AM
7	unworkable in our case and against the bylaws	3/6/2016 9:23 AM
8	owner or representative on-island	3/5/2016 9:17 PM
9	There should be a designated manager on-island at all times when th property is rented	2/28/2016 9:44 AM
10	Disagree: on Pender is sufficient.	2/28/2016 9:09 AM
11	Disagree. Maybe only a local representative is needed	2/27/2016 10:03 AM
12	Must at least be "on island".	2/26/2016 10:52 AM
13	I disagree because it isn't possible.	2/24/2016 3:44 PM
14	An owner or representative should be on island at the same time to manage problems.	2/24/2016 11:36 AM
15	I don't think they should be required to liev there, but, they must post a telephone # where tehy can be reached 24 hours a day if there are any 'issues'	2/24/2016 9:07 AM

16	representative must be on island,poorly worded question	2/23/2016 9:23 PM
17	This doesn't make sense. Where would the owner stay?	2/23/2016 9:16 AM
18	I agree if an owner is onsite (as is the case with B&Bs) I would totally agree with adding 1 to 3 units to their principal residence provided they adhere to the same rules as B&Bs. B&Bs charge GST and are also assessed based on their rental units.	2/22/2016 11:05 PM
19	a rep somewhere on the island is ok	2/22/2016 7:50 PM
20	STVR should be under a TUP. Where management is inadequate, the TUP should be revoked.	2/22/2016 5:11 PM
21	Not necessarily live on the same property, but be on-island and available to respond to concerns of either the renters or the neighbours.	2/22/2016 6:58 AM
22	contact person available	2/21/2016 9:19 PM
23	I believe there is merit to the owner/owner's representative being on site and available to manage problems, however I believe this may be impossible for many prospective STVR owners. I believe this should be considered on a case-by-case basis, depending on the property and its use.	2/21/2016 5:12 PM
24	NOT practical!	2/21/2016 12:20 PM
25	If not living on the property, must have a representative on island that can be contacted to deal with any issues.	2/21/2016 8:09 AM
26	Not possible. That eliminates all single family residences.	2/20/2016 4:54 PM
27	No STVR's period	2/20/2016 11:56 AM
28	No STVR's	2/20/2016 11:53 AM
29	disagree but instead of live on the property - must be able to attend within minutes (ie 5 -15) to manage any problems	2/19/2016 11:58 PM
30	I don't think it should be a requirement that someone live on the property (owner or rep), but there should be someone local who is in charge of the property if the owner does not live on island.	2/19/2016 10:04 PM
31	I don't think it's necessary for owner or rep to live on the property but someone should be available to manage any problems	2/19/2016 3:15 PM
32	or have a representative on island available 24/7.	2/19/2016 2:21 PM
33	Owner must be on site only	2/19/2016 1:20 PM
34	Local People can be hired to support this management	2/19/2016 12:41 PM
35	The owner or designate needs to be available 24/7 to deal with issues. This should not become a policing issue.	2/19/2016 9:03 AM
36	An agent for the owner must be onislan but not necessarily on the property an neighbours should have the agents contact numbers.	2/19/2016 8:48 AM
37	at least live on island and be available	2/19/2016 7:46 AM
38	Owners rep. Must be on island and available	2/19/2016 6:16 AM
39	Owners are responsible for guests behaviour, how they manage it is up to them	2/18/2016 11:16 PM
40	Owner or agent Available on island, not necessarily on same property	2/18/2016 10:43 PM
41	That is the law now and it is in the home based business provisions called a B&B	2/18/2016 10:33 PM
42	Owner or representative must be on Pender Island and be available.	2/18/2016 9:58 PM
43	must be an available manager on Pender and the neighbours must be made aware of the name and phone # of the manager	2/18/2016 9:53 PM
44	Must live on N or S Pender Island and have equivalent 24/7 management if they are absent.	2/18/2016 8:25 PM
45	Owner or owner's representative must be ON the island at time of rental.	2/18/2016 8:11 PM
46	Owner or Prroperty Manager Must Live on Pender	2/18/2016 8:05 PM
47	Owner or owner's rep be available on island 24/7 to manage problems	2/18/2016 7:30 PM
48	The owner or the owner's agent should be on the island to deal with both renter and neighbourhood concerns that arise.	2/18/2016 6:37 PM
49	I have no confidence in the Island's Trust or CRD to adequately enforce regulations.	2/18/2016 5:53 PM

50	I disagree that owner or rep has to live on property but I strongly agree someone must be available to manage problems via phone/text etc. & have someone able to attend when necessary.	2/18/2016 5:51 PM
51	Not on the same property, but on island.	2/18/2016 5:29 PM
52	Owner should live on island or have an on-island representative	2/18/2016 5:19 PM
53	Why on the SAME property?	2/18/2016 5:08 PM
54	must be a local representative, but not necessarily on the property	2/18/2016 5:03 PM
55	Either the owner or a representative must be resident on Pender Island	2/18/2016 5:00 PM
56	Owner or representative must be on the island whenever STVR has a tenant staying on the property.	2/18/2016 3:52 PM
57	No stvr's	2/18/2016 3:27 PM
58	Must be managed by a local person	2/18/2016 2:58 PM
59	On island contact	2/18/2016 2:24 PM
60	owner not present but contact number for complaints	2/18/2016 2:02 PM
61	Must have local manager available	2/18/2016 1:37 PM

Q4 If STVRs are permitted, they should be managed under the existing home business regulations in the North Pender Island Land Use Bylaw 103.

Answered: 333 Skipped: 10



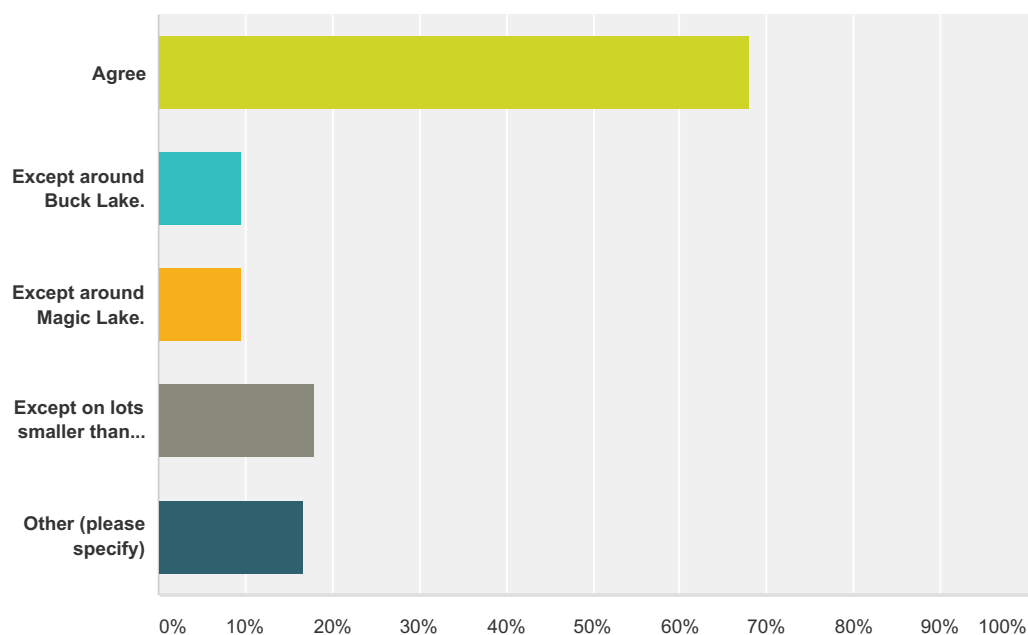
Answer Choices	Responses	
Agree	37.84%	126
Disagree	22.22%	74
Undecided	28.53%	95
Other (please specify)	11.41%	38
Total		333

#	Other (please specify)	Date
1	Apply TUP conditions.	3/15/2016 10:44 AM
2	Not sure if this creates non-complications	3/15/2016 10:38 AM
3	Yes regulated as a B&B	3/10/2016 9:06 AM
4	Disagree. Completely different kind of use.	3/8/2016 9:25 AM
5	Whatever is the same as for B&B businesses.	3/8/2016 8:47 AM
6	does not recognize impact on neighbours	3/6/2016 9:23 AM
7	what are they?	3/5/2016 9:08 AM
8	But only if owner is present	3/4/2016 11:54 AM
9	Requires permitting and a fee schedule to Trust	3/4/2016 10:10 AM
10	They should meet same regs as bed and breakfast	2/26/2016 1:26 PM
11	I don't know what they are.	2/24/2016 3:44 PM
12	Don't know what they are	2/22/2016 7:50 PM
13	STVR should be under a TUP.	2/22/2016 5:11 PM
14	Not sufficiently familiar with existing home regs	2/22/2016 7:56 AM

15	TUPS	2/22/2016 6:58 AM
16	Agreed once wordings updated to included STVR	2/21/2016 9:20 PM
17	A simple registration system for STVRs is sufficient.	2/21/2016 8:30 AM
18	I agree with the existing home business regulations being applied except for the limit on the number of people 6 bedrooms 3. Many vacationing families would have more the 6 people.	2/20/2016 3:33 PM
19	No STVR's period	2/20/2016 11:56 AM
20	No STVR's	2/20/2016 11:53 AM
21	should not follow B&B quota ie should not limit to 6 or less people	2/20/2016 10:35 AM
22	These regulations do not seem to be appropriate.	2/20/2016 10:25 AM
23	NO STVRs	2/19/2016 2:48 PM
24	Should be allowed as a secondary use assuming the owner uses the property more than it is rented	2/19/2016 12:17 PM
25	With a VRBO or similar listing -I managed a condo in Vancouver via this site, always met the clients and did a walk through and never had a single problem	2/19/2016 7:48 AM
26	need their own rules with licenses are required and inspection for safety etc.	2/19/2016 12:32 AM
27	Link to existing home business regulation did not work so I can't make an informed decision	2/18/2016 11:01 PM
28	Existing home based regs mean the place is a B&B. Owner must live there but STVR's mean the owner does not live there so if an STVR is allowed under current HBB Regs it would be a B&B	2/18/2016 10:33 PM
29	The square footage requirement should be amended.	2/18/2016 9:58 PM
30	They shouldn't even exist. Takes away from b and b's and other accomodation that are trying to make a living	2/18/2016 9:45 PM
31	Whichever option is easiest, quickest, cheapest, simplest and least bureaucratic.	2/18/2016 8:25 PM
32	Disagree, but also "businesses on a lot must not exceed 65 m^2" would need to change or be not applicable. Other points of HBR would also be unduly restrictive or counter.	2/18/2016 8:16 PM
33	I do not believe STVRs are an appropriate commercial use in residential neighbourhoods.	2/18/2016 5:53 PM
34	Not sure, it is really just people living in a home like the rest of us	2/18/2016 5:19 PM
35	They need their own category	2/18/2016 4:04 PM
36	No stvr's	2/18/2016 3:27 PM
37	Special regulations set up	2/18/2016 2:24 PM
38	ridiculous as exisiting regs don't contemplate STVR as a principal use only as accessory	2/18/2016 1:25 PM

Q5 STVRs should be permitted everywhere (more than one option can be selected):

Answered: 335 Skipped: 8



Answer Choices	Responses
Agree	68.06% 228
Except around Buck Lake.	9.55% 32
Except around Magic Lake.	9.55% 32
Except on lots smaller than one acre.	17.91% 60
Other (please specify)	16.72% 56
Total Respondents: 335	

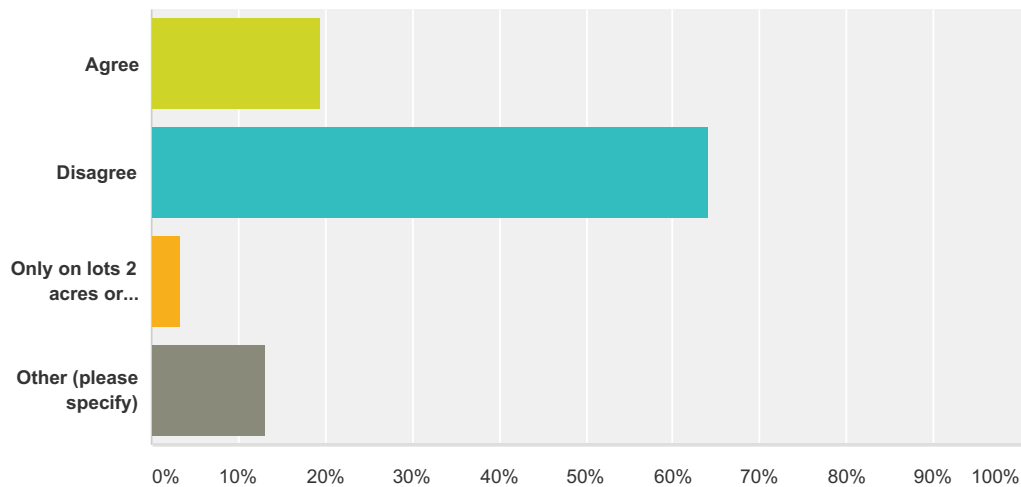
#	Other (please specify)	Date
1	Apply TUP conditions.	3/15/2016 10:44 AM
2	Agree, if regulated as a B&B	3/10/2016 9:06 AM
3	only by island full time residents	3/7/2016 1:54 PM
4	No to STVR's	3/7/2016 1:30 PM
5	no STVR's anywhere	3/6/2016 10:20 AM
6	not consistent with north pender bylaws	3/6/2016 9:23 AM
7	no STVR's anywhere	3/4/2016 5:55 PM
8	no STVR's anywhere	3/4/2016 1:44 PM
9	no STVR's anywhere	3/4/2016 1:43 PM
10	Non resident owned STVR's should be in commercial zones	3/4/2016 11:54 AM
11	Not permitted if neighbours object with cause.	2/27/2016 12:00 PM

12	Agree. Your suggestions don't make sense. Why is Buck Lake special?	2/27/2016 10:03 AM
13	Some areas such as sewer and water protected areas need to be considered	2/26/2016 1:26 PM
14	Nowhere....without TUP	2/26/2016 10:52 AM
15	While I don't agree they should be allowed everywhere, I am not sure what qualifier should be used to base that on	2/24/2016 11:36 AM
16	See comment above. I don't thing STVRs should be permitted everywhere. They should be permitted as B&Bs or should be considered commercial units requiring a change of use and taxed accordingly.	2/22/2016 11:05 PM
17	Nowhere.	2/22/2016 8:39 PM
18	STVR should not be permitted in catchment of any water reservoir.	2/22/2016 5:11 PM
19	Why restrict them? They only benefit the entire island economy!	2/22/2016 11:42 AM
20	STVR's should not be permitted.	2/22/2016 11:23 AM
21	No.	2/22/2016 10:15 AM
22	Nowhere	2/22/2016 7:56 AM
23	Special considerations should be given to protect drinking water in Magic Lake.	2/22/2016 6:58 AM
24	none in densely populated Magic Lake area	2/21/2016 8:27 PM
25	When the STVR owner is on-island and close-by.	2/21/2016 6:35 PM
26	STVR s should not be permitted.	2/21/2016 10:36 AM
27	No STVR's anywhere	2/20/2016 11:56 AM
28	No STVR's	2/20/2016 11:53 AM
29	Only if Quest3 is in effect. Why is Buck and Magic Lake singled out? Why not Hope Bay or Port Wash? If I lived by the lake I certainly would approve of rentals in your area and not mine! How stupid r u ?	2/20/2016 10:54 AM
30	Not managed by absentee landlords/subletters	2/20/2016 9:28 AM
31	Lots of 2 acres plus	2/19/2016 7:50 PM
32	Except on lots smaller than five acres.	2/19/2016 6:41 PM
33	nowhere on North Pender (why isn't this an explicit option here?)	2/19/2016 5:41 PM
34	Nowhere	2/19/2016 3:48 PM
35	NO STVRs	2/19/2016 2:48 PM
36	Disagree	2/19/2016 2:36 PM
37	not permitted	2/19/2016 2:00 PM
38	should be evaluated on a site by site basis considering neighbours, water, sewage	2/19/2016 1:49 PM
39	Disagree... STVRs kill communities	2/19/2016 1:25 PM
40	Lots larger than 5 acres.	2/19/2016 11:57 AM
41	Not in dense RResidential Zones	2/19/2016 11:17 AM
42	not at all	2/19/2016 9:45 AM
43	all of magic lake area and othe dense areas on the island. two acres or more.	2/19/2016 12:32 AM
44	with a responsible agent overseeing rental	2/18/2016 10:43 PM
45	Disagree should not be permitted. Make commercial activity take place in the commercil zone	2/18/2016 10:33 PM
46	I don't agree	2/18/2016 9:45 PM
47	That has a primary house in which property owners live and are present.	2/18/2016 7:07 PM
48	with a minimum lot size (probably smaller than 1 acre) and should comply with minimum standards	2/18/2016 6:37 PM
49	Should not be permitted.	2/18/2016 5:53 PM
50	I see no problem with rentals around the lakes as long as the renter educatedps their renters.	2/18/2016 5:23 PM

51	They just need to follow noise and other rules like the rest of us	2/18/2016 5:19 PM
52	They should not be permitted, unless the owner lives on the property, and is renting out a room, or a cabin, on the property.	2/18/2016 4:03 PM
53	No stvr's	2/18/2016 3:27 PM
54	Only on properties via a TUP with permission given for each individual application by the community	2/18/2016 2:49 PM
55	Where there are 2 or more off street parking spots	2/18/2016 2:24 PM
56	this question has a built in bias also does not consider water districts such as RPID or Trinco	2/18/2016 1:25 PM

**Q6 If STVRS are permitted,
landscaping should be required to make
sure it is not visible from neighbouring
properties.**

Answered: 328 Skipped: 15



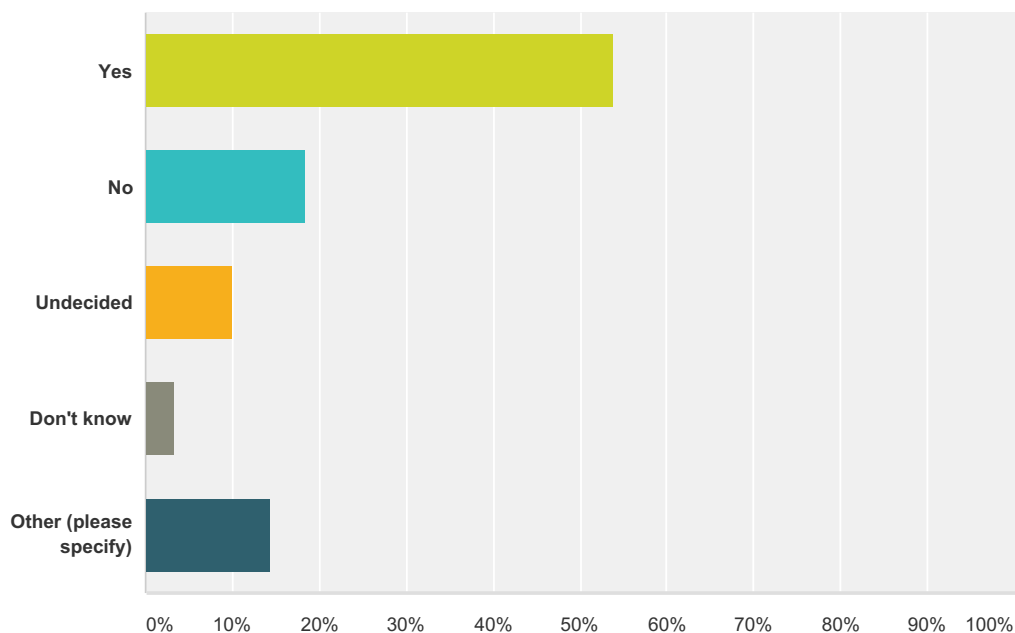
Answer Choices	Responses
Agree	19.51% 64
Disagree	64.02% 210
Only on lots 2 acres or smaller.	3.35% 11
Other (please specify)	13.11% 43
Total	328

#	Other (please specify)	Date
1	Apply TUP conditions.	3/15/2016 10:44 AM
2	What does 'it' mean?	3/15/2016 10:38 AM
3	n/a	3/6/2016 10:20 AM
4	does not address noise	3/6/2016 9:23 AM
5	Disagree. What is the difference? Are vacationers ugly?	2/27/2016 10:03 AM
6	undecided	2/24/2016 11:36 AM
7	This is too broad a statement. I don't think landscaping or noise is the primary issue. I would agree the majority of renters provided there is regulations and supervision in place are very respectful. Disturbances experienced in limited circumstances is because of a lack of supervision and rental screening. This is an owner issue not a renter issue. I rent over 2,000 room nights a year and we have only had 1 issue in our first year. We supervise and police our guests.	2/22/2016 11:05 PM
8	Landscaping does not keep out noise.	2/22/2016 8:39 PM
9	Same as everyone else because we're all the same	2/22/2016 7:50 PM
10	Screening is a secondary question.	2/22/2016 5:11 PM
11	What would be the point of this. It is a family renting a house not a business.	2/22/2016 11:42 AM
12	No STVR's on Pender.	2/22/2016 10:15 AM

13	this wording is grammatically incorrectly!	2/21/2016 8:27 PM
14	Do not permit stvr s	2/21/2016 10:36 AM
15	Undecided	2/21/2016 7:20 AM
16	Why STVRs? What's the problem? Ugly people?	2/20/2016 4:54 PM
17	No STVR no landscaping	2/20/2016 11:56 AM
18	No STVR's	2/20/2016 11:53 AM
19	Landscaping does nothing to stop noise or the reality that one's neighbourhood has been hollowed out.	2/20/2016 11:46 AM
20	If quest 3 is in effect, who cares!	2/20/2016 10:54 AM
21	A privacy screen at the end of the deck should work in most cases.	2/20/2016 10:03 AM
22	not relevent.	2/19/2016 6:41 PM
23	Irrelevant; visibility has little to do with abating noise	2/19/2016 5:41 PM
24	NO STVRs	2/19/2016 2:48 PM
25	No stvrs except TUPs	2/19/2016 2:36 PM
26	If you meant to say screening should be required then I agree to that.	2/19/2016 2:21 PM
27	N/A	2/19/2016 1:25 PM
28	Anywhere they are should be screened	2/19/2016 11:17 AM
29	Needs to be respectful, as all neighbours should be.	2/19/2016 9:03 AM
30	How can we discriminate saying vacation renters are "less slightly" than owners?! Really?	2/19/2016 7:48 AM
31	Ridiculous. With the potential to cost thousands	2/19/2016 6:16 AM
32	Unclear question. What would landscaping hide??	2/18/2016 10:43 PM
33	STVR's should not be allowed. Use existing bylaws TUP process	2/18/2016 10:33 PM
34	Disagree. This would be unenforcable, and highly subjective.	2/18/2016 8:16 PM
35	I worry about people putting up visibility screens that don't actually look good or are that effective. So, while I agree with the statement, i have to disagree based on how difficult it would be to manage, enforce and actually work. Some hedges take years to be a hedge, fences fall down.... Etc...	2/18/2016 7:05 PM
36	Should not be permitted. This is a very biased survey - the answers all point to 'should be allowed'. Does that not seem like a very serious social science research problem?	2/18/2016 5:53 PM
37	I have no idea what this means!	2/18/2016 5:23 PM
38	That is a crazy suggestion. Are you serious?	2/18/2016 5:19 PM
39	undecided.	2/18/2016 4:03 PM
40	Impractical. Suggest a 'nuisance' restriction.	2/18/2016 3:52 PM
41	No stvr's	2/18/2016 3:27 PM
42	to be decided on an individual basis by the community	2/18/2016 2:49 PM
43	if permitted by rezoning it should be a condition yes	2/18/2016 1:25 PM

Q7 There should only be one STVR permitted per property.

Answered: 338 Skipped: 5



Answer Choices	Responses
Yes	53.85% 182
No	18.34% 62
Undecided	10.06% 34
Don't know	3.25% 11
Other (please specify)	14.50% 49
Total	338

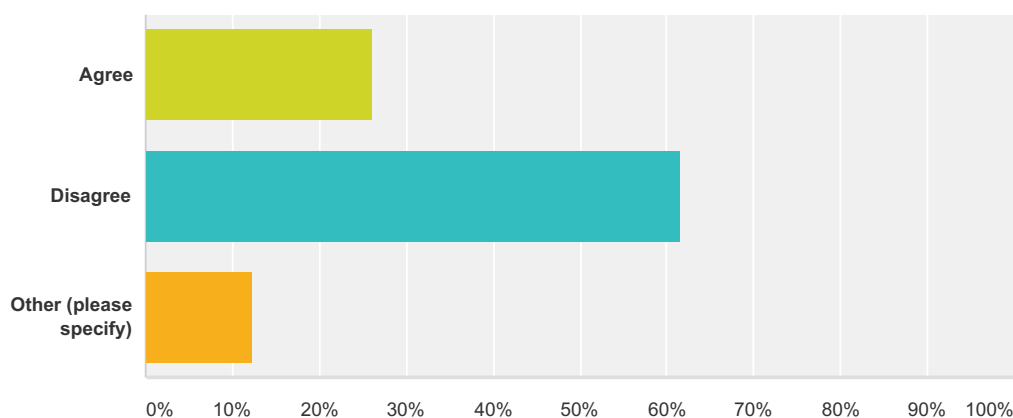
#	Other (please specify)	Date
1	Apply TUP conditions.	3/15/2016 10:44 AM
2	No to STVR's	3/7/2016 1:30 PM
3	no to STVR's	3/6/2016 10:20 AM
4	not consistent with residential zoning	3/6/2016 9:23 AM
5	No to STVR's	3/4/2016 5:55 PM
6	No to STVR's	3/4/2016 1:44 PM
7	No to STVR's	3/4/2016 1:43 PM
8	Depends on the property size and facilities	3/4/2016 10:25 AM
9	Depends on the size of the property - anything less than one acre should have a one STVR max	2/28/2016 9:44 AM
10	What is ONE STVR? One building? One operation?	2/27/2016 10:03 AM
11	I don't know. Isn't there only one house?	2/24/2016 3:44 PM

12	If we are only talking about residential zoning, then yes.	2/24/2016 11:36 AM
13	How can there be otherwise if the property has only one house?	2/23/2016 9:16 AM
14	As is the case in B&Bs, with a principal resident in place, they are permitted up to 3 units with up to 6 guests. The existing B&Bs and us as a 20 unit commercial resort would suffer significantly if everyone could build a resort on their residentially zoned properties. We would experience a significant drop in property value and I personally would hold the Island's Trust responsible if such a rezoning took place.	2/22/2016 11:05 PM
15	Should depend on size of property. Large properties should be allowed more than one STVR	2/22/2016 9:42 PM
16	No STVR at all	2/22/2016 8:39 PM
17	Another secondary question. STVR should be under a permit.	2/22/2016 5:11 PM
18	No STVR's	2/22/2016 10:15 AM
19	None	2/21/2016 10:36 AM
20	depends on size of property	2/20/2016 6:25 PM
21	No STVR's period	2/20/2016 11:56 AM
22	No STVR's	2/20/2016 11:53 AM
23	On larger lots, if a host lives there, one STVR might work.	2/20/2016 11:46 AM
24	If the property size allows a cottage and a home they should both be permitted to rent.	2/20/2016 10:03 AM
25	Properties are all of different sizes. Using lots as a distinction is arbitrary. If a lot has more than one dwelling legally (such as two units on a 10 acre lot), then it should be fine that they are both rentable. Lots are arbitrary. If it were limited, it should be limited by acres, not by lot.	2/20/2016 1:18 AM
26	none in at all residential zones	2/19/2016 5:41 PM
27	Permit none	2/19/2016 3:48 PM
28	that should be dependent on the size of the property	2/19/2016 3:15 PM
29	no STVR at all!	2/19/2016 3:06 PM
30	NO STVRs	2/19/2016 2:48 PM
31	No stvrs except TUPs	2/19/2016 2:36 PM
32	None	2/19/2016 1:25 PM
33	Depends on the size of property	2/19/2016 10:26 AM
34	More than one tourist accommodation unit is a resort	2/18/2016 10:33 PM
35	depends on the size of the property obviously. maybe a density of one STVR dwelling per half acre	2/18/2016 9:53 PM
36	There shouldn't be any	2/18/2016 9:45 PM
37	More than one on over 5 acres	2/18/2016 9:20 PM
38	Depending on size of property ...or dwelling like B&Bs	2/18/2016 7:30 PM
39	Dependent on the situation. What if you rent a cabin out and hen go awayor a weekend and Air BnB your place? I have to say no, since there are so many unique situations	2/18/2016 7:05 PM
40	Should not be allowed.	2/18/2016 5:53 PM
41	only one except those properties zoned for house and cottage or cottages	2/18/2016 5:43 PM
42	Depends on how many houses are on the property	2/18/2016 5:19 PM
43	Depends on property size - 2 STVR on 3 acres or more	2/18/2016 3:38 PM
44	No stvr's	2/18/2016 3:27 PM
45	only one on lots one acre or smaller	2/18/2016 2:02 PM
46	This should depend on the size of the property. One STVR if it's an acre makes sense but if the property is much larger - say 10 acres - more might be feasible depending on water and sewage capacity...	2/18/2016 1:47 PM
47	Site specific & zoning specific	2/18/2016 1:43 PM

48	1 or 2	2/18/2016 1:37 PM
49	duh what exactly is being contemplated here? another disengenous question.	2/18/2016 1:25 PM

Q8 If STVRs are permitted, the floor area or size of the unit should be limited:

Answered: 334 Skipped: 9



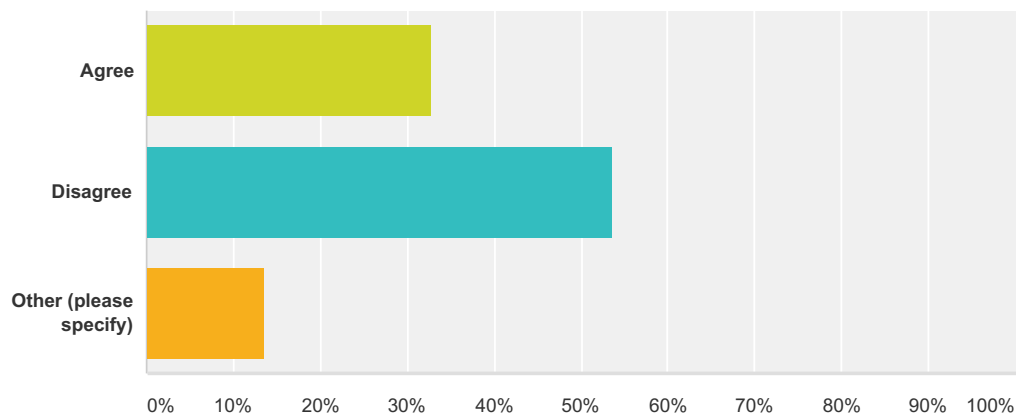
Answer Choices	Responses
Agree	26.05% 87
Disagree	61.68% 206
Other (please specify)	12.28% 41
Total	334

#	Other (please specify)	Date
1	Apply TUP conditions.	3/15/2016 10:44 AM
2	No to stvr's	3/7/2016 1:30 PM
3	no to STVR	3/6/2016 10:20 AM
4	does not address party noises	3/6/2016 9:23 AM
5	No to STVR	3/4/2016 5:55 PM
6	No to STVR	3/4/2016 1:44 PM
7	No to STVR	3/4/2016 1:43 PM
8	Disagree. This also makes no sense. Who made up this silly questionnaire?	2/27/2016 10:03 AM
9	Possibly	2/24/2016 11:36 AM
10	I have limitations on floor area. Why would a STVR not have similar restrictions?	2/22/2016 11:05 PM
11	No STVR's	2/22/2016 8:39 PM
12	Another secondary question.	2/22/2016 5:11 PM
13	No STVR's	2/22/2016 10:15 AM
14	too vague, needs explanation	2/21/2016 6:35 PM
15	I believe there is merit to this being considered based on the proposed use/number of guests of the unit (i.e. large family home vs. single bedroom), however it may also unfairly restrict existing property owners who may consider becoming STVR owners.	2/21/2016 5:12 PM
16	more important is number of people staying	2/21/2016 2:52 PM
17	NO	2/21/2016 10:36 AM

18	No STVR's period	2/20/2016 11:56 AM
19	No STVR's	2/20/2016 11:53 AM
20	The larger the floor area, human nature being what it is, the more chance you have of paying guests inviting others to join them. Smaller units would discourage large parties, but if the house has the room, they will come.	2/20/2016 11:46 AM
21	To the by laws for cabin per acreage already in effect.	2/20/2016 10:54 AM
22	depends on how limited this is.	2/20/2016 10:35 AM
23	Should be the same as the occupancy permit	2/20/2016 8:47 AM
24	no STVR at all!	2/19/2016 3:06 PM
25	NO STVRs	2/19/2016 2:48 PM
26	No stvrs	2/19/2016 2:36 PM
27	not permitted	2/19/2016 2:09 PM
28	Limited to what? Perhaps less than 2000 sq ft.	2/19/2016 12:17 PM
29	Maybe the owner just wants to rent their house for a few weeks while they are away.	2/19/2016 12:13 PM
30	Does not matter.. People will find a work around	2/19/2016 9:03 AM
31	Resource consumption in line with average single family dwelling	2/18/2016 11:16 PM
32	Should not be permitted	2/18/2016 10:33 PM
33	depends on existing zoning	2/18/2016 9:53 PM
34	No stvr	2/18/2016 9:45 PM
35	Should not be allowed.	2/18/2016 5:53 PM
36	I guess I need to go to a meeting. I was thinking of a STVR as meaning one was renting out their own home...	2/18/2016 5:23 PM
37	Again, crazy. We are just talking about people living in a house for a short time.	2/18/2016 5:19 PM
38	There should be a minimum size of about 800 square feet no maximum	2/18/2016 5:00 PM
39	No stvr's	2/18/2016 3:27 PM
40	Floor size should not matter	2/18/2016 2:24 PM
41	Not sure - maybe need to assess this on a case by case basis?	2/18/2016 1:47 PM

Q9 If STVRs are permitted, the number of bedrooms should be limited:

Answered: 333 Skipped: 10



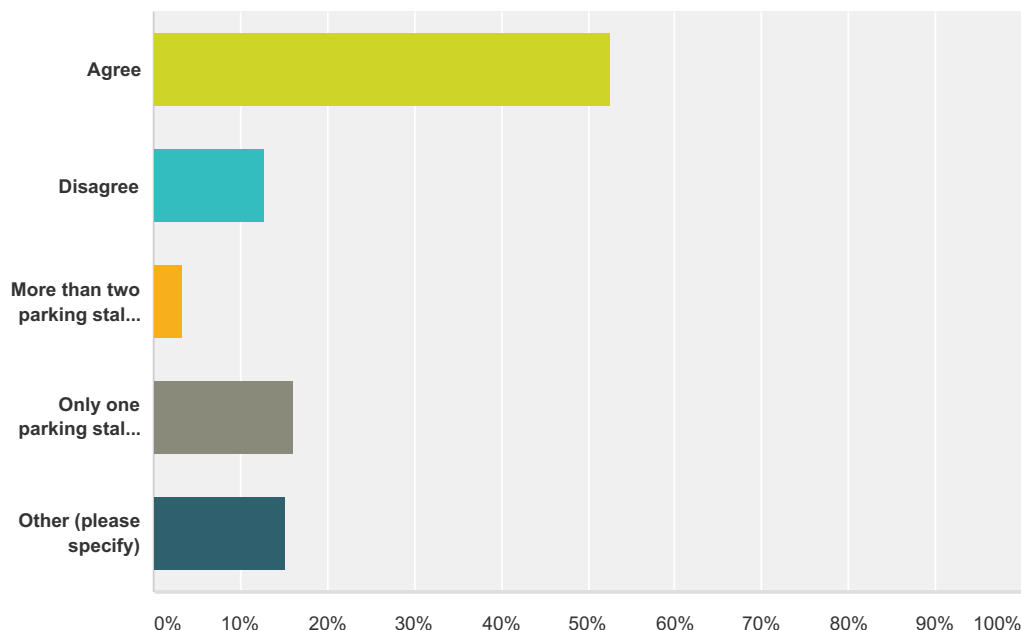
Answer Choices	Responses
Agree	32.73% 109
Disagree	53.75% 179
Other (please specify)	13.51% 45
Total	333

#	Other (please specify)	Date
1	Apply TUP conditions.	3/15/2016 10:44 AM
2	No to star	3/7/2016 1:30 PM
3	no to stv	3/6/2016 10:20 AM
4	does not address party noises	3/6/2016 9:23 AM
5	houses should not be modified to accommodate more people than a 'normal' family home would- ie no modifications	3/5/2016 9:17 PM
6	No STVR's	3/4/2016 5:55 PM
7	No STVR's	3/4/2016 1:44 PM
8	No STVR's	3/4/2016 1:43 PM
9	Four max.	2/28/2016 9:44 AM
10	Agree but only if other houses are also limited.	2/27/2016 10:03 AM
11	Possibly - but the focus could be on total occupancy not bedrooms	2/24/2016 11:36 AM
12	limit the number of people to 6 regardless of bedrooms	2/23/2016 9:23 PM
13	Yes absolutely. Otherwise I will debone my property, stop paying commercial taxes and convert to a STVR.	2/22/2016 11:05 PM
14	No STVR's	2/22/2016 8:39 PM
15	Only if everyone else is too	2/22/2016 7:50 PM
16	Another secondary question.	2/22/2016 5:11 PM
17	No.	2/22/2016 10:15 AM
18	unclear how this affects the issue of STVRs	2/21/2016 6:35 PM

19	Again, I believe there is merit to this being considered based on the proposed use, but that it may unfairly restrict existing property owners who may consider becoming STVR owners.	2/21/2016 5:12 PM
20	NO	2/21/2016 10:36 AM
21	three bedrooms is enough	2/20/2016 4:54 PM
22	Yes 3 rooms	2/20/2016 3:54 PM
23	No STVR's period	2/20/2016 11:56 AM
24	No STVR's	2/20/2016 11:53 AM
25	Within the past year at least two STVR homes in the Magic Lake area, one on Schooner Way and one on Harpoon, had twelve people staying in them. I don't know how many bedrooms these homes have.	2/20/2016 11:46 AM
26	By laws already in effect. 1/4 lot coverage, 600 sq ft cabin per acreage	2/20/2016 10:54 AM
27	Limiting the number of guests would be more appropriate.	2/20/2016 10:03 AM
28	Should be the same as the occupancy permit	2/20/2016 8:47 AM
29	should be the same as B & B's	2/19/2016 6:12 PM
30	no STVR at all!	2/19/2016 3:06 PM
31	NO STVRs - I trust that you know where I stand.	2/19/2016 2:48 PM
32	No stvrs without TUP	2/19/2016 2:36 PM
33	Guests per bedroom	2/19/2016 2:21 PM
34	not permitted	2/19/2016 2:09 PM
35	Does not matter . . . people will find a way around this.	2/19/2016 9:03 AM
36	Any commercial accommodation needs limits	2/18/2016 10:33 PM
37	No stvr	2/18/2016 9:45 PM
38	3-4 BRs seem reasonable	2/18/2016 8:05 PM
39	Should not be allowed.	2/18/2016 5:53 PM
40	See snser to 8	2/18/2016 5:23 PM
41	number of guests not bedrooms	2/18/2016 4:04 PM
42	No stvr's	2/18/2016 3:27 PM
43	6 people max	2/18/2016 2:24 PM
44	three bedrooms maximum	2/18/2016 2:02 PM
45	Again, assess on a case by case basis - size of overall property could make a difference?	2/18/2016 1:47 PM

Q10 If STVRs are permitted, two off street parking stalls should be provided within the boundaries of the property:

Answered: 335 Skipped: 8



Answer Choices	Responses
Agree	52.54% 176
Disagree	12.84% 43
More than two parking stalls should be required	3.28% 11
Only one parking stall should be required.	16.12% 54
Other (please specify)	15.22% 51
Total	335

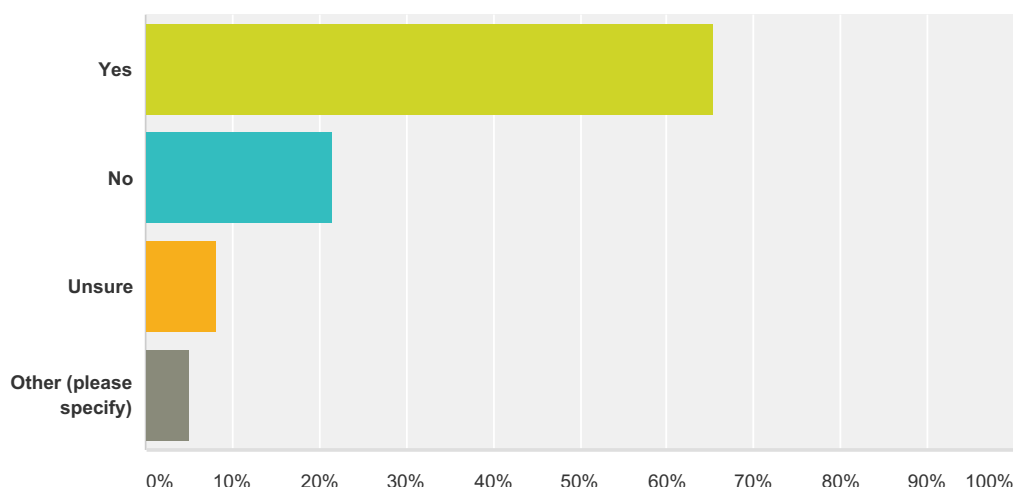
#	Other (please specify)	Date
1	Must agree to conditions on TUP	3/15/2016 10:44 AM
2	No regulation required. Property owner will provide what is necessary. If there is unlawful parking on the road, authorities can be called to deal with it.	3/8/2016 9:25 AM
3	impact on street parking could be one of the guidelines... Not necessarily solved by parking spaces... E.g. Renters could be cyclists.	3/8/2016 8:47 AM
4	no to star	3/7/2016 1:30 PM
5	no to stvr	3/6/2016 10:20 AM
6	parking issues are not a concern	3/6/2016 9:23 AM
7	No STVR's period	3/4/2016 5:55 PM
8	Two: one for owner and one for guest	3/4/2016 5:33 PM
9	No STVR's period	3/4/2016 1:44 PM

10	No STVR's period	3/4/2016 1:43 PM
11	Disagree. Should be same as everyone else.	2/27/2016 10:03 AM
12	One per bedroom	2/26/2016 1:26 PM
13	Parking should be provided according to the units. We have to provide parking in commercial resorts. Same should apply to any STVR.	2/22/2016 11:05 PM
14	No STVR's	2/22/2016 8:39 PM
15	Another secondary question.	2/22/2016 5:11 PM
16	No.	2/22/2016 10:15 AM
17	as many as reasonably needed depending on size of property and or number of possible lodgings	2/22/2016 9:25 AM
18	Is this required at staff housing?	2/21/2016 7:47 PM
19	visitors must use the parking on the property	2/21/2016 6:35 PM
20	I believe this should depend on the physical location of the STVR (such as distance from the ferry) as well as the size of the property and STVR, and therefore may be difficult to regulate.	2/21/2016 5:12 PM
21	All parking must be provided by the owner on their property	2/21/2016 10:56 AM
22	NO	2/21/2016 10:36 AM
23	there should be room to park 2 vehicles but urban parking stall is the wrong terminology	2/21/2016 8:30 AM
24	No STVR's period	2/20/2016 11:56 AM
25	No STVR's	2/20/2016 11:53 AM
26	B & B's are required to have parking for the owners plus one stall per bedroom unit. Regulations shouldn't be any different for STVRs. This one regulation would negate the possibility of having STVRs on most small lot properties as they simply isn't enough room for that much parking, especially if the home is located just past the required setback from the road.	2/20/2016 11:46 AM
27	Isn't this by law already?	2/20/2016 10:03 AM
28	agree but unless a larger house -- ie 5 bedrooms - more parking stalls	2/19/2016 11:58 PM
29	should be the same as for B& B's	2/19/2016 6:12 PM
30	Stall numbers should depend on number of bedrooms	2/19/2016 3:39 PM
31	no STVR at all!	2/19/2016 3:06 PM
32	No stvrs	2/19/2016 2:36 PM
33	not permitted	2/19/2016 2:09 PM
34	No parking on the road or neighbour's property.	2/19/2016 11:53 AM
35	depending on size of home	2/19/2016 7:46 AM
36	One or two or three, whatever the rental requires. It can't be a blanket rule. But yes, all off street.	2/18/2016 10:43 PM
37	Commercial zoning requirements will take care of this	2/18/2016 10:33 PM
38	just go with the existing zoning for the property	2/18/2016 9:53 PM
39	Agreed. Bbut by regulations are two off street parking stalls already required at this time?	2/18/2016 8:16 PM
40	why 2?	2/18/2016 7:30 PM
41	2 minimum but more for larger houses	2/18/2016 6:37 PM
42	1 stall per bedroom	2/18/2016 6:27 PM
43	Should not be allowed.	2/18/2016 5:53 PM
44	depending on size of home & how many bedrooms should determine parking requirements	2/18/2016 5:51 PM
45	what if property is walk, cycle or boat access only?	2/18/2016 5:43 PM
46	Sufficient parking for # of people staying there and another visiting car.	2/18/2016 5:23 PM

47	Whatever works. Not everyone druces a vehicle.	2/18/2016 4:42 PM
48	must park on the property, number of stall is not necessary	2/18/2016 4:04 PM
49	Since the owner should live on same property, then at least two stalls should be required, one for the guest, one for each of the owners' vehicles	2/18/2016 4:03 PM
50	No stvr's	2/18/2016 3:27 PM
51	# of parking spaces should depend on # of STVRs per property	2/18/2016 1:47 PM

Q11 I believe STVRs are important to the local North Pender Island economy:

Answered: 340 Skipped: 3



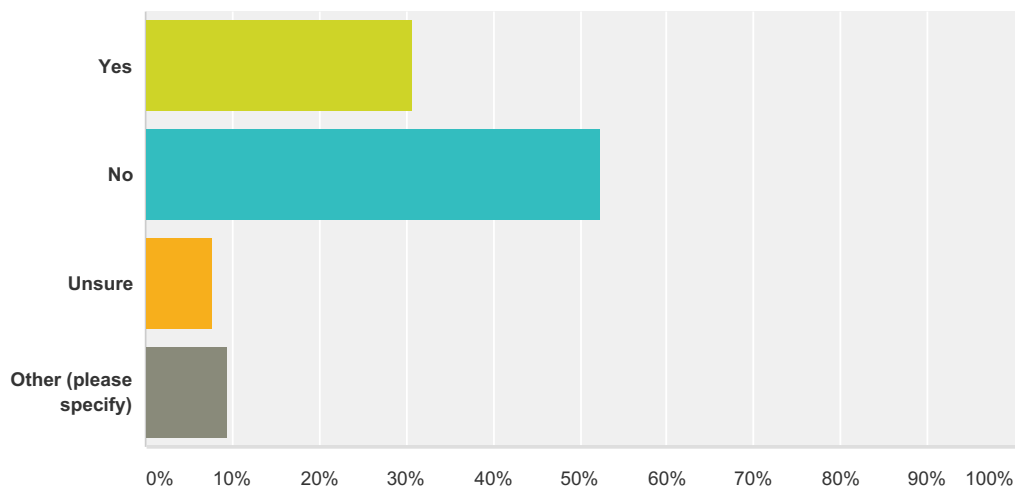
Answer Choices	Responses
Yes	65.29% 222
No	21.47% 73
Unsure	8.24% 28
Other (please specify)	5.00% 17
Total	340

#	Other (please specify)	Date
1	Yes, provided conditions on TUP apply.	3/15/2016 10:44 AM
2	This hasn't been proven	3/15/2016 10:38 AM
3	Controlled supply is important yes. With random supply added without creating a level playing field, the overall community will suffer. I will close my restaurant and just run an STVR resort for sure if anyone can build and rent out nightly without my ability to compete on a level playing field.	2/22/2016 11:05 PM
4	They do not support the idea of neighbourhood and community. Read about other towns and cities who are having huge problems with STVRs. Homework needs to be done!	2/22/2016 10:15 AM
5	First intro to Pender for many home-owners!	2/21/2016 12:20 PM
6	Economy ? What economy ? There is no industry on the island. Unless you are a carpenter or tree trimmer that is little work on the island. Pender is a rural living community. STVRs are not going to change anything but the lives of those that are already living on the island. I see STVRs serving only the rental owners - many that live off island. The frightening part, if STVRs are permitted, there will be no going back. The island will be changed permanently, and not for the better.	2/21/2016 10:56 AM
7	Having people living full time in houses or welcoming family and friends to their seasonal homes is more important than relying on STVR visitors to shore up the economy.	2/20/2016 11:46 AM
8	Point of order - why are you asking what people "believe" why don't you present the data on tourism in BC or do some work in this area so you can provide useful information instead of trying to slant the truth	2/20/2016 8:56 AM
9	yes on many levels, tourism, grocery store, farm stands, art galleries, property managers, people who clean and tend the properties	2/19/2016 11:58 PM

10	STVRs would negatively impact our economy.	2/19/2016 6:41 PM
11	There is no factual evidence that they contribute significantly	2/19/2016 11:17 AM
12	There are only a few commercial rentals available, stock is very limited, it's either \$450/night at Poets or now at least the option of the Woods which is great, but they're almost fully booked for summer. Rentals give Pender business owners a great opportunity to help pay their bills via tourism!	2/19/2016 7:48 AM
13	They allow residents to have a pharmacy; grocery store; medical clinic; etc. Without these things that they support, many residents would have to move away.	2/18/2016 6:01 PM
14	Yes -- Not just "important" but vital to our survival as an island community	2/18/2016 5:02 PM
15	I think that providing affordable housing for residents is more important to the island economy than vacation rentals	2/18/2016 4:03 PM
16	This could go either way. STVRs operated by off-islanders for their own profit mean the income those owners get does not likely come back to the local economy. Owners who live here and need to run STVRs so they can afford to stay will very likely put a good deal of that income back into the local economy. As to the visitors - that varies. Some arrive with all their groceries and alcohol purchased before they get here and aren't all that interested in purchasing local items - food and drink or arts, clothes, etc. Others come fully intending to spend their money here.	2/18/2016 1:47 PM
17	setting up unfair competition with legitimately zoned commercial accommodation is bad for the economy, eg Browning and Pender Inn properties	2/18/2016 1:25 PM

Q12 I'm concerned STVRs may leave fewer options for those looking for long term rental housing.

Answered: 340 Skipped: 3



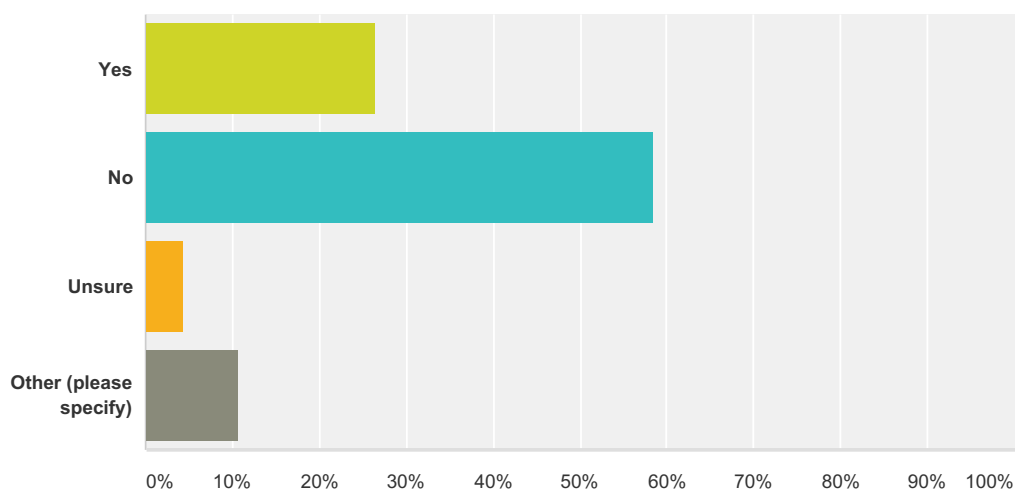
Answer Choices	Responses
Yes	30.59% 104
No	52.35% 178
Unsure	7.65% 26
Other (please specify)	9.41% 32
Total	340

#	Other (please specify)	Date
1	No STVR apart from conditions in TUP properly applied for.	3/15/2016 10:44 AM
2	Not if the STVR is regulated as are B&Bs	3/10/2016 9:06 AM
3	My experience with long term rentals is that the seasonal employment of Pender is damaging to long-term care and rental payments of the dwelling.	3/8/2016 6:53 PM
4	STVR's do not affect long term rental housing, other by-laws do. Secondary suites should be allowed.	3/8/2016 9:25 AM
5	may do so, but long term renters not likely to be competing directly with STVR housing stock. Different markets.	3/5/2016 9:17 PM
6	No. I think they are different places.	3/5/2016 9:08 AM
7	I don't care either way	3/4/2016 10:25 AM
8	enlarge guest cottage floor areas on larger parcels	3/4/2016 10:10 AM
9	No. They are totally different from entry level monthly rental stock.	2/27/2016 10:03 AM
10	I don't think they are the same places so my answer is NO	2/23/2016 9:16 AM
11	Absolutely this is the case already. Staff housing is impossible to find. I am now considering building 2 units to house incoming seasonal staff. We have been successful in hiring locals but we are not getting enough for this summer.	2/22/2016 11:05 PM
12	They are not the same type of property	2/22/2016 7:50 PM
13	NO STVR's	2/22/2016 10:15 AM

14	Let's not fool ourselves that this is going to take up all available rental units.	2/21/2016 7:47 PM
15	Vacation properties are rarely available for long term, so not an issue	2/21/2016 2:52 PM
16	Any signs of this so far??	2/21/2016 12:20 PM
17	I don't feel that having STVRs causes a lack of long term rentals, as I believe people that rent out their homes short term want to use them at times and as a result would not rent them long term anyway. I am saying this and I do not have a potential STVR.	2/20/2016 11:41 PM
18	They are not the same properties. STVR owners use them too.	2/20/2016 3:54 PM
19	If this question is leading to the affordable housing issue then my answer is no but there is a possibility if STVRs were not permitted then some could become available for full time rentals but probably not affordable housing.	2/20/2016 10:03 AM
20	They absolutely will leave fewer options.	2/19/2016 6:41 PM
21	no STVR at all!	2/19/2016 3:06 PM
22	i have used STVRS on Pender prior to moving here and none of them would have been considered affordable housing if they were to come onto the rental market.	2/19/2016 8:48 AM
23	not if you limit the number of stvr TUP'S available	2/19/2016 7:46 AM
24	fewer options, lower quality and higher prices	2/18/2016 9:53 PM
25	this is quite ridiculous. the cost of having a home for rental is not supported by what islanders are willing/able to spend.	2/18/2016 6:01 PM
26	People who are renting their homes as STVRs are not looking of long term renters, as they also use the property at some point in the year.	2/18/2016 5:25 PM
27	NO -- I doubt than many STVRs would be available for long term rentals. They serve two different clientele.	2/18/2016 5:02 PM
28	There would be no impact on long term rentals as most STVR units are for limited periods, if there is a concern as to having houses used exclusively for STVR use then maybe there should be a maximum number of weeks ie 10 per year so as to encourage the owner to use the premises during the remainder of the year.	2/18/2016 5:00 PM
29	Landlords must make the choice. Should restrict seasonal evictions.	2/18/2016 3:52 PM
30	Different use. Stvrs are people who still wants one use the home themselves part time	2/18/2016 2:24 PM
31	This is an issue - but I don't know how to address it - unless the only STVRs allowed are for secondary dwellings or for rooms in principal dwellings occupied full-time by the owners...	2/18/2016 1:47 PM
32	Maybe but more units might be available for rent	2/18/2016 1:37 PM

Q13 I'm concerned that STVRs will compete with existing commercial accommodation businesses.

Answered: 340 Skipped: 3



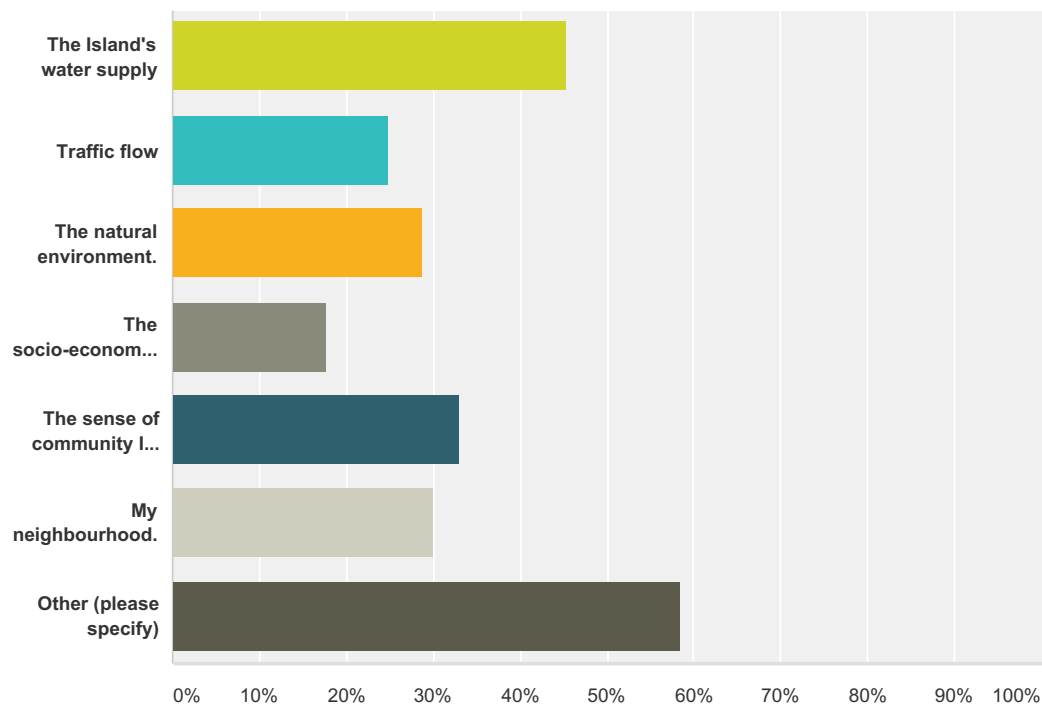
Answer Choices	Responses
Yes	26.47% 90
No	58.53% 199
Unsure	4.41% 15
Other (please specify)	10.59% 36
Total	340

#	Other (please specify)	Date
1	I trust that granted TUP conditions apply, if not put one in! ie) put proper conditions on permit.	3/15/2016 10:44 AM
2	I own a B&B on North Pender and have no problem with them, as long as the STVRs are run with the SAME regulations as a B&B.	3/10/2016 9:06 AM
3	They will compete, but a lot of visitors have children and pets and do not want commercial accommodation, or can't afford it.	3/8/2016 9:25 AM
4	Competition is good.	3/8/2016 8:47 AM
5	They definitely will have an effect, but I am not concerned about it. Over time, the pool of people wanting tourist accom. will grow.	3/5/2016 9:17 PM
6	No. I think they are different places. STVR are houses	3/5/2016 9:08 AM
7	Existing accommodation is too limited now	3/4/2016 10:25 AM
8	1 or 2 week stays not \$\$ possible in B&B's	3/4/2016 10:10 AM
9	No - we are looking at a different customer base than B&Bs and STVR's are more affordable than the local hotels	2/28/2016 9:44 AM
10	No. They are totally different from B&Bs and hotel/motels.	2/27/2016 10:03 AM
11	it is possible	2/25/2016 12:51 PM
12	I think they are different. A house is not a hotel room	2/23/2016 9:16 AM
13	They absolutely will as an existing commercial accommodation business.	2/22/2016 11:05 PM

14	People want a family house not a B&B or hotel room	2/22/2016 7:50 PM
15	The other businesses target a different demographic than STVRs. Families with children cannot afford commercial accomodation and are not welcome at b&b	2/22/2016 11:42 AM
16	No STVR's	2/22/2016 10:15 AM
17	See note above. There is no social science done for demand. I suspect it is low.. And a number of STVR folks will be dissapointed with demand.	2/21/2016 7:47 PM
18	I think STVRs are providing a niche for a different group of people tha those using commercial accommodations. A lot of renters of STVRs are families who want the cottage getaway feeling and could not afford commercial accommodation.	2/20/2016 11:41 PM
19	If the STVR owners are not regulated, there is no level playing field. Commercial accommodation businesses have to pay considerable taxes. STVR's that have been operating underground have a distinct advantage.	2/20/2016 11:46 AM
20	Again - do some research - the type of people that use STVR's can't afford Poet's Cove etc. These are families looking for a family experience - economic diversity means providing options for everyone and promoting and encouraging people to come to North Pender	2/20/2016 8:56 AM
21	no, they target a different market, more families who want to enjoy our island but not have a high budget to do so (ie preparing own meals is cheaper)	2/19/2016 11:58 PM
22	There is a complete lack of commercial accommodation on North & South Pender	2/19/2016 3:15 PM
23	no STVR at all!	2/19/2016 3:06 PM
24	No STVR's cater to families other accommodation like B and B's does not	2/19/2016 12:17 PM
25	When we were looking to rent while renovating, many rental owners didn't even contact me back...good competition is fair	2/19/2016 7:48 AM
26	competiton is fine; more supply creates downward pressure on prices (which are too high)	2/18/2016 9:53 PM
27	No. Added capacity to bring more people (Pender can get booked up), different experiences or places to stay, more personal, family (more people) can be accomodated with a lower cost, competition is good for lowering costs for potential guests.	2/18/2016 8:16 PM
28	How many affordable places are there on Pender for families to stay at? ! We would never have come here except for the chance to stay with our children at a home rented by lovely islanders. It resulted in u buying a home here; vacationing for many years with our family and friends and eventually moving here . Now we are members of the community , supporting volunteer groups etc.	2/18/2016 6:01 PM
29	I think current commercial accommodation is extremely limited. Just had a friend ask about B&Bs on Pender and could not come up with even one I would recommend.	2/18/2016 5:23 PM
30	Different clients	2/18/2016 5:11 PM
31	Not at all -- I've not met an STVR tenant who would stay in existing commercial units -- they serve two different clientele	2/18/2016 5:02 PM
32	Most STVR situations are best suited for families, whereas B&B units on Pender are not suitable for family groups.	2/18/2016 5:00 PM
33	Irrelevant. It is not property owners' responsibility to make those businesses viable.	2/18/2016 4:45 PM
34	level playing field i.e.: registration and taxes for STVR's	2/18/2016 2:02 PM
35	This might well be an issue; the way to deal with it could well be to put a ceiling on the total # of STVRs allowed. First come first served re: who's told yes and who's told no? Not sure how to determine an upper limit...	2/18/2016 1:47 PM
36	Yes but commercial accommodation may improve and more people may come	2/18/2016 1:37 PM

Q14 I am concerned STVRs will have a negative impact on:

Answered: 282 Skipped: 61



Answer Choices	Responses
The Island's water supply	45.39% 128
Traffic flow	24.82% 70
The natural environment.	28.72% 81
The socio-economic diversity of North Pender Island	17.73% 50
The sense of community I feel on North Pender Island	32.98% 93
My neighbourhood.	30.14% 85
Other (please specify)	58.51% 165
Total Respondents: 282	

#	Other (please specify)	Date
1	Welcome visitors to Pender Islands	3/15/2016 10:44 AM
2	None of the above	3/11/2016 10:57 AM
3	none	3/11/2016 10:47 AM
4	No more so than a single family residence does.	3/10/2016 9:06 AM
5	I believe STVRs have a POSITIVE impact on all of the above. We are talking about educated people with money who want to visit our beautiful island for a week. These are not partying people who come in to disturb others and abuse our resources.	3/9/2016 6:57 AM
6	I am not concerned	3/9/2016 6:03 AM

7	not concered, it will only be a positive thing	3/8/2016 9:11 PM
8	STVRs come to island for the beauty and environment. My experience is that STVRs are often more respectful of the property than permanent residents that do work-arounds and don't respect what they have.	3/8/2016 6:53 PM
9	No concern	3/8/2016 11:33 AM
10	I'm not concerned. I think STVRs will have a positive impact.	3/8/2016 9:25 AM
11	We encourage visitors to the island. This is just about where they stay. It is also about income for home owners, many of whom may need the cash to continue to live on Pender. The model fits well for seasonal rentals, wherein the owner lives at home part of the year.	3/5/2016 9:17 PM
12	No concerns, a resident will cause a larger impact than a 1 week visitor.	3/5/2016 6:50 PM
13	I don't think any of these choices are right	3/5/2016 9:08 AM
14	nothing	3/4/2016 10:29 PM
15	no negative impact; question is biased	3/4/2016 1:54 PM
16	Pushes cost of houses up	3/4/2016 1:46 PM
17	STVR's will not have a negative impact on any of these things evidenced by the number of STVR's operating before the sudden position and enforcement against STVR's 4 years ago under the previous Island's Trust Trustees. The biggest impact on water supply was the aging water infrastrurcture which has recently been addressed in the past couple of years. There are more positive impacts to our socio-economic diversity, community and neighbourhoods with STVR's. Other benefits are economic in terms of jobs for young people, more ferry ridership (reducing rate hikes) and tax dollars for health clinics and many other social services. The Environment and Economic growth are not mutually exclusive.	3/4/2016 12:51 PM
18	should only be allowed for full-time residents	3/4/2016 11:54 AM
19	don't like the gated community mentality developing	3/4/2016 10:10 AM
20	Can't answer this becuase they are all wrong	3/4/2016 9:56 AM
21	Nothing. They generate revenue for the community	3/2/2016 10:39 AM
22	What? Why?They are POSITIVE! Where is THIS choice?	3/2/2016 8:41 AM
23	I am not concerned	3/2/2016 6:52 AM
24	We need more visits and Pender as a destination	3/1/2016 6:58 AM
25	none	2/29/2016 9:19 AM
26	None of these	2/29/2016 9:17 AM
27	Water could be a problem - tenants need to be educated	2/28/2016 9:44 AM
28	Not at all, they will have a positive effect on Pender.	2/28/2016 9:09 AM
29	Why do I have to pick something negative? Very bad question.	2/27/2016 10:03 AM
30	I am not concerned	2/27/2016 6:28 AM
31	Risk of wild fires, theft, drugs, noise, RCMP call-outs, etc.	2/26/2016 10:52 AM
32	not concerned, do not feel they will have a negative impact	2/26/2016 7:20 AM
33	STVRs can only be a positive impact on the community	2/26/2016 6:49 AM
34	No concerns	2/24/2016 8:56 PM
35	Hard question. What if I think none of them?	2/24/2016 3:44 PM
36	I would say "could" not "will" in the opening part of this question. A major concern is the negative impact this could have on affordable housing (rentals) here, which many are dependent on in order to live here.	2/24/2016 11:36 AM
37	No concerns	2/24/2016 7:15 AM
38	how neighbours treat each other if one of them has STVR	2/23/2016 9:23 PM
39	all of the above	2/23/2016 12:37 PM
40	I'm concerned that you insist that I pick a negative impact. That is your bias.	2/23/2016 9:16 AM

41	Nothing comes to mind	2/23/2016 7:36 AM
42	No	2/23/2016 6:55 AM
43	I am not concerned	2/23/2016 6:54 AM
44	No concerns	2/23/2016 6:52 AM
45	I think controlled and level playing field is necessary for any support from me. Residents and owners feel entitled to rent out their homes regardless of regulations. I get that. Everyone has their self interest at stake. I also get AirBNB and this considerable growth in STVRs all over the World is here to stay. What is interesting is our primary market which is urban 20 to 40 year olds, really prefers to stay with us to an AirBnB rental if they have a choice. Price is usually a primary factor. We compete by providing a very specific atmosphere that AirBnB units cannot provide. This is expensive to provide. We attract at least 80% unique destination visitors to Pender that come specifically to stay with us. This is how we compete. Opening up the market legitimately without also implementing a level playing field will result in owners building new small resorts on residential zoned lots. This has already happened in the condo market in urban centres. It will result in more pressure on long term rental housing and it will increase my direct competition.	2/22/2016 11:05 PM
46	Pender should have a modest economy related to it's small size. People wanting a large economy are living in the wrong place.	2/22/2016 8:39 PM
47	Why are they negative? Why is this question so negative?	2/22/2016 7:50 PM
48	None	2/22/2016 5:45 PM
49	Neighbours.	2/22/2016 5:11 PM
50	none of the above	2/22/2016 4:33 PM
51	none of the above	2/22/2016 2:17 PM
52	I believe they will have a positive impact on most everything most particularly the economics of the NPI community.	2/22/2016 1:56 PM
53	There is no negative. They bring money and vibrance to the island. How would the new co-op have been built. How would artists gain noteriety, STVRs only help the island economy and all the maintenance it takes to keep the infrastructure currently in place.	2/22/2016 11:42 AM
54	Permanent residents already have an impact on our islands	2/22/2016 11:15 AM
55	Don't know	2/22/2016 9:37 AM
56	none of the above	2/22/2016 8:00 AM
57	Summer fire hazard. "party" houses. But I think that these can be "controlled" by watchful management and community/neighbourhood involvement. STVR Owners could have their TUPS revoked if they do not keep a watchful eye on their property.	2/22/2016 6:58 AM
58	not concerned at all	2/22/2016 6:37 AM
59	Yes to all. We are in support of option 7. We do believe that every STVR owner should register their property. Registration would be revoked in the event of serious complaints or issues. We do believe that work is required by the CRD, Island Trust, etc. to ensure that the following but not limited to are considered and addressed: technological (eg. water saving technologies) , education (eg. forest fire prevention) and policing (eg. bylaw and noise enforcement) etc. We do not support the changing of land use zoning and controls in order to be heavy handed. The CRD, Island Trust, etc. needs to implement a simple registration process and monitoring system for STVR.	2/21/2016 9:43 PM
60	Noise & light pollution which must be monitored. Most renters are respectful of Pender and surrounding islands.	2/21/2016 9:20 PM
61	positive for merchants	2/21/2016 9:19 PM
62	it will be most beneficial to the economy	2/21/2016 8:44 PM
63	I am not concerned	2/21/2016 8:34 PM
64	The islands fire safety. Most vacationers are not aware of the extreme fire hazards we have ever summer. All it takes is one bozo from the city tossing his smoke out the window and half the island could go up in flames.	2/21/2016 8:30 PM
65	You are basically demanding that the person answering this, views STVRs as a negative.	2/21/2016 7:57 PM
66	If water supply an issue.. Then please consider additional or compatible restrictions for those that have a lot of family/friends visitors to their homes. This issue of water usage is nonsense.. And is Magic lake not a backup.. Just dredge it.	2/21/2016 7:47 PM
67	We have at least two short term rentals in our neighborhood and they have not been a problem in +seven years...the users are respectful of our neighborhood.	2/21/2016 7:43 PM

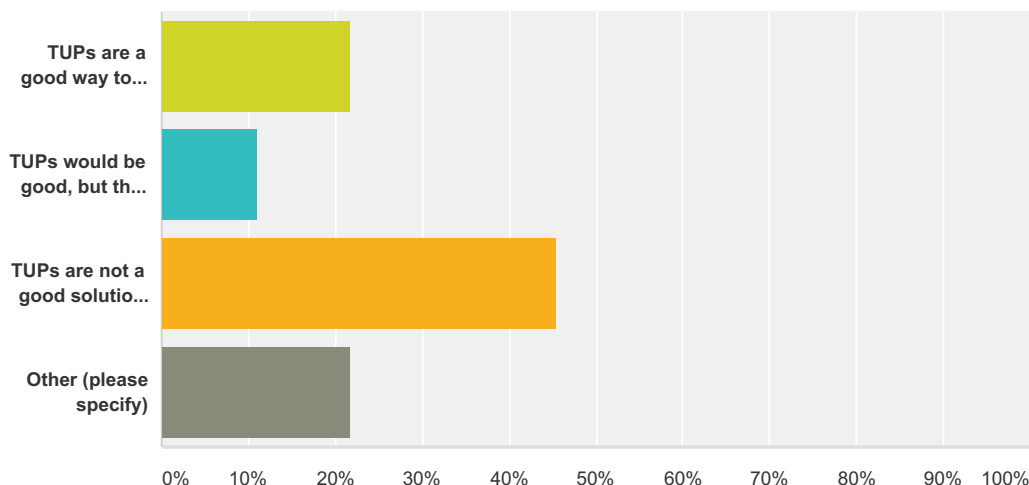
68	None of the above.	2/21/2016 7:22 PM
69	None of the above	2/21/2016 5:38 PM
70	Nothing	2/21/2016 4:58 PM
71	No concerns	2/21/2016 4:51 PM
72	They have a positive impact on the economy	2/21/2016 3:40 PM
73	D I have to pick one of these? What if I disagree?	2/21/2016 3:17 PM
74	None, it is completely beneficial with minimal impact	2/21/2016 2:31 PM
75	I don't want any of these choices	2/21/2016 12:59 PM
76	Surely more of a socio-economic boost...?	2/21/2016 12:20 PM
77	good impact - more poeple working	2/21/2016 10:24 AM
78	no negatives	2/21/2016 10:21 AM
79	Can we choose none of these?	2/21/2016 9:37 AM
80	Complaints about STVR are grossly exaggerated.Simple noise bylaw enforcement for everyone is sufficient.	2/21/2016 8:30 AM
81	not concered, it will only be a positive thing	2/21/2016 7:05 AM
82	Concerned that there is some regulation regarding noisy and unleashed pets that chase deer etc.	2/20/2016 11:41 PM
83	I am not concerned	2/20/2016 10:00 PM
84	I am not concerned	2/20/2016 6:32 PM
85	None of these if regulated	2/20/2016 4:54 PM
86	I don't agree with this question. Why are the choices all negative?	2/20/2016 3:54 PM
87	I think they will have a positive impact	2/20/2016 3:33 PM
88	none of the above	2/20/2016 3:29 PM
89	I am not concerned. Where is this option?	2/20/2016 12:01 PM
90	No STVR's period	2/20/2016 11:56 AM
91	No STVR's	2/20/2016 11:53 AM
92	not concerned	2/20/2016 11:47 AM
93	Ferry Travel: If STVRs are encouraged or legitimized, ferry travel will be heavily impacted. Because of the high number of view, oceanfront or lakefront properties on North Pender Island (highly valued by vacationers), we will be inundated. In years when STVRs were not officially allowed, getting to and from the Gulf Islands on weekends was hard enough. With Saturday or Sunday check-in/check-out days for STVRs and places like Currents, the situation will be worse.	2/20/2016 11:46 AM
94	Community services, medical and ferry system, both already maxed out	2/20/2016 10:54 AM
95	no concerns. will boost local economy;gas/groceries/gifts/events etc.	2/20/2016 10:35 AM
96	There is no difference whether to owner or another party occupy the property.	2/20/2016 10:31 AM
97	Not concerned about any of these items	2/20/2016 10:25 AM
98	I can't think of one really good reason to disallow STVRs	2/20/2016 10:03 AM
99	Where is the option to point out that I believe there are positive impacts, this is a seriously flawed survey - who reviewed and approved this survey design and what are their credentials in this area, I am extremely concerned with the bias presented	2/20/2016 8:56 AM
100	It adds to the diversity of the island.	2/20/2016 8:47 AM
101	Water colection on property's should be encouraged.	2/20/2016 7:47 AM
102	No concerns	2/20/2016 6:42 AM
103	"Might" have a negative impact	2/19/2016 10:17 PM
104	no negative impact	2/19/2016 8:27 PM

105	real estate values & home ownership; rental housing; security	2/19/2016 6:12 PM
106	not concerned at all	2/19/2016 6:11 PM
107	None of above. Most of STVR renters will be families.	2/19/2016 6:04 PM
108	I am not concerned	2/19/2016 6:02 PM
109	None	2/19/2016 6:00 PM
110	STVRs can only be a positive impact on the community	2/19/2016 5:57 PM
111	How the islands are seen, as opportunities for conserving scarce and threatened biodiversity, or for more money for urban speculator landlords.	2/19/2016 5:41 PM
112	No concerns	2/19/2016 1:50 PM
113	Sewage capacity	2/19/2016 1:49 PM
114	Employment for Island workers	2/19/2016 1:38 PM
115	It will have no negative impct	2/19/2016 12:41 PM
116	No, they increase diversity and add to the economy	2/19/2016 12:17 PM
117	It will be a positive move for Pender	2/19/2016 12:08 PM
118	Visitors keep the island alive. No summer business, no income. Can't count on local to make a living so bring them in, I say. The more the merrier!	2/19/2016 11:53 AM
119	The local Infrastructure ,the character of the community	2/19/2016 11:17 AM
120	I feel renters need some education regarding water usage, noise by laws, etc to be acceptable.	2/19/2016 10:21 AM
121	I disagree	2/19/2016 9:53 AM
122	Nothing	2/19/2016 8:44 AM
123	I do not believe that STVRs will create, or have created, any of these issues.	2/19/2016 8:02 AM
124	Responsible owners need to educate their guests of island water supply issues in the summer	2/19/2016 7:48 AM
125	none of the above	2/19/2016 7:46 AM
126	none of the above	2/19/2016 7:11 AM
127	Pender and Magic Lake Estates have always been marketed as recreational property. NOT A RETIREMENT COMMUNITY. Those that wish to change that are self-absorbed NIMBIES who have no need for a thriving economy on Pender because of their guaranteed retirement incomes. They should be ashamed of their greed.	2/19/2016 6:16 AM
128	NONE!	2/18/2016 11:36 PM
129	n/a	2/18/2016 11:13 PM
130	I only see positive impacts: Increased tourism, increased economic impact to the island, a reason to call it the "Friendly Island"	2/18/2016 11:01 PM
131	You missed an option -no negative impact except if they are NOT allowed	2/18/2016 10:43 PM
132	None of the above.	2/18/2016 10:18 PM
133	the lack of stvr's is affecting our economy, our economy is tourism, we need stvr's to house the tourists and give us jobs in maintaining an stvr or providing services to tourists.	2/18/2016 9:54 PM
134	If managed properly, don't see negatives	2/18/2016 9:53 PM
135	For 2 years I rented a house surrounded by stvr houses, the partying was non stop. Plus affordable housing is hard to find	2/18/2016 9:45 PM
136	I don't think it will be negative if correctly addressed	2/18/2016 9:44 PM
137	None	2/18/2016 9:21 PM
138	Fire safety, costs of emergency services, noise levels, Driftwood parking/shopping	2/18/2016 8:57 PM
139	Many may choose options above, but whether in fact or not this occurs should be more important.	2/18/2016 8:16 PM
140	I believe it with add diversity to the island and be positive.	2/18/2016 8:11 PM

141	None of the above	2/18/2016 8:05 PM
142	None of the above	2/18/2016 7:30 PM
143	additional noise, garbage.	2/18/2016 7:14 PM
144	I do not think we would notice a change anywhere	2/18/2016 7:05 PM
145	Quiet evenings party houses should be discouraged	2/18/2016 6:59 PM
146	the owners should inform renters about the do nd not do prior to renting their house out	2/18/2016 6:40 PM
147	I am more concerned by long term rental behaviors	2/18/2016 6:37 PM
148	I believe STVR.s will have a very beneficial to the island	2/18/2016 6:08 PM
149	Available ferry space, perhaps 2 or three cars instead of one on key weekends	2/18/2016 5:43 PM
150	No negative impact.	2/18/2016 5:23 PM
151	Again, I thought of this in terms of say, my renting out my home if I was away, to someone I personally knew or had vetted. Water and environmentally neutral.	2/18/2016 5:23 PM
152	I am not concerned. We had them before.	2/18/2016 5:19 PM
153	These are untrue excuses that people have been hiding behind since this controversy started	2/18/2016 5:11 PM
154	None of the above	2/18/2016 5:08 PM
155	NONE OF THE ABOVE. Negative ONLY if STVRs are eliminated	2/18/2016 5:02 PM
156	None of the above. Most STVR properties will be either occupied during the sumer when most STVR rentals take place either by the rental guests or the owners or their friends and family, In B&B situations there are few if any family units except for the Woods and these are usually very short stays ie 1 to 2 days requiring more laundry etc.	2/18/2016 5:00 PM
157	None of the above	2/18/2016 3:38 PM
158	The island will sustain more economic damage without STVR's	2/18/2016 2:58 PM
159	The negative impact will be lack of jobs forcing young families to leave the Island against their desires.	2/18/2016 2:33 PM
160	Be a benefit	2/18/2016 2:24 PM
161	not concerned about any of the above	2/18/2016 2:02 PM
162	All the above issues are of concern to me only if STVRs were to be open-ended and allowed on any property no matter the size. Water supply needs to be addressed during drought season - where it's metered, it can be monitored and operators told they have a maximum use limit. Not sure how to deal with this where it's not metered. I suspect operators need to be advised firmly that they must ensure their visitors know they need to rigidly conserve water - I say this because I know some people feel they 'just can't' ask their guests not to flush the toilet every time...	2/18/2016 1:47 PM
163	these survey questions.	2/18/2016 1:43 PM
164	and positive effects as well.	2/18/2016 1:37 PM
165	There won't be a negative impact. Just think what would happen if every home in Pender was a full time	2/18/2016 1:18 PM

Q15 A Temporary Use Permit (TUP) can allow an STVR to operate where the zoning does not permit it. The TUP is the closest thing to a business license that Islands Trust has the ability to issue. To get a TUP, the property owner must make an application to the Islands Trust (current fee is \$1100). Neighbours of the property are notified and an ad is put in the newspaper. For an example, please see the Galiano Island TUP guidelines in the linked document. Based on this information, do you think:

Answered: 332 Skipped: 11



Answer Choices	Responses
TUPs are a good way to regulate STVRs because they can be issued on a case by case basis and the conditions in the permit can be tailored to the specifics of each property.	21.69% 72
TUPs would be good, but the application fee is too high.	11.14% 37
TUPs are not a good solution to STVRs because of the uncertainty about whether the application would be approved and the potential for neighbours to influence the decision.	45.48% 151
Other (please specify)	21.69% 72
Total	332

#	Other (please specify)	Date
1	TUP is my second choice to regulat STVRs. First choice is to regulate them with the same rule/regulations as a B&B.	3/10/2016 9:06 AM

2	Imposing TUPs is an unfair burden on a property owner.	3/8/2016 9:25 AM
3	Let them in, same as B&Bs	3/8/2016 8:47 AM
4	no to stvrs	3/7/2016 1:30 PM
5	No to STVR's anywhere	3/6/2016 2:09 PM
6	no to stvr	3/6/2016 10:20 AM
7	tailoring specifics via feedback to Islands Trust would be stressful and time consuming	3/6/2016 9:23 AM
8	TUP's are inappropriate because they are time limited, and designed as a bridge to rezoning.	3/5/2016 9:17 PM
9	No STVR's	3/4/2016 5:55 PM
10	Am not sure how long a TUP is valid. If it is for a year, then \$1100 is too high a fee.	3/4/2016 5:33 PM
11	No STVR's	3/4/2016 1:44 PM
12	No STVR's	3/4/2016 1:43 PM
13	TUP's are a bad idea and should not be implemented. At a time where our Provincial Governments is trying to have "Red Tape Reduction" and appointed a new Ministry to deal with this important issue, this proposal for TUP's fly's in the face of this governmental leadership goal. At it's source, this is a bureaucratic money grab of the worst kind.	3/4/2016 12:51 PM
14	Too cumbersome- amend the plan, develop regs.	3/4/2016 10:10 AM
15	The ability to rent out a property or not, should be at the discretion of the owner of the property. It should not be subject to obtaining a license to operate.	3/2/2016 10:39 AM
16	STVR's are not much different than a long term rental. It is a landlord/tenant agreement with many variables agreed to by both parties	2/28/2016 4:01 PM
17	TUPs are not a good solution because of NIMBYism by neighbours - also the cost is too high.	2/28/2016 9:44 AM
18	TUPs are totally inappropriate for STVR purposes.	2/28/2016 9:09 AM
19	No to TUPs. Everything is wrong about them. Regulate instead.	2/27/2016 10:03 AM
20	Tups or licenses require monitoring and compliance which the IT does not do	2/26/2016 9:19 AM
21	not a good idea period.	2/26/2016 7:20 AM
22	I agree that TUPs could be a useful tool to regulate STVRs	2/24/2016 11:36 AM
23	I think restrictions are better than a TUP which is expensive and cumbersome to do. B&Bs have been regulated and provide a nice alternative. A limit to the amount of licensed STVRs that operate similar to B&Bs and charge GST and are assessed based on the income, would be a better way to go. 1 to 3 units and not more than 2 or 3 people per unit.	2/22/2016 11:05 PM
24	No STVR's please	2/22/2016 8:39 PM
25	The TUP should be retained with consideration to lowering the application fee and raising the annual fee.	2/22/2016 5:11 PM
26	absolutely not	2/22/2016 2:17 PM
27	I do not support STVR's.	2/22/2016 11:23 AM
28	No STVR's	2/22/2016 10:15 AM
29	TUPS should not be allowed - Galiano has a much lower population density than North Pender	2/22/2016 7:56 AM
30	smaller fee	2/21/2016 9:19 PM
31	There needs to be some provision for longer term reapplication a if all is going well than the proposed three year restriction.	2/21/2016 7:47 PM
32	None of the above	2/21/2016 7:22 PM
33	TUP might work, but the neighbours need to have a say	2/21/2016 6:35 PM
34	TUP are not a good solution. That is a hefty fee for a piece of paper.	2/21/2016 2:31 PM
35	Only if the money generated is put directly back into the Pender Island community and not kept as profit by the Islands Trust	2/21/2016 12:07 PM
36	Another dodge do not permit	2/21/2016 10:36 AM
37	dont understand	2/21/2016 9:46 AM

38	TUPs were not designed for this purpose and are too costly , cumbersome and uncertain for the owner.	2/21/2016 8:30 AM
39	TUPs are seldom temporary and a misnomer	2/20/2016 6:50 PM
40	No STVR's period	2/20/2016 11:56 AM
41	No STVR's	2/20/2016 11:53 AM
42	If the neighbours do not want an STVR near them, they should not be considered. Period.	2/20/2016 11:46 AM
43	Why would I bother, no one enforces such things. Waste of my \$1000.	2/20/2016 10:54 AM
44	Having attended both meetings here on Pender I get the distinct impression that the powers that be at the Islands Trust are doing their utmost to convince people to agree to TUPs. TUPs are a bad and expensive idea. They pit neighbour against neighbour and appear to be a controlling money grab.	2/20/2016 10:03 AM
45	If the trust had to approve 100+ tup / year nothing else would get done.	2/20/2016 8:47 AM
46	TUPs are the guilty until proven innocent option. They are very onerous on the applicant, not least of which is because of the application fee. They will likely cause more fights based on conversations of hypothetical situations and fear mongering.	2/20/2016 1:18 AM
47	TUP should not be required	2/19/2016 8:27 PM
48	They(TUP) have been available - never applied for.	2/19/2016 7:50 PM
49	If you have them at all, TUP's are perfect; neighbours have a say. And \$1100 is nothing when it lasts for years and you get more back in one week,	2/19/2016 5:41 PM
50	No STVR's in small lot subdivisions under any circumstances. Otherwise TUP's with the current fees (as in option 1 for this question)	2/19/2016 1:49 PM
51	They're a good way to start	2/19/2016 1:30 PM
52	No STVR	2/19/2016 1:25 PM
53	TUP's are just an additional tax grab	2/19/2016 12:41 PM
54	Tups would be good but neighbour involvement can only be taken into consideration with evidence not hear say. I agree with the fee as long as fee is used to assist with stvr issues/project/trial	2/19/2016 10:25 AM
55	The current complaint-based system should work?	2/19/2016 7:48 AM
56	Seems overly complicated and expensive.	2/18/2016 9:53 PM
57	A & B: TUPs are a good way to regulate STVRs because they can be issued on a case by case basis and the conditions in the permit can be tailored to the specifics of each property. TUPs would be good, but the application fee is too high.	2/18/2016 9:53 PM
58	I think the STVR should be approved after inspection for safety reasons and that the permit fee should be smaller.	2/18/2016 9:44 PM
59	If it's the only way, but they are too expensive.	2/18/2016 8:25 PM
60	Business license only, with good regulations in place, quiet etc.	2/18/2016 8:11 PM
61	I think it is good to post the guidelines for surrounding neighbours, but it must not be subject to neighbours approval	2/18/2016 8:05 PM
62	TUP needs some work. I don't know if it the solution	2/18/2016 7:05 PM
63	i have no problem with a fee for a license but it must not be something that does not guarantee usage. The TUP and their high cost are just a means to stop people from doing this. Who would risk that kind of money on what could be disallowed on a whim of the Islands Trust?!	2/18/2016 6:01 PM
64	In order to have STVRs operate in any reasonable manner, it would be necessary to have adequate enforcement. Currently both Island's Trust and CRD are complaints based enforcement that is ineffective and divisive of the community. I do not think STVRs are appropriate on our Island.	2/18/2016 5:53 PM
65	Why don't we figure out how to have business licences? TUP is not appropriate.	2/18/2016 5:19 PM
66	TUPS ARE NOT A GOOD SOLUTION -- IN FACT IT IS QUITE INAPPROPRIATE AS ANOTHER GOVERNMENT OVERREACH	2/18/2016 5:02 PM
67	Case by case may be a good thing, but it may also mean inconsistency as regulations become open to interpretation. I do not really know enough about the process to reply with any confidence.	2/18/2016 4:03 PM
68	Too expensive, too much trouble, and essentially unenforceable	2/18/2016 3:52 PM

69	I'd be fine with TUPs if a) the fee were more reasonable (\$500?) and b) neighbours can't veto the permit just because they don't like the people applying.	2/18/2016 1:47 PM
70	TUP are not the correct legislation	2/18/2016 1:43 PM
71	all three	2/18/2016 1:37 PM
72	TUPs have failed in other Trust Areas eg. Gabriola where numerous STVR continue to operate with permits	2/18/2016 1:25 PM

Q16 Is there anything else not covered in this questionnaire you would like to share about STVRs?

Answered: 161 Skipped: 182

#	Responses	Date
1	Stress importance of neighbourhood approval.	3/15/2016 10:44 AM
2	This issue is all about maximum benefits to permanent residents with minimum negative impact to the community as a whole.	3/15/2016 10:38 AM
3	off-island owned STVR's kill communities, replacing neighbours with vacationers. They should only be allowed for on-property island residents	3/11/2016 9:30 AM
4	only for residents on island	3/11/2016 9:30 AM
5	I will reiterate what I said above. I believe STVRs have a POSITIVE impact. We are talking about educated people with money who want to visit our beautiful island for a week. These are not partying people who come in to disturb others and abuse our resources. they come here and spend money at our retails and generate important tax dollars. Also, the owners of these properties have invested tens of thousands of dollars taking a property that was in disrepair, and making it a viable property again. All of this money goes into the local economy. North Pender is not Poets Cove or Magic lake, and should not be lumped in with them.	3/9/2016 6:57 AM
6	Many of the second-home property owners on the island go to great efforts to create a beautiful environment of potential renters. They upgrade their property and provide a steady source of employment for local businesses and tradespeople. Without short-term rentals, properties sit empty and a lot of potential income to the island is lost.	3/8/2016 6:53 PM
7	I agree with STVRs and secondary suites which should be the right of the property owner, and not require any time and money spent by Islands Trust and our Trustees.	3/8/2016 9:25 AM
8	I feel that the B&B vs STVR debate takes up WAY too much space on the political spectrum. Allow STVRs to run the same as B&Bs run... and be done with it. Please. Any politician or group who promotes this controversy will not get my vote. There are other important issues to work on.	3/8/2016 8:47 AM
9	STVR's for full time residents only	3/7/2016 1:54 PM
10	STVR's operated by full time residents only	3/6/2016 11:32 AM
11	No stvr's	3/6/2016 10:20 AM
12	STVR's should be allowed for full time residents only	3/6/2016 10:16 AM
13	Islands Trust should respect the concept of residential zoning and not permit STVR's.	3/6/2016 9:23 AM
14	With AirBnb, STVR's are already happening and rearguard measures to police any ban on them would be divisive and ultimately futile. What should happen instead is the proper regulation- particularly to do with genuine measurable impacts.	3/5/2016 9:17 PM
15	Appears to only solicit potential negative consequences	3/5/2016 6:50 PM
16	neighbours should have a contact phone number in case eg a dog barks all day	3/4/2016 10:29 PM
17	IF the person(S) renting a STVR make noise or do other activities that create issues with the neighbours the RCMP can and will attend and issue a ticket to OWNER of the property in question. The cost of the ticket should start at \$1500.00 for a first offence as this would no doubt ensure that the property owner did some screening of the person(s) renting the property thereby eliminating the possibility of offensive behaviour to the neighbours.	3/4/2016 7:25 PM
18	Concerns include noise, particularly without an on-Pender B/L enforcement officer, ensuring they are taxed as commercial properties.	3/4/2016 1:46 PM
19	Regulating or not allowing STVR's is pandering to a few loud voices and the staunch position of previous trustees and staff that created new bylaws though creative interpretation. This is wrong. We have elected new Island Trustees based on a very vocal need for addressing this issue in a fair and greater good approach from the voices of the electorate. Let them govern accordingly. Noise complaints, and regulations around fencing etc already exist in the current laws and building codes. Our valuable tax dollars should not be spent regulating or trying to control what homeowners do with their personal property. I reiterate my request for Red Tape Reduction not creation.	3/4/2016 12:51 PM

20	Off island owners should not be allowed to operate STVR's and island resident owners should be limited to only one STVR	3/4/2016 11:54 AM
21	Many good citizens have rented short term in the past.Families with children have enjoyed a two week vacations here. Present a reasonable plan.!	3/4/2016 10:10 AM
22	STVR are good for the Island.	3/1/2016 6:58 AM
23	I believe SVTR would benefit the island economy greatly. We had friends that couldn't come visit us during the summer because there is lack of available accommodation at a reasonable cost.	2/29/2016 7:11 PM
24	I think they are beneficial to the local economy. They will help support local businesses at peak times and especially non peak times. it will make North Pender Island real estate more valuable.	2/29/2016 4:43 PM
25	I operated seven STVR's, only one of which I owned. Not once was there a problem with the occupants or the neighbours. Often, the visitors were more respectful of environmental issues than the locals.	2/28/2016 4:01 PM
26	There is a very vocal minority on N. Pender that seems to get all of the attention. When the current electorate voted out the old Trustees, they did so for a reason. That reason was that we wanted a change and voted accordingly. It is very clear that the new Trustees must heed the mandate they were elected to fulfill, which is to allow STVRs in some form, without penalty. Pender Island needs the jobs and the economic boost that STVRs would help provide. These jobs are anything from property maintenance and repairs, to house cleaning, additional help at the retail level and much more. It is time for our current Trustees to show that have some backbone.	2/28/2016 9:44 AM
27	To be absolutely clear, the only regulation required is that the owner must have a responsible representative, on Pender, who has full power of attorney to take action, to include, but not restricted to, power to evict, or other appropriate action should the need arise.	2/28/2016 9:09 AM
28	The availability of an owner, or their representative, to immediately deal with noise or other issues (fire or other emergencies) is paramount. Too often the neighbours' of STVR's have their right to peaceful enjoyment of their own property trampled by the absentee STVR's owners need to make money!	2/27/2016 5:01 PM
29	Just want to tell you how bad this survey is. Very unprofessional. I hope you don't use the data as it should have been constructed & worded more fairly. (Score D-)	2/27/2016 10:03 AM
30	You have an item on the potential negative effect of STVR's but you don't have one on the potential positive effect of same.	2/26/2016 12:29 PM
31	Please Do Not allow it. Accommodations being planned at Browning will add visitors Murdoch and Barber so desire.	2/26/2016 10:52 AM
32	As a former business manager that dealt with surveys, i know how difficult they are to prepare and assess without bias or built in assumptions, in this survey you have much of this. If you really want an objective survey have it done by professionals that specialize in surveys,otherwise you only get a reflection of what you expect or would like to see.	2/26/2016 9:19 AM
33	I believe that short term rentals would have a positive impact on Pender Island	2/26/2016 7:20 AM
34	Yes. Get rid of #14 answers. That isn't a fair question.	2/24/2016 3:44 PM
35	As a MD, I make daily decisions, many of them difficult, may of them affecting more than one person. When I listen to STVR discussions I wonder what would have to happen for the Trust councillors to make a decision and move forward at a pace that is acceptable for good governance. Perhaps they need to ask this question themselves. To not make a decision is to say I will stay the same. In my situation, I make the best decisions I can based on the information I have, I realize that sometimes things will go wrong. Democracies have leaders/ Trustees who take information and make the best decision they can at that time, in a timely manner. Not everyone will be in agreement with you. Get over it. Get on with it. Get it done.	2/23/2016 9:23 PM
36	they are highly over-rated as an economic benefit to the island.	2/23/2016 12:37 PM
37	good for the island	2/23/2016 6:54 AM
38	Keep STVR's to resorts, bed and breakfasts which are licensed commercial establishments already existing on the island.	2/22/2016 8:39 PM
39	Owners need only to be responsible for there own property	2/22/2016 5:45 PM
40	STVRs allow for families to affordably explore, support, and enjoy Pender. Families who rent a STVR do so because they cannot afford a B&B and need the amenities of a house. Cutting off families from being able to access Pender would be so sad, as so many people develop such appreciation and love for the island and community by being a part of it for a few weeks each year. Families who continue to rent every year feel connected to the community and give back by supporting local businesses and volunteering for local causes.	2/22/2016 5:32 PM
41	I think more checking needs to ne done when people build additional buildings on their property. Our neighbors have built a small cabin within about 3 feet of our lot line. This sirely cannot be legal. Their lot is less than .5 acre.	2/22/2016 4:35 PM

42	PLEASE over 80% of respondents are in favour of opening up weekly rentals. only a small vocal minority is against. please save time and money and stop your interference in a non issue...	2/22/2016 2:17 PM
43	As previously noted the socio - economic benefits that can be gained from STVRs far outweigh the negative impacts that may be perceived from allowing them.	2/22/2016 1:56 PM
44	I would like to see clarification on whether TUPs would be an annual permit or if it would be required each time a rental occurs.	2/22/2016 11:42 AM
45	no	2/22/2016 10:27 AM
46	This idea works only good for commercial benefit. It does not support this tiny island or promote the idea of community and neighbourhoods. How can it with strangers coming in to party and leave?	2/22/2016 10:15 AM
47	The questionnaire seems designed to result in negative feedback in general about STVRs. If we were not on an island, these issues would be more important. But because access and traffic is SEVERELY CONSTRAINED by the ferry limitations and the handful of float planes, the risk of STVRs causing significant negative impacts to island life is negligible. There just wont be that many vacationers even if every property on the island became a STVR. Therefore give people a chance to earn some rental dollars because they wont be making much.. In such a situation we really dont need to overly regulate STVRs. You should be more concerned about the loss of community due to changing demographics, ferry access risks and costs, as we need more than cooking and grocery store jobs to even just sustain the island communities. Cheers!	2/22/2016 9:25 AM
48	The negatives of STVRs far outweigh any positives. Fulltime residents would bear the brunt of this in terms of our water and sewer systems in particular, not to mention the potential for increased garbage and traffic. There are many BandBs and commercial Inns that are open for business on Pender - we do not need more and STVRs would likely take business away from the legitimate established businesses.	2/22/2016 7:56 AM
49	I am concerned about off-island owners not being available to "regulate" or oversee their rentals. On-island managers are a must. I also would support a cap on the number of TUPS issued - perhaps by neighbourhood, although that might be difficult to define. I think that there is a role for STVR's on Pender and they present an opportunity for the community to support business on the island and be interactive hosts to visitors in our neighbourhoods. But we must feel empowered to address issues if they arise and have an avenue to do that - through a property manager, revocation of TUP if too many complaints, etc.	2/22/2016 6:58 AM
50	the only reason this all came up several years ago is because of Poets Cove renting all the STVR's for their staff. They packed 6-8 people in each house who partied all the time. This is not what STVR's are about	2/22/2016 6:37 AM
51	We do believe that every STVR owner should register their property. Registration would be revoked in the event of serious complaints or issues. We do believe that work is required by the CRD, Island Trust, etc. to ensure that the following but not limited to are considered and addressed: technological (eg. water saving technologies) , education (eg. forest fire prevention) and policing (eg. bylaw and noise enforcement) etc. We do not support the changing of land use zoning and controls in order to be heavy handed. The CRD, Island Trust, etc. needs to implement a simple registration process and monitoring system for STVR.	2/21/2016 9:43 PM
52	STVR's is a positive change for all tourism	2/21/2016 9:19 PM
53	Excessive noise, i.e. partying, is a frequently cited concern. How would policing change if STVRs become widespread?	2/21/2016 8:27 PM
54	Lack of STVRs are dooming Pender Island as your are dissuading tourists from visiting which hurts local business. Locals then complain that there is not enough ferry service or local business options. Property values are completely stagnant due to the restriction on STVR's.	2/21/2016 7:57 PM
55	I'll reiterate my support for these under appropriate management . The notion that only parties are coming is bunk, but may occasionally occur. Owners of STVR' s will need to "cherish" their permits.	2/21/2016 7:47 PM
56	Yes. Perhaps additional questions regarding the potential positive implications of STVR would provide addition insight.	2/21/2016 7:22 PM
57	I have visited pender island many times over the last 20 years. If STVRs were not available, we would have gone somewhere else.	2/21/2016 5:21 PM
58	Good behaviour should be regulated and not restricted to only STVR, no person has the right to disrupt a community, rules and regulations and enforcement are the only solution required.	2/21/2016 4:51 PM
59	I do not believe STVR's can meet the preserve and protect mandate unless carefully regulated and supervised by the property owners.	2/21/2016 4:49 PM
60	Not covered: the negative impact of NOT having STVR's. Without them, access to one of Canada's National Parks is limited for families. Our family enjoys having a home to stay in for a week or two in the summer.	2/21/2016 2:52 PM

61	They allow people to enjoy the islands who may otherwise not be able to. Hotels, campgrounds and B and B's are not appropriate accommodations for many families. These types of rentals help bring people to Pender and make it an active and interesting place.	2/21/2016 1:25 PM
62	Surely we are not alone in finding that STVR allows us to keep our links with Pender, coming twice a year outside peak summer rental season....	2/21/2016 12:20 PM
63	Thanks for organizing the survey-great thing to do	2/21/2016 12:17 PM
64	STVRs have minimal linkage to affordable housing. They help the economy greatly and the health of the real estate market which for many residents is an important asset when they leave the island in their later years. STVRs in semi rural environments is a normal part of life in "cottage country" eg. French gite system. More attention should be given to the cottage country part of Pender's 'community character'. Second home owners represent 40% of the housing stock use , contribute taxes including school taxes, and those who wish to rent out their properties from time to time should not be faced with an 'overkill' of regulations. The amount of time and money spent by the Islands Trust on lawsuits and complex planning options is ridiculous given that the real issues around STVR are relatively minor. STVR has been blamed disproportionately for a few issues such as noise. Periodic noise comes from various sources and can be controlled by Noise Bylaw enforcement. Most of the time North Pender is an extremely quiet environment and the various supposed negative impacts have been overplayed and the positive benefits underplayed. Many residents enjoyed staying at STVRs when they first fell in love with the islands and built their houses. The STVR issue like other issues on Pender has been a tempest in a teapot. and the Land Use planning options within the Trust's mandate have required way too many staff reports , etc. Let's put in a simple system of registering the use with 2 points of contact, the owner and an on island representative , if the owner is not immediately available to deal with any specific problem.	2/21/2016 8:30 AM
65	These are good options for people wishing to stay on the island for a medium amount of time.	2/21/2016 7:20 AM
66	Minimum mandatory rental time of 1 week might attract more families and less party people.	2/21/2016 7:13 AM
67	I believe there should be a permit fee of approx. 300.00 to 500.00 per year to go towards enforcing of regulations etc. Perhaps if there are three complaints the permit is revoked for a certain period of time. I would also like to see a small sign in front of STVRs with the owners phone number for contact in case of problems, as I had a very hard time getting hold of an owner whose renters let their dog chase deer. Also a second number could be on this sign that is for complaints if owner does nothing or that I cannot get hold of the STVR owner. This small sign could be aesthetically pleasing.	2/20/2016 11:41 PM
68	If you go forward using tup's the next set of Trustees voted in will get rid of them so no to TUPS	2/20/2016 6:32 PM
69	Vacation rentals are vital to the economy here on Pender.	2/20/2016 6:25 PM
70	Yes. Where are the STVRs located? That's important so I can make more informed decisions.	2/20/2016 3:54 PM
71	Families have very limited options to rent a cottage at a reasonable rate for their summer vacation and I support STVR to accommodate this which in turn supports the housing market as a good investment as well as the tourist dollars brought to the Island. Tourism is the most import industry we have.	2/20/2016 3:33 PM
72	Any resident should be able to rent out their property when they are not using it. The South Pender regulations are the best model- they are straightforward and simple. Defining STVR's as a home occupation which requires the owner to live in the house at the same time is nonsensical. A new definition is required. The South Pender regs seem to avoid this problem. Question 14 does not have a "don't agree" option. This make this question very biased. It should be deleted from the survey in its current form	2/20/2016 3:29 PM
73	No STVR's	2/20/2016 11:56 AM
74	allow STRVs	2/20/2016 11:47 AM
75	The inevitability that an extra bylaw enforcement officer will have to hired at approximately \$60,000. per year plus vehicle, office costs, and benefits has not been mentioned. With all the regulations that would have to be in place, this person would be busy on North Pender Island. I don't think most residents will be happy with paying more taxes to support a system which puts more of a strain on our water and sewer systems (in Magic Lake our water system already struggles to keep up with high demand in the summer), commercializes and hollows out our neighbourhoods and erodes our sense of community. The argument that STVRs provide such valuable economic benefit to the island is nonsense. We have a finite number of homes on North Pender Island which, without STVRs, will be used by residents, part-time residents, or their friends and families. Most of these people spend money in one way or another on the island. To suggest that the only people who go to the markets, restaurants, or other businesses are STVR patrons is not true. The full-time and seasonal residents are also the troopers who volunteer on all the boards which support the community and provide the elbow grease to keep the fire trucks or the Nu-To-Yu running. STVRs must not be allowed in small lot subdivisions, only on larger lots where the owner or a designated host lives full time. If you open the barn door even an inch and allow STVRs in small lot residential zones, we will be doomed.	2/20/2016 11:46 AM

76	welcoming visitors to Pender who prefer to stay in a cottage/home where they have more independence vs when in hotel or B&B is reasonable.the revenue from visitors does not diminish with STVR- with their use of local stores/businesses. Families who cannot afford to live full time on the beautiful island can have small weeks where they get to love the time there and give back to the community. Over regulation of individuals who own Pender property and who already pay taxes and utility fees is not the way to go.	2/20/2016 10:35 AM
77	Why would one type of use in a residential area require a temporary use permit when other uses do not?	2/20/2016 10:31 AM
78	Vacation rentals are common throughout the world. They offer another option for those who wish to experience our island.	2/20/2016 10:25 AM
79	What's wrong with allowing STVRs to run as they are now? It would be interesting to know how many actual complaints there have been. Most people I've talked to have handled noise complaints with a simple phone call to the home. All of the visitors I've encountered are here to enjoy the peace and quiet of the island.	2/20/2016 10:03 AM
80	Noise bylaws	2/20/2016 9:28 AM
81	Yes, you have not presented the information in an unbiased manner and you are clearly driving to a solution that you want ie; TUP's - why have you not presented other options for regulation that were discussed in the sessions, have been presented in various letters, etc. I am appalled at the quality of this survey and concerned that the information gathered will be used as validation of a single solution. Shame on you.	2/20/2016 8:56 AM
82	It appears that the planning staff have high jacked the process by slanting this survey. There is no question asking about a STVR organizations or whether a code of conduct should be utilized. Dale Lovatt cpsys@shaw.ca	2/20/2016 8:47 AM
83	We need more employment opportunities for people on the island. STVR will do this for cleaning jobs.	2/20/2016 7:47 AM
84	We need the economic inputs STVRs will provide. Job opportunities are few here.	2/20/2016 7:35 AM
85	Will benefit pender	2/20/2016 6:42 AM
86	Thank you for moving past fear, and understanding and responding to the true desires of the broader community as shown in the election, rather than the outspoken objections of a few.	2/20/2016 1:18 AM
87	Water consumption should be charged at 10 times the rate to encourage some conservation.	2/19/2016 10:17 PM
88	We have a large amount of housing on Pender Island that sits vacant for most of the year...whole neighbourhoods of empty homes. The small uptick in activity that STVRs would bring to the island would be a slight correction to this unnatural situation, and a welcome bit of activity to the island that we can certainly easily absorb. Also, I want you to be aware that a number of Pender residents that are strongly opposed to STVRs are filling out and responding to this survey multiple times, by using various computers, phones, tablets, in order to increase the number of negative responses to this survey.	2/19/2016 10:04 PM
89	Dislike people buying property principally for money grabbing - never intending to live here.	2/19/2016 7:50 PM
90	I live on Magic lake. I would like to exchange some consistently noisy neighbours who own the house, for some normal/average STV renters.	2/19/2016 7:25 PM
91	Only a few mostly-absent owners and their agents would benefit, entirely at the cost of other residents.	2/19/2016 6:41 PM
92	With the high fee of TUPs, enforcement should not be the problem it is now. Fairness to existing regulated tourist accommodation is important. Economic value to others except home owners has been overrated. Do we have police, fire, emergency medical to support the anticipated influx of tourists?	2/19/2016 6:12 PM
93	We need affordable accommodation for visiting families who cannot afford Poets or B & Bs which are very expensive on this island	2/19/2016 6:11 PM
94	STRV are good for the community and the economy of pender	2/19/2016 6:02 PM
95	please please make STVRs legal and not by using TUP's	2/19/2016 5:57 PM
96	How many times does this issue need to be opened and re-opened? It was discussed exhaustively by focus groups for the OCP and settled. STVR's are illegal in residential zones because they disrupt the community, waste precious resources, jeopardize the interdependence and security of small neighbourhoods, overuse sensitive environments and create noise. Who is my neighbour this week? We already have locally owned B&B's, campgrounds, and other legal options. Why should people who own multiple houses and don't even live on N. Pender make money disrupting our quiet, rural community in so many ways? STVR's have been declared illegal for many legitimate reasons. Keep them that way. Let urban investors speculate on money markets, not on the housing that makes up our local neighbourhoods.	2/19/2016 5:41 PM

97	My experience with some neighbors has included parties, loud music, loud voices, barking dogs, police involvement, sleepless hours, and a lot of stress. As a senior citizen I have no interest in STVRs. I moved to N. Pender for peace and tranquility, the natural environment, a rural atmosphere, not a vacation party place. I've lived on Hornby Island - it is impacted greatly by the party atmosphere of short-term folks. Yes, it is a beautiful island, but its beauty cannot be enjoyed, nor Pender's beauty, with the short term rental folks who want a playground. Let them come for a day OR over 30 days, and make a real contribution to casual island life. We do not all have access to computers; I use the library. Make sure you give all folks an EASY way to respond to this survey. I love Nature more than computers. I wish to spend my time in Nature with others who respect and appreciate it, in quiet. I find that many folks are not particularly interested in the beauty on Pender, allow their dogs to run free, affecting me personally, even in our National Park where dogs are supposed to be on leash. Let them party where it is less damaging to my retirement years. If you open the door, it is nearly impossible to close it. I find that IT planners are more development oriented, usually living in the city, unfamiliar and uninterested in why people like me live on Pender, desiring to change these rural areas into city-like landscapes. Islands Trust was created to protect these Gulf Islands from such.	2/19/2016 3:48 PM
98	STVR's are the lifeblood of Pender Island. Where else are the 4000 plus visitors in the summer going to stay. STVR's bring so much money to Pender. The houses that I know of that are STVR's would be too expensive for the average working person on Pender could afford thereby taking it off the table as affordable housing. The houses I can afford would NEVER be an STVR.	2/19/2016 3:15 PM
99	STVRs serve the people who do not typically live on Pender Island, rather the individuals who have invested in trying to make capital from their property with no regard to the full time residence on the island. I have seen the effect of STVRs where the property owner is nowhere to be found and renters destroy the islands resources and aggravate neighbors because of a lack of respect. The renters often feel entitled because they have payed money and know they will not return so they don't give a crap about their footprint in the surrounding community. STVRs is a very bad idea for such a special place!	2/19/2016 3:06 PM
100	Stvrs are for wealthy people trying to get wealthier. Who can afford more than one house other than the wealthy? Rental availability will evaporate, community feel with diminish, neighbourhoods compromised, WATER SHORTAGES WILL BE HEIGHTENED, pressure on our natural environment, tranquility unpredictable. TUPs give the neighbours a chance to say no if it is not wanted and they also give the users a chance to try the plan out. I am anything but weathly living on a very fixed income and have a cabin I could use to make a lot of money but I care deeply about my island, my neighbourhood, the water supply and quality, my roads, the flora and the fauna therefore I choose to put the health of the island ahead of greed. I believe in the good of "we" instead of the good of "me". ps.....I refuse to answer any of the questions regarding the legalizing of STVRs because that information will be used for skewed numbers in fqvlur of STVRs. For example; each question proposed in this survey regarding how one would like to see stvr managed will be used to show numbers in favour. I know how these surveys can be manipulated. Your information will look like the people are in fwlvur as they answered things like parking spaces, number of bedrooms, vegetation, lot size etc. I will be watching this very careful as I feel many, many people are NOT in favlur of STVRs but powerful, intimidating people are in favour. Our trustees are weak, one in particular has already stated both publicly and in her website that she is in favour of stvrs, even before process or public input. THIS IS SUCH A BLATANT CONFLICT OF INTEREST I AM STILL CONFUSED HOW SHE REMAINS A TRUSTEE. Our other Trustee is a people pleaser long before he is a PRESERVE AND PROTECT mandate follower.	2/19/2016 2:36 PM
101	12 From my experience people that say that STVR take away long term housing don't understand a few things. For example if you pay \$3500/yr in taxes and \$1800/yr in utilities and have \$400,000 invested in a home possibly with a mortgage you can not afford to rent it for \$700/month all year. Also STVR's leave the flexibility for owners to use their own property when they want.	2/19/2016 2:21 PM
102	How many times is this horse going to have to be flogged??? A majority are against having our lives disrupted. Time to put this to bed once and for all.	2/19/2016 1:49 PM
103	Water usage and environmental impact are less for STVR than for a full time resident.	2/19/2016 1:38 PM
104	STVRs kill communities	2/19/2016 1:25 PM
105	If someone who lives on our island wants to rent out a room or a cabin that's fine under a TUP. But, off island owners should not be permitted to operate STVR. Look at other jurisdictions where this has happened.... the Community has been lost to business owners and renters.... Whistler, Banff, San Francisco, Carmel.... google it, there are many!	2/19/2016 1:20 PM
106	They are a positive part of family vacations and a valuable help to the local economy	2/19/2016 12:41 PM
107	I operated a vacation rentals since 1993. Most renters were families with school age children and I never had a complaint re a specific rental. I would suggest rentals of not less than 3 days to discourage one night parties.	2/19/2016 12:17 PM
108	Number of individuals staying in an STVR should be limited, other than immediate family.	2/19/2016 12:13 PM
109	As all G.Islands now regulate and manage STVRs Pender Residents want this commercial activity regulated. Not regulate them is unacceptable.	2/19/2016 11:17 AM

110	I don't understand the concern about water usage. I think B&Bs are a much larger threat to the water supply because they have to launder all their linens almost every day where STVRs only do this weekly. Advising customers of water restrictions should keep excess water usage to a minimum.	2/19/2016 9:53 AM
111	Although the fees for tips are high the tip lasts for several years. As such amortized over the life of the permit it works out to almost \$1/day. If they are so good for our economy, and all the avid supporters are driving them then making a little less money themselves should be OK to help the greater good of the island . personally I believe getting lower ferry fares will help boost the annual influx of tourists to the already available commercial accommodation.	2/19/2016 9:03 AM
112	Private property owners should be allowed to use said property in any manner they choose. The SVR regulations have a huge impact on the ability of owners to afford a home on Pender. Owners are forced to sell and flood the market with cheap homes. This devalues the homes of the rest of us. It has a bad economic impact on the whole island. No development, no jobs, no opportunities for our young people. The same negativity that perpetuates the economic sinkhole that is Pender Island.	2/19/2016 8:44 AM
113	I would like to know how many times a person could fill out this survey	2/19/2016 8:19 AM
114	I believe that the concerns regarding traffic, water use, impacts on the sewer system in MLE in particular relate to build out and not to STVRs. Many of the arguments posed are simply red herrings.	2/19/2016 8:02 AM
115	It's a good way for owners to make a bit of extra cash and have people able to stay since there's not much choice on the island With Vrbo you have the option to charge a damage deposit-knowing that, most people are very respectful. There are many weekenders so being there on site is not too realistic. If a person is willing to rent their place out with their possessions in it, really they're taking the bigger risk than what the neighbours may be subject to....	2/19/2016 7:48 AM
116	Question 15: must have something in place to avoid the neighbours influence as they may not be fair	2/19/2016 7:46 AM
117	STVRs are crucial to our island economy. This island is dying. After 13 years here, I have had to secure an off-island income for myself in order to secure a future for my family. We travel extensively and use STVRs exclusively. We are typical STVR users who respect our hosts home and rules. The fear campaign re: STVRs on this island has been pushed by a small group of self-interested people who push this xenophobic agenda without regard for the need for a healthy island economy.	2/19/2016 6:16 AM
118	This would possibly lower the value of other properties next to them. Without licences no way of collecting taxes, and other fees from owners ie, water and sewer usage fees.	2/19/2016 12:32 AM
119	They should be allowed and regulated by the many existing regulations, you can't have the manager living in the house rented to guests!	2/18/2016 11:36 PM
120	Primary concern should not be how properties are used per se but how much impact that use has on neighbours and the rest of the community. If 100 people can live as lightly on the land as a single family then this should be encouraged.	2/18/2016 11:16 PM
121	I don't understand why this issue is being dragged out. The vote at the November elections were largely based on this issue and there was an overwhelmingly positive response in support of STVR. The island needs the economic impact and tourism studies show the need of this unique and optional housing for tourist who would not come to Pender otherwise.	2/18/2016 11:01 PM
122	Stop trying to regulate this to the point of harming Pender's economy. Many vacation homes will pile onto the market, damaging others home values if this is stymied.	2/18/2016 10:43 PM
123	The survey seems to be weighted in favour of having STVR's. It omits many factors that ought to be considered and in the case of question 15 is highly misleading	2/18/2016 10:33 PM
124	I am concerned that the regulations will be many, and fees will be so high, that it will negatively impact people interested in this opportunity. Who has the final say? Is it really a group decision?	2/18/2016 10:18 PM
125	if the TUP application fee went towards the development of social housing or subsidized rental housing I'd be more inclined to pay it. As it stands where does that \$1100 go? As a full time resident of North Pender I would just like the "freedom" to rent out my home for the occasional weekend that I may go away, at my own will, at my own risk, through home sharing sites like Airbnb. I presently live in my home full time and if the time came where I had to leave the island I would consider renting it long term but it is not a "low income" long term rental so it doesn't solve your so called "lack of affordable housing" problem, which in my opinion lies in the fact that people on this island don't have jobs because there's no work, because there's no economy, because there's no tourists, because there's nowhere for them to stay.	2/18/2016 9:54 PM
126	I can't see how if properly regulated or managed, that this is not of benefit to the Pender economy and society. Properly regulated includes being responsible for client usage and behaviour.	2/18/2016 9:53 PM

127	I would like for Islands Trust to publish the cost of investigating the STVR issue. I am a firm believer in transparency and want to know how my tax dollars are being spent.	2/18/2016 9:53 PM
128	There are far too many empty homes and stvr's and people have a hard time finding long term rentals	2/18/2016 9:45 PM
129	If this is to be accepted, and I'm not advocating that it should be, then there must be a limit on how many STVRs can be in an area or neighbourhood. Clustering must be avoided. Also, in the past, this use of a person's home has flown under the radar, so to speak, perhaps ensuring that the use was done carefully so that little or no complaints would be heard. If they are to be made legal in some shape or form, then I am concerned that there be controls that can and will be placed on the use of residences, as the owner() would know that they can operate openly and therefore, may not take as much care to have 'good' renters. There must be in place severe and immediate consequences to any disturbances or violations of the regulations, for example regarding nighttime noise levels, and if any STVR operator's residence is found to be non-compliant twice, then their right to operate an STVR must be revoked. No Pender Island resident should ever be subjected to disturbances in their lifestyle. Permanent residents' right must always come before any visitors.	2/18/2016 8:57 PM
130	Where an STVR property has its own direct private driveway access to the highway I do not see a problem. However, where access to an STVR property is over another property (i.e. easement), then the owners whose land is crossed should consent, since there are legal implications of "paying guests" crossing a neighbour's private property.	2/18/2016 8:25 PM
131	An absolute priority should be set to maintain the peace and respect for neighbours. I think a strike out-type approach should be considered. Allow STVRs, but with the condition that disruption of our island be limited. If neighbours complain with evidence of the infraction, then a strike or notice is sent. Multiple notices would lead to a ban for 1 or 2 years potentially. We need the freedom to allow people to do as they wish on their property, but still maintain strong clear restrictions in case of disruption. I feel this would be a mature and respectful way to move forward. TUPS present a tremendous barrier, and specifically a barrier with such low perceived success. I feel they are unfair and allow too many influences before someone is given a chance, thus my comment above. Freedoms to begin, but with even stronger restrictions if rules are broken. The information I read on the Feb 6th meeting at the legion seemed to indicate it was regarding rental housing stock and not STVRs. I did not attend because of this.	2/18/2016 8:16 PM
132	We need STVR's for families and family gatherings. Quiet time could be 9:00 p.m. Pender likes it quiet. That is the biggest issue we have with tourism.	2/18/2016 8:11 PM
133	No thank you for this opportunity	2/18/2016 8:05 PM
134	I don't feel that full time residents renting out a cottage short term on their property that they reside in can be compared equally to owners renting their houses to visitors while the owners are off island. Other than the rental periods of short term there is nothing else they have in common. One situation has the owner onsite, similar to a b&bs, the other does not. I don't think they should all be lumped in together	2/18/2016 6:59 PM
135	no	2/18/2016 6:40 PM
136	no	2/18/2016 6:37 PM
137	It is imperative that we allow STVR's on North Pender and that the bylaw be changed to allow for this. TUP's will not work. we need this for Pender	2/18/2016 6:08 PM
138	The scare tactics that are used against STVRs is shameful. Visitors to our community help out by supporting our businesses that we all benefit from. To say they use more water than we do (seriously, how is it different than when the owner and his family comes here?) ; or makes so much noise (the RCMP said they rarely have had any complaints and when they get noise complaints they are about residents. And you can't get rid of your neighbours!) People who come here have chosen to visit because of our beautiful natural surroundings. They must have some love and caring for them! And traffic- really, how much more is there than when a neighbour has friends come over for a party or a weekend? The only thing I can see is that the people against it is they are jealous of the people getting money . It is so short sighted to not allow them.	2/18/2016 6:01 PM
139	This survey is extremely biased in its format. The questions lead to responses that favour STVRs. This seems like a very serious problem with your research method. In my view, in order to work at all, Island's Trust and CRD would have to have effective enforcement tools and procedures that were not divisive of our community. Currently, both organizations are ineffective, arbitrary and enforce by-laws in a manner that is divisive. I do not think our current local government has the skills, knowledge and competency to manage STVRs and the issues that will arise. This survey format is evidence of just some of the problems endemic in your organization.	2/18/2016 5:53 PM
140	STVR's provide a huge economy on Pender Island. Housekeepers, maintenance, restaurants, shopping, activities. Every single person on Pender is directly affected positively financially by the people that come stay in STVR's. Without them, there is NOT enough accommodations during peak times. The only hotel has 9 rooms, 3 cabins & 6 trailers & last summer had been fully booked during long weekends & I	2/18/2016 5:51 PM

141	stvr's must be booked by the owner only. NO commercial booking agents. If not this becomes a commercial hotel and should only happen in commercial zones. This could eliminate a lot of concerns and I think this would be a fair regulation as stvr's should not become a commercial enterprise in this community. We have commercial properties for that.	2/18/2016 5:43 PM
142	Owners should be required to educate STVR tenants regarding speed limits, water issues, fire regulations, and expectations regarding noise. Tenants should sign a contract acknowledging that misbehaviour can result in eviction.	2/18/2016 5:29 PM
143	Have lived here over 25 years. Have not seen anything wrong with people living here in a house less than one month at a time ie for a weekend or week.	2/18/2016 5:19 PM
144	Just get on with the approval process. There's enough negative stuff going on on this island	2/18/2016 5:11 PM
145	#14 is a totally unfair question. It should include the option "None of the above". Also this survey is so heavily skewed towards TUPs that it cannot be considered a fair analysis.	2/18/2016 5:08 PM
146	Our island economy needs STVR with as little regulation as possible. In my 13 years on the island I have only found them to be helpful.	2/18/2016 5:02 PM
147	I believe that permitting STVR's will be essential to maintaining a healthy economy on Pender. While our small population has many advantages there is a need for tourism dollars to supplement everything from the drugstore, grocery store, jobs as cleaners, people who maintain the properties. Should we loose essential services due to lack of customers to local businesses then people will start to relocate thereby putting basic services such as the medical center in jeopardy.	2/18/2016 5:00 PM
148	Noise and enforcement	2/18/2016 4:39 PM
149	1. A local island contact for STVR is a good idea, does not need to live on the property but i don't believe it is necessary either unless there has been a complaint. 2. The positive results of allowing STVR is missed here. 3. would have been interesting to know if the person taking the survey is a cleaner, maintenance etc. people that would service or financially benefit from the industry. 4. Part of bylaw regulations should be that the owner requires to advise guests of water conservation, garbage/compost/recycling, noise, fire hazards, environmental respect for beaches and trails. Could be a simple document the trust prepares and the owner has their guests read and sign as part of their rental package.	2/18/2016 4:04 PM
150	I am curious about how noise by laws will be enforced. I also think that water availability issues will need to be addressed much more clearly.	2/18/2016 4:03 PM
151	Individuals who are charging for their services as property managers, agents, or brokers should have professional qualifications and be licensed as such. This would ensure their professional and ethical behaviour. Owners managing their own properties do not need such licenses.	2/18/2016 3:52 PM
152	This is a strange issue.It should be decided on the basis of its effect on the Islands Trust Mandate. We should be strengthening this mandate, not weakening it. If this means different areas have different criteria so be it.	2/18/2016 3:21 PM
153	Stvrs are being banned in other areas. They ruin the very special feelings that only a community can provide. These renters are adding nothing to the community. These renters are takers, not givers. The landlords are out for money..this is not what the gulf islands are about. I can see no benefits from stvrs. Regulations would need an enforcer living on the island	2/18/2016 3:12 PM
154	*****I feel that during a period of seven (7) consecutive days a dwelling unit may be occupied by only one group of paying guests*****	2/18/2016 2:58 PM
155	I attended the sessions facilitated by Don Munroe in 2005 and it was very apparent that STVR's were acceptable, and that the opposition was based on a few emotionally motivated people, most of whom had B and B's which would really put them in conflict of interest. I fully support the STVR concept and feel that we are over-regulated as it is, so please allow property owners the right to rent out their properties.	2/18/2016 2:33 PM
156	If regulations are not established, there will still be rentals and we will have no control over them. Legal or otherwise	2/18/2016 2:24 PM
157	Property values are negatively affected when STVR's are not legal. S. Pender allows them which creates an imbalance of fairness between the two islands.	2/18/2016 2:02 PM
158	Thanks for running the survey. I just want to underscore that to me the most important elements are that STVR operators must live on the property and that they not be permitted on properties smaller than 1 acre and/or that sit next to our water supply.	2/18/2016 1:47 PM
159	That STVR are very divisive and this questionnaire should be ether publicized.	2/18/2016 1:43 PM
160	I am not concerned that STVRs will have a negative impact on North Pender, that was not a clickable option. I AM concerned that continuing to disallow STVRs will have an ongoing negative impact on North Pender.	2/18/2016 1:23 PM

161	We o. Pender don't produce anything except for summertime veg. We need to keep people on Pender so we don't loose our services. Unfortunately our average age is 65. They are not going to live forever. When this large demographic passes away what or who will replace them? Their kids, their grandchildren? Not if we don't have the services. Please help our island stay alive.	2/18/2016 1:18 PM
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Top Priorities

North Pender Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Land Use Planning for Waste Management	Identify land to be zoned for solid waste transfer facilities through a Special Advisory Planning Commission. Involves coordination with the Capital Regional District Solid Waste Management planning process.		Justine Starke	
2	Housing	This is a broad scope project focused on housing; the first priority is consideration of vacation rentals in residential zones.	03-Feb-2015	Justine Starke	

**Projects****North Pender Island**

No.	Description	Activity	R/Initiated
1	Potable Water		29-Oct-2015
2	Conservation Subdivisions	Continue exploring 2013-2014 work on conservation subdivisions. Consult with community on recommendations for LUB and OCP amendments.	03-Feb-2015
3	Agricultural Projects	Consider implementing agricultural initiatives identified in OCP, including an Area Farm Plan	22-Jan-2009
3	Other OCP projects: 1. View corridor review 2. Parks and Conservation area review 3. Pedestrian and Cycle paths - DONE 4. Groundwater protection strategy 5. Include advocacy policies for ultra vires regulations removed from the LUB (commercial airstrips, private marinas, use of personal watercraft) 6. Marine riparian areas		22-Jan-2009
4	Agricultural Building Watercourse Setbacks		28-Jul-2011
5	Geological Hazard Mapping	Continue work on proposed DPA for Hazardous Areas	22-Feb-2012

**Projects****North Pender Island**

No.	Description	Activity	R/Initiated
6	LUB Amendments	·review of industrial zoning, including waste management ·tourist commercial zoning review ·home industry regulation ·review of commercial (C1) zoning ·incorporate TUP's into zoning ·landscape screening review ·review of marine zoning regulations in conjunction with overall shoreline development review ·amendments to permit renewable energy ·review of floor area calculations, applicable for cottages in support of alternative, energy efficient building designs, and review maximum floor area restriction ·height exemptions for agricultural or forestry buildings ·max floor area for principal dwellings	22-Mar-2012
7	Road Side Signs		26-Apr-2012
8	Applications after the fact	options to address situations where construction work has occurred without the required permits or approvals	28-Jun-2012
9	LUB/OCP Amendments Related to Roadway and Transportation Initiatives	·NZEV designation ·Level 2 Charging Stations ·Additional Car Stop Locations ·Additional Bicycling-Walking Routes ·Heritage Roads ·Road standards in subdivision servicing regulations ·Related policy and regulatory options	20-Sep-2012
10	Item 10.1 LUB Technical Amendments Project: Bylaw Enforcement Manager to provide a report regarding the applicability of the NPILTC Bylaw Infraction Investigations Bylaw No. 54, 1990, including recommended amendments.		

Projects

North Pender Island

No.	Description	Activity	R/Initiated
11	Shoreline information communications (QR Codes)	Investigate incorporating shoreline information and classification into new Gulf Islands app and using QR code for smart phones	
12	Climate Change Adaptation and Community Resilience	Review available baseline data and consider policy and regulatory land use changes to address climate change adaption and community resilience	22-Jan-2009



Islands Trust

Print Date: March 23, 2016

Applications

Development Permit

File Number	Applicant Name	Date Received	Purpose
NP-DP-2016.1	Daw, David	05-Feb-2016	36111 GALLEON WAY

DP needed for BP.

Planner: Phil Testemale

Planning Status

Status Date: 24-Feb-2016

Preparing Draft DP and Staff Report for March 31 LTC

Status Date: 15-Feb-2016

RAR assessment rec'd. Processing file for March LTC meeting

Status Date: 11-Feb-2016

Fee received.

File Number	Applicant Name	Date Received	Purpose
NP-DP-2016.2	BETTE C	07-Mar-2016	

GALLANDER
DERRYCK H SMITH

Planner: Phil Testemale

Planning Status

Status Date: 09-Mar-2016

File opened and given to Planner.

Rezoning

File Number	Applicant Name	Date Received	Purpose
NP-RZ-2012.1	Michael and Anne	09-Nov-2012	Waste transfer/sorting facility with commercial recycle & composting

Burdett

Planner: Justine Starke

Planning Status

Applications

Status Date: 04-Mar-2015

LTC put application on hold pending outcome of community wide waste management land use planning process.
Applicant invited to make application for TUP.

Status Date: 22-Jan-2015

LTC defers consideration of rezoning pending Work Program discussion at Feb 3rd special meeting

Status Date: 13-Jan-2015

Staff report prepared for January 22 2015 meeting

File Number	Applicant Name	Date Received	Purpose
NP-RZ-2013.1	Ron Henshaw	18-Jan-2013	3418 SOUTH OTTER BAY RD - applies to portion of property with 4402 Otter Bay Rd address Allowing for present use (gravel storage & sales; construction debris, and sorting & recycling & transfer of materials & garbage).

Planner: Justine Starke

Planning Status

Status Date: 11-Mar-2015

Email correspondence advised applicant LTC will be considering putting application on hold pending outcome of community process for waste management. Application to be put on next available agenda.

Status Date: 13-Jan-2015

Met with applicant to discuss; applicant to continue to fulfill conditions set by previous staff and LTC

Status Date: 27-Nov-2014

Emailed applicant requesting status update

File Number	Applicant Name	Date Received	Purpose
NP-RZ-2016.1	Mainroad South Island Contracting	11-Jan-2016	3323 PORT WASHINGTON RD To change from a TUP to a permanent zoning for a highway works yard.

Planner: Phil Testemale

Planning Status

Status Date: 17-Mar-2016

Development Approval information requested.

Applications

Status Date: 24-Feb-2016

In discussion with applicant on location of zone boundary; drainage and contamination mgmt. and site plan

Status Date: 24-Feb-2016

Staff report being prepared, confirming compliance with TUP conditions.

Subdivision

File Number	Applicant Name	Date Received	Purpose
NP-SUB-2014.2	Ene Haabniit	09-Jul-2014	4446 HOOSON RD and 5431 HOOSON RD

To create a boundardy adjustment between 4446 and 5431 Hooson.

Planner: Phil Testemale

Planning Status

Status Date: 19-Nov-2015

Applicant contacted in late September. On hold pending hiring a consultant.

Status Date: 03-Sep-2015

Called applicant and left message. Awaiting response from applicant and application for Development Permit. PT

Status Date: 03-Jun-2015

E-mailed owner requesting information on applying for DPs

File Number	Applicant Name	Date Received	Purpose
NP-SUB-2016.1	FERGUSON, JOHN	04-Feb-2016	1329 MACKINNON RD

Subdivision to create one parcel and one remaining.

Planner: Phil Testemale

Planning Status

Status Date: 02-Mar-2016

Sub Referral Report emailed and papered to David Koch at MoTI

Status Date: 24-Feb-2016

Reviewing application and preparing MoTI response

Applications

Status Date: 18-Feb-2016
 Fee \$1210 received. Receipt #3276.

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
NP-TUP-2016.1	Raevin Equipment Ltd	22-Jan-2016	018-191-947 DRIFTWOOD PROPERTIES

TUP to store top soil, aggregates, storage cans, additional greenhouse

Planner: Phil Testemale

Planning Status

Status Date: 03-Mar-2016
 E-mailed applicant requesting that all items be submitted by March 30 in order to meet the April LTC deadlines

Status Date: 24-Feb-2016
 Finalizing uses and conditions for permit with applicant prior to drafting.

Status Date: 15-Feb-2016
 Letter e-mailed to Dorothy indicating terms for use and bylaw compliance for moving forward with the TUP.

Islands Trust
LTC EXP SUMMARY REPORT F2016
Invoices posted to Month ending February 2016

650 North Pender	Invoices posted to Month ending February 2016	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-650	LTC "Trustee Expenses"	1,500.00	641.06	858.94
LTC Local				
65200-650	LTC - Local Exp - LTC Meeting Expenses	2,750.00	3,120.51	-370.51
65210-650	LTC - Local Exp - APC Meeting Expenses	750.00	682.69	67.31
65220-650	LTC - Local Exp - Communications	300.00	0.00	300.00
65230-650	LTC - Local Exp - Special Projects	750.00	0.00	750.00
TOTAL LTC Local Expense		<u>4,550.00</u>	<u>3,803.20</u>	<u>746.80</u>
Projects				
73001-650-4047	North Pender Age Friendly Community Plan	2,500.00	16,467.68	-13,967.68
73001-650-4054	North Pender Waste Management Review	3,250.00	2,004.24	1,245.76
73001-650-4055	North Pender Housing Review	3,250.00	1,514.90	1,735.10
TOTAL Project Expenses		<u>9,000.00</u>	<u>19,986.82</u>	<u>-10,986.82</u>

North Pender Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

No	Meeting Date	Resolution No.	Issue	Policy
1.	January 27, 2005	NP-LTC-05-05	Advisory Planning Commission Appointments	The LTC will appoint Advisory Planning Commission members as representative of various local areas on North Pender and/or representative of various community organizations
2.	May 25, 2006	NP-LTC-80-06	Communications Policy	Policy Number NP-LTC-01-06 (Communications Policy) establishes guidance for the preparation and dissemination of routine non-statutory notices, extraordinary notices and trustee newsletters.
3.	May 25, 2006	NP-LTC-82-06	Enforcement Policy - STVR	1. THAT given finite resources available for enforcement activities and in order to ensure the most effective results for enforcement activities, STVRs that have one or more of the following characteristics will be subject to enforcement: 1. They are advertised on the internet, newspapers or other media; 2. They are not managed by the property owner; 3. More than one dwelling on the lot is simultaneously made available for STVR; 4. While the property is rented persons are also staying in tents, trailers or RVs; 5. There are issues related to health and safety; 6. There is a written complaint by owners or residents about bona fide nuisance issues such as noise or parking congestion related to the STVR; 7. The owner of the property uses more than one property on North Pender Island as a STVR. 2. THAT nothing in this enforcement policy should be interpreted as giving permission to violate the Land Use Bylaw and the North Pender Island Local Trust Committee may change this policy at any time and may give direction to expand enforcement activities at any time;
4.	August 30, 2007	NP-LTC-146-07	Special Occasion License Policy	THAT where a Liquor Control and Licensing Branch Special Occasion License referral relates to property on which North Pender Island Land Use Bylaw No. 103 permits public assembly uses, such as restaurants, community halls or church halls, and there are no issues related to parking or past complaints, staff may approve the Special Occasion License without referral to the Local Trust Committee. All other Special Occasion License referrals are to be referred to the Local Trust Committee for consideration.
5.	April 28, 2011	NP-LTC-50-11	Adopting In Camera Minutes	It was Moved and Seconded that the North Pender Island Local Trust Committee direct staff that they will adopt In Camera minutes when there are other reasons to close a meeting to the public.

6.	September 10, 2015	NP-LTC-63-15	Enforcement Policy - storage and disposal of waste and vehicles	THAT North Pender Island Local Trust Committee authorizes bylaw enforcement officers to commence bylaw investigations and enforcement without written complaint if bylaw violations related to disposal or storage of waste or recyclable materials or storage of vehicles or vehicle parts are observed by the bylaw enforcement officer while doing inspections for other issues or if it is reliably reported to the officer that such activity may be taking place.
7.				



Trust Fund Board Report to Local Trust Committees and Bowen Island Municipality March 2016

Denman Island

- **Settlement Lands**

The Trust Fund Board has agreed to share costs with the Denman Conservancy Association with respect to developing a covenant and management plan for the “Settlement Lands”. The Board has policy that allows for cost sharing with covenant applicants where there is financial need. The Board recognizes the complexity of the issues involved on this particular property and acknowledges the exceptional contributions that the DCA have made to the acquisition and management of protected areas on Denman.

- **Cross-Island Trail**

Islands Trust Fund staff participated in an on-site meeting to look at options for where the cross-island trail will be located in the vicinity of the Lindsay-Dickson Nature Reserve. While the Board has agreed in principle to a possible route using an existing trail in the nature reserve, the Board is not in favour of using an undisturbed right of way adjacent to the nature reserve. ITF will continue to work with regional district planning staff and community representatives to identify the optimal trail location.

- **Denman Island Park and Protected Area**

The Islands Trust Fund is seeking an arrangement with the Province to ensure on-going protection of an ecologically sensitive area of the Crown land adjacent to Inner Island Nature Reserve that has been incorporated into the Denman Island Park. The Province has rejected the option of a conservation covenant and has instead suggested a Partnership Agreement for monitoring the stream and beaver pond. ITF will be contacting BC Parks to discuss such an agreement.

- **Inner Island Nature Reserve**

The Islands Trust Fund is participating in the investigation of a trespass involving cutting of nine large trees in the nature reserve and adjacent Provincial Park reported last month

- **Morrison Marsh**

The Islands Trust Fund is talking with BC Parks about rerouting the trail connecting with Boyle Point Provincial Park to avoid trespass over private property.

Thetis Island

- **Fairyslipper Forest**

The acquisition of this property and other land on Thetis Island continues to be a priority of the Islands Trust Fund, working closely with our partners Thetis Island Nature Conservancy and Cowichan Community Land Trust. ITF has submitted a comprehensive application to Environment Canada’s Habitat Stewardship Program for Species at Risk. If successful, this along with the pledges and contributions generated by the dynamic fundraising program could enable

the completion of the first significant protected areas on Thetis Island. If this land is acquired the next step would be development of a Management Plan to ensure protection of the identified values and to address management objectives, such as signage and public access. The management planning process will be carried out in consultation with the community.

Salt Spring Island

- **Manzanita Ridge Nature Reserve**

The Trust Fund Board approved the addition of an appendix which forms part of the management plan for the Manzanita Ridge Nature Reserve. The reserve is owned by the Salt Spring Island Conservancy. TFB co-holds a conservation covenant on the property with the Salt Spring Island Local Trust Committee. The new appendix clarifies public access issues. These issues do not relate to the terms of the covenant.

- **Property management activities**

Work on Salt Spring Island properties has included placing covenant boundary marker posts (to better define the areas for monitoring and in case of violations), replacing the beach access stairs and topping danger trees at the Ruby Alton Nature Reserve. Activities to implement the McFadden Creek Nature Reserve Management Plan have begun.

Galiano Island

- **Galiano Island Conservancy – Opportunity Fund grant**

The Trust Fund Board approved an Opportunity Fund grant of \$2,000 to the Galiano Conservancy Association for costs associated with legal review of a sustainable forestry covenant on Galiano Island. This grant will support the development of covenants as a tool to balance resource management and conservation objectives.

- **Property management activities**

Work has included invasive plant removal, native species plantings and a cormorant nesting survey at Trincomali Nature Sanctuary, trail maintenance at Vanilla Leaf Land Nature Reserve and invasive alien species control for Laughlin Lake Nature Reserve

Bowen Island

- **NAPTEP**

The Islands Trust Fund is implementing an outreach plan to promote the Natural Area Protection Tax Exemption Program (NAPTEP) to property owners on Bowen Island. A briefing has been provided to Bowen Island Municipal Council on the communication program and addressing a concern about the distribution of any recapture charges. An information session was held on Bowen on March 2nd, and a webinar hosted March 8th.

- **Fairy Fen Nature Reserve**

Trail rerouting work has taken place to avoid disturbance of a sensitive area.

Property Management Activities on other Islands

- **Lasqueti**

A survey and trespass restoration work was carried out at the Mount Trematon Nature Reserve. Boxes are being installed for hooded mergansers at the John Osland Nature Reserve.

- **Penders**
Interpretive panels are being developed for the kiosk installed at Medicine Beach Nature Sanctuary.
- **Gabriola**
Trail and driveway maintenance and invasive plant removal are being carried out at the Elder Cedar Nature Reserve.
- **Mayne**
The revision of the Horton Bayviary Nature Reserve Management Plan has been completed and approved by all parties of the conservation covenant.

Trust Fund Board Membership

Julie Glover, a provincially-appointed member of the Trust Fund Board since 2012, recently completed her second term. The second term of Dereck Atha, who has been a member since 2010, expires in June. The term of our other appointed member, Ron Bertrand, concludes in 2018.

The Trust Fund Board has up to three appointed members. Appointments are made by the Minister of Community Sport and Cultural Development. Interested individuals must apply to the Board Resourcing and Development Office (BRDO) online at <http://www.brdo.gov.bc.ca/apply.asp>. A vacancy is advertised for three weeks on the BRDO website. ITF will also post the vacancy on its own website, and has the option of running an ad in island newspapers. At the end of the advertising period, it is understood that the Trust Fund Board will be provided with a list of applicants and can provide its own recommendation to BRDO.

Species at Risk

The Islands Trust Fund has provided input to the Ministry of Forests, Lands and Natural Resource Operations on the development of implementation plans for Northern Goshawks and Marbled Murrelets. We also provided input to the Canadian Wildlife Service for the management plan process for Band-tailed Pigeon and Great Blue Heron.

Coastal Douglas-fir and Associated Ecosystems Conservation Partnership

The Trust Fund Board, as a partner agency of the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP), has agreed to submit a funding proposal to the Real Estate Foundation of BC and to hold funds on behalf of the CDFCP, and if the proposal is successful, to support its ongoing work to protect ecosystems. We are pleased to be in a position to offer this service.

Please feel free to contact members of the Trust Fund Board or Islands Trust Fund staff for more details.