



NORTH PENDER ISLAND LOCAL TRUST COMMITTEE

BUSINESS MEETING AGENDA TO COMMENCE AT 9:45 A.M., THURSDAY, OCTOBER 25, 2012 AT THE PENDER ISLAND COMMUNITY HALL (LOUNGE), 4418 BEDWELL HARBOUR ROAD, NORTH PENDER ISLAND, B.C.

***Approximate** time is provided for the convenience of the public only and is subject change without notice.

	Page #	*Approx. Time*
1. CALL TO ORDER		9:45 am
2. APPROVAL OF AGENDA		9:45 am
2.1 Additions/Deletions		
2.2 Questions from public on Agenda Items		
3. COMMUNITY INFORMATION MEETING - none		
4. PUBLIC HEARING - none		
5. PREVIOUS MEETINGS		9:50 am
5.1 Local Trust Committee Minutes for adoption		
5.1.1 Minutes of September 20 Local Trust Committee Business Meeting	1	
5.2 Public Hearing Records and Community Information Meeting Notes to be Received - none		
5.3 Section 26 Resolutions-without-meeting - none		
5.4 Advisory Planning Commission/Task Force to be received - none		
6. BUSINESS ARISING FROM THE MINUTES		9:55 am
6.1 Follow-up Action Report (attached)	11	
7. DELEGATIONS - none		
8. CORRESPONDENCE (attached) <i>[correspondence received concerning applications and/or projects is considered with the application]</i>		10:00 am
8.1 Z. Staar Letter dated October 15, 2012 re: Pender Community Transition Interim Funding Report & Request for Disbursement	15	

8.2	Sept. 9/12 Email from Jim Burrows re: Timbers – North Pender Island	20	
9.	APPLICATIONS, PERMITS, BYLAWS AND REFERRALS - none		
10.	LOCAL TRUST COMMITTEE PROJECTS		10:35 am
10.1	Draft Bylaw No. 187 (LUB Amendment) and Draft Bylaw No. 189 (OCP Amendment) re: Associated Islands (attached)	22	
10.2	NP-6500-20 Shoreline Review (attached)	73	
11.	REPORTS		12:30 pm
11.1	Work Program Reports – for information		
11.1.1	North Pender Island Local Trust Committee Work Program - Report dated October 2012 (attached)	87	
11.1.2	Islands Trust Council Strategic Plan 2011 – 2014 – for information (attached)	90	
11.2	Applications Report – for information		
11.2.1	North Pender Island Applications Report dated October, 2012 (attached)	102	
11.3	Bylaw Enforcement - none		
11.4	Expense/Budget Reports		
11.4.1	Trustee and Local Expense Report (attached)	106	
11.4.2	Local Trust Committee Budget 2012/2013 (attached)	107	
11.5	Adopted Policies and Standing Resolutions (attached) – for information	108	
11.6	North Pender LTC Web Page (attached) – for discussion	109	
11.7	Chair’s Report		12:45 pm
11.8	Trustee Report		
12.	OTHER BUSINESS		1:00 pm
12.1	Upcoming Meetings		
12.1.1	Business at 9:45 a.m., Thursday, November 29, 2012 at Pender Island Community Hall		
13.	TOWN HALL MEETING		1:05 pm
14.	ADJOURNMENT		1:30 pm

**MINUTES OF THE NORTH PENDER ISLAND
LOCAL TRUST COMMITTEE BUSINESS MEETING
HELD ON THURSDAY, SEPTEMBER 20, 2012, AT 9:45 AM
AT THE PENDER ISLAND COMMUNITY HALL, (UPSTAIRS)
4418 BEDWELL HARBOUR ROAD,
NORTH PENDER ISLAND, BC**

PRESENT:	Peter Luckham Ken Hancock Gary Steeves Robert Kojima Kathy Gilbert	Chair Local Trustee Local Trustee Regional Planning Manager Recording Secretary
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There were nine (9) members of the public present at the meeting.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 9:45 am.

He acknowledged with appreciation that the meeting was being held in the traditional territory of the Coast Salish.

2. APPROVAL OF AGENDA

2.1 Additions / Deletions

Regional Planning Manager (RPM) Kojima identified two late submissions:

- a late letter of support from the Boulangers regarding Item 9.1 NP-DVP-2012.4 (Hall / McPherson;) and
- a letter from Hooson Road residents concerning the road and related issues – added to the agenda as new Item 8.5.

By consent, the agenda, as amended, was approved.

2.2 Questions from public on Agenda items

None

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

None

5. PREVIOUS MEETINGS

5.1 Adopted Local Trust Committee Minutes

5.1.1 Local Trust Committee Business Meeting Minutes of June 28, 2012

Chair Luckham noted that the above-referenced minutes are provided for information.

Trustee Steeves requested addition of Near Zero Emissions Vehicles (NZEV) to the Follow-up Action Report.

5.2 Public Hearing Records and Community Information Meeting Notes to be Received

None

5.3 Section 26 Resolutions-without-meeting

Chair Luckham advised that these items are provided for information.

5.4 Advisory Planning Commission / Task Force to be received

None

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

RPM Kojima presented the items as identified in the Follow-up Action Report (FUAR) and advised Trustees of the status of all items shown in the report. Items were as noted, except as described below.

Discussion concerning Item 1 – Violations of Setbacks to Sea, included that this is part of the Shoreline Review project; that education is an important message to convey to the public; and that there is a probable conflict between the possible need for a building permit (if there is an occupancy, such as a landing,) and exemption from a building permit requirement under the Land Use Bylaw.

Trustees requested that Item (Violations of Setbacks to Sea) and Item 5 (Report on Violations of Setbacks to Sea) be removed from the FUAL.

Trustees discussed Items 4, 6 and 7, the Twa development, and expressed concern about logging in an unstable area.

Resolution-NP-LTC-42-12

It was Moved and Seconded that the North Pender Island Local Trust Committee direct staff to contact the Ministry of Transportation and Infrastructure Approving Officer to advise him of tree removal in the proposed geotechnical covenant area regarding Subdivision Application NP-SUB-2008.5.

CARRIED

RPM Kojima reported on Item 8 (NP-SUB-2008.3) – Hooson Road, that covenants are at the Land Title Office and the subdivision is nearing completion.

RPM Kojima noted that Board of Variance training (Item 30 on the FUAR) will be held shortly.

7. DELEGATIONS

7.1 Peter Pare and Margot Venton re: MAPS

Mr Pare and Ms Venton presented the results of the Moving Around Pender (MAP) community survey (posted on the Islands Trust website.) Priority areas for improvements to the non-motorized transportation system include: the Magic Lake to Ferry terminal route (Magic Ferry,) Clam Bay – Port Washington (Happy Clam) loop, and Shingle Bay – Irene Bay connection.

Trustees discussed the following:

- funding possibilities, including the gas tax
- the need to involve Area Director David Howe
- the need to involve the Islands Trust Economic Development Commission, noting that they are working on designating trails on the Islands as part of the Trans Canada Trail system;
- a recommendation that MAP contact Ed Andrusiak on Galiano Island, who was instrumental in the Trans Canada Trail project;
- that there may be opportunities to integrate other forms of transportation into the MAP project, such as the school water taxi.

Trustees thanked the presenters for their well-organized presentation and thanked MAP for the work done on this project.

Further discussion was deferred to Item 11.1 – Work Program.

8. CORRESPONDENCE

8.1 August 9, 2012 email from S. Steil re: Assistance Request for Mailout

Ms Steil's email requested assistance with a mailout planned to advise residents of the upcoming Pender Islands Conservancy Association (PICA) / Parks Canada event titled Upland and Near-Shore Apocalypse, to be held on October 13, 2012.

Trustees discussed various ways to reach Pender Island residents and property owners, including an article in the Pender Wave.

Resolution-NP-LTC-91-12

It was Moved and Seconded that the North Pender Island Local Trust Committee direct staff to conduct a mail drop of the Pender Wave to all North Pender Island property owners and a direct mailout to waterfront property owners, at a cost not to exceed \$1000.

CARRIED

8.2 Aug 21, 2012 email from Dave Manning re: Eagle Watch Report

Trustees thanked Dave Manning, who was present, for his work on this project, leading to amendments to the Official Community Plan (OCP,) in order to enhance protection of raptor nests on Pender Island.

Staff were requested to email the report to the other Local Trust Committees for their information.

8.3 July 21, 2012 Letter from Pender Islands Trust Protection Society re: Dwelling Size

This item is on the work program.

8.4 July 23, 2012 Letter from Pender Islands Trust Protection Society re: Hazardous Slopes

This item concerned logging on a hazardous slope area proposed for development (Twa application for subdivision.)

Resolution-NP-LTC-92-12

It was Moved and Seconded that the North Pender Island Local Trust Committee direct staff to write a reply to W. Deverell of the Pender Islands Trust Protection Society concerning steps taken by the Local Trust Committee to follow up on his concerns expressed in his letter dated July 23, 2012.

CARRIED

8.5 Letter from Hooson Road Residents regarding Hooson Road Realignment

Trustees acknowledged the frustration that residents have on the work on aligning the road, relating to the proposed development, and the lack of jurisdiction that the Local Trust Committee has in this regard.

Resolution-NP-LTC-93-12

It was Moved and Seconded that the North Pender Island Local Trust Committee direct staff to draft a response to the correspondence dated September 19, 21012 regarding the Hooson Road realignment, outlining the work done to date, including the request to the Ministry of Transportation and Infrastructure for a timeline on the development; and copying the Ministry of Transportation and Infrastructure staff on this response.

CARRIED

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 NP-DVP-2012.4 (Hall / MacPherson)

The applicants were present.

RPM Kojima presented the proposal. He noted that there is an archaeological site at the development location.

Points included were: a request for a wider dock than permitted; placement of utility lines associated with the geothermal system; and removal of an addition to a dock, back to what was authorized in approximately 1964.

RPM Kojima reviewed agency and public comments.

A member of the Tsawout First Nation was present and expressed support for the proposal, noting that if constructed as planned, the development would preserve what is left of the archaeological site.

Resolution-NP-LTC-94-12

It was Moved and Seconded that North Pender Island Local Trust Committee Development Variance Permit NP-DVP-2012.4 (Hall MacPherson) be Approved.

CARRIED

**Note – The meeting recessed from 11:30 am to 11:45 am.*

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Shoreline Review

RPM Kojima presented the staff report on this project, noting:

- the recommendation for a joint North and South Pender LTC meeting on October 4, 2012;
- the upcoming PICA / Parks Canada event on October 13, 2012;
- a proposed community information meeting;

- that this is a Trust Council project.

Trustee Hancock discussed the mapping associated with the project, intended uses as a decision-making tool and gaps in the mapping.

Resolution-NP-LTC-95-12

It was Moved and Seconded that North Pender Island Local Trust Committee direct staff to schedule a meeting for October 4, 2012 to be hosted by the North Pender Island Local Trust Committee with the South Pender Island Local Trust Committee invited to participate.

CARRIED

Staff were requested to ensure that the Shoreline Project is on the next LTC meeting agenda. A request for a presentation on Greenshores was also made.

10.2 James Island

RPM Kojima identified the steps gone through with respect to archaeological and First Nations issues regarding the rezoning bylaw.

Trustees acknowledged the steps taken to strengthen relationships with First Nations; that consultation is evolving and that there is need for further public education in this regard.

11. REPORTS

11.1 Work Program Reports

11.1.1 North Pender Island Local Trust Committee Work Program - Report dated September 2012

Trustees made the following adjustments to the Work Program:

- Add a new Number 4 to Projects – An Area Farm Plan, noting that the Agricultural land Commission will not accept applications unless an Area Farm Plan is in place;
- Move Number 3 from Top Priorities (LUB amendments related to subdivision and roads) to Projects.;
- Add a new Number 3 to Top Priorities – MAP request to amend the Official Community Plan to identify bike and pedestrian paths on the Magic Ferry route a priority.

Resolution-NP-LTC-95-12

It was Moved and Seconded that the North Pender Island Local Trust Committee remove Number 3, Land Use Bylaw Amendments Related to Subdivision and Roads the from Top Priorities to the Projects list.

CARRIED

Resolution-NP-LTC-96-12

It was Moved and Seconded that the Magic Ferry route Official Community Plan amendment be placed on the Top Priorities list.

CARRIED

Resolution-NP-LTC-97-12

It was Moved and Seconded that Project List Number 4, Agricultural Projects, be amended to include an Area Farm Plan.

CARRIED

RPM Kojima then provided a verbal update on Top Priorities Number 1 Item - Associated Islands Bylaw, and stated that it is expected to be brought to the next LTC meeting.

Following further discussion on the MAP project, Trustees passed the following resolution:

Resolution-NP-LTC-98-12

It was Moved and Seconded that the North Pender Island Local Trust Committee request that staff prepare an Official Community Plan and map amendment to incorporate the route from the ferry terminal to the community hall to the Driftwood Centre and Magic Lake Estates (commonly called the Magic Ferry Route,) including the spur to the Auchterlonie Centre (library area,) and advise the Ministry of Transportation and Infrastructure of this designation.

CARRIED

11.2 Applications Report

11.2.1 North Pender Island Applications Report dated September, 2012

RPM Kojima presented an update of the applications as noted.

11.3 Bylaw Enforcement

None

11.4 Expense/Budgets Reports

11.4.1 Trustee and Local Expenses

This item was presented for information.

11.4.2 Local Trust Committee Budget 2012 / 2013

This item was presented for information.

11.4.3 Budget Submissions – 2013-14

RPM Kojima reviewed changes from previous budgeting processes. In particular, he noted new criteria for budget item approval, and noted that most LTCs will have a \$3,000 fund to be accessed for special projects as they may arise during the budget year, without referral to the Islands Trust Financial Planning Committee.

Resolution-NP-LTC-99-12

It was Moved and Seconded that the North Pender Island Local Trust Committee approve and forward the draft 2013-2014 LTC Project Budget submission to Financial Committee as presented

CARRIED

11.5 Adopted Policies and Standing Resolutions

This item was presented for information.

11.6 North Pender Island LTC Web Page

Trustees requested addition of:

- the James Island staff report;
- upcoming edition of the Pender Wave;
- deletion of the most recent Pender Post article, since this is covered by the Pender Wave;
- Dave Manning's Raptor report.

11.7 Chair's Report

Chair Luckham reported that Trust Council had met on Bowen Island and approved the Strategic Plan.

He advised that the applications fees policy had been turned back to Committee for further consideration.

He advised that the Executive Committee will be at the Union of BC Municipalities convention shortly. Two items of importance will be oil spill issues and derelict marine vessels.

11.8 Trustee Report

Trustee Steeves reported that he had been contacted by a health-oriented group/society interested in establishing a bus service for people without automobile transportation (eg seniors who no longer have a driver's license,) needing to get to various places on Pender Island, and that meetings to move this project forward are upcoming.

He also reported that he had attended the first meeting of the Economic Development Commission, and drew the attention of those present to some of the initiatives, including trail development, establishment of education / convention facilities and expanding broadband internet access – all economic development drivers. He suggested people could access the Capital Regional District website to find out more about these initiatives.

He further reported on his recent attendance at a meeting of the Association of Vancouver Island and Coastal Communities Association (AVICC) meeting, where issues raised included oil spill response, tanker traffic, and derelict marine vessels. He also noted that a working group has been established to examine aquaculture issues.

Trustee Hancock recognized the recent passing of long-time pioneer resident and farmer George Ross-Smith, recalling that one of Trustee Hancock's first jobs was working on Pender Island roads with the late Mr. Ross-Smith.

Trustee Hancock also reported on a National Marine Conservation Area meeting hosted by Parks Canada and Provincial Government staff, where issues of local and inter-jurisdictional interest were discussed.

12. OTHER BUSINESS

12.1 Upcoming Meetings

12.1.1 Business at 9:45 am – Thursday, October 25, 2012 at the Pender Island Community Hall.

Chair Hancock also noted the upcoming joint meeting with South Pender Island LTC on October 4, 2012.

12.2 Local Trust Committee consider a resolution to host a meeting on October 4, 2012, and invite the South Pender Island Local Trust Committee to participate

This item was approved through Resolution NP-LTC-95-12.

13. TOWN HALL MEETING

Sara Steil thanked Trustees for supporting the October 13, 2012 PICA/Parks Canada initiative and confirmed that the October 4, 2012, meeting with the project consultants is a public meeting.

14. MOTION TO CLOSE MEETING

Resolution-NP-LTC100-12

It was Moved and Seconded THAT pursuant to Section 90(1)(g) of the Community Charter, the North Pender Island Local Trust Committee resolves to close the meeting to the public for the purpose of adopting Minutes of April 26, 2012 and June 28, 2012, meeting; and to consider bylaw enforcement litigation, and; further that Islands Trust staff and Recording Secretary Kathy Gilbert remain present.

CARRIED

Note: The meeting adjourned to In Camera at 1:35 pm and reconvened at 2:15 pm.

15. RECALL TO ORDER

15.1 Rise and Report from Closed Meeting

Resolution-NP-LTC101-12

It was Moved and Seconded that North Pender Island Local Trust Committee Meeting minutes of the April 26, 2012, and June 28, 2012, be Adopted.

CARRIED

16. ADJOURNMENT

Resolution-NP-LTC-101-12

It was Moved and Seconded that the North Pender Island Local Trust Committee Meeting be adjourned at 2:17 pm.

CARRIED

RECORDER

CHAIR



Islands Trust

Follow Up Action Report w/ Target Date

North Pender Island Nov-25-2010

No.	Activity	Responsibility	Target Date	Status
1	Item 10.1 - NP-DVP-2010.3: approve amended permit in principle but issue after confirmation of building permit has been issued Sept 19/12 - Planner to contact applicant and/or building inspection to determine status	Kathy Jones Andrea Pickard	Oct-24-2012	On Going

Jul-28-2011

No.	Activity	Responsibility	Target Date	Status
2	Item NP-DP-2010.4 (TWA): cross ref to NP-SUB-2008.5 - prior to staff providing written confirmation to MOTI that all conditions of the subdivision have been met, provide supporting documents to the LTC including the requirements of the registered covenants	Andrea Pickard	Sep-22-2011	On Going

Oct-27-2011

No.	Activity	Responsibility	Target Date	Status
3	NP-DP-2010.4 (TWA) - staff to work with applicant to develop a consolidated covenant to replace existing covenants and applicant to provide a report addressing the impact of the proposed lots and the permitted uses within the gardom pond catchment area on Gardom Pond dam.	Andrea Pickard	Nov-11-2011	On Going

Feb-23-2012

No.	Activity	Responsibility	Target Date	Status
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4	Item 9.3 - NP-DP-2010.4(Twa): staff to discuss with the applicant amending the draft consolidated covenant to: • change the buffer areas to protect trees and native vegetation • adding a no building or structures clause in the plan areas representing the DPAs • adding a clause to exempt danger trees • adding a penalty fee for violations and report back to the LTC regarding the DFO file and the Parks Commission trail	Andrea Pickard	Mar-22-2012	On Going
5	Item 9.3 - NP-DP-2010.4(Twa): staff request the Approving Officer and Dam Safety Officer to comment on the Ryzuk Drainge report and their response, and report back to the LTC	Andrea Pickard	Mar-22-2012	On Going

Mar-22-2012

No.	Activity	Responsibility	Target Date	Status
6	Item 9.4 - NP-SUB-2008.3: advise the Approving Officer that the LTC supports the dedication of parkland as proposed is the layout noted as EPP16005	Andrea Pickard	Apr-26-2012	On Going

Apr-26-2012

No.	Activity	Responsibility	Target Date	Status
7	Item 11.3.1 bylaw Report on Sign Regulations: as BEC to prepare a draft enforcement policy on road side signs and report back	Miles Drew Stephanie Somers	May-31-2012	On Going

May-31-2012

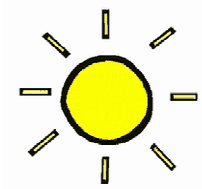
No.	Activity	Responsibility	Target Date	Status
8	Item 8.1 - Correspondence from PCT: the LTC to purchase a series of reports from Pender Community Transition reporting on their activities, of up to \$400 for the 2012-13 budget year	Nancy Rogers	Jun-28-2012	On Going

9	Item 10.1 - NP-LUB and OCP -2011.1: staff to revise the draft bylaws based on the Sidney Strata input	Andrea Pickard	Jun-28-2012	Done
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Sep-20-2012

No.	Activity	Responsibility	Target Date	Status
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10	NP-SUB- (TWA) - Staff to contact AO to advise that tree removal in proposed geo-technical covenant area is occurring.	Andrea Pickard	Oct-25-2012	Done
11	8.1 - PICA event - Staff to undertake: 1. Direct mail to waterfront property owners 2. mail-drop to non-waterfront properties Notice to include wave, printed in colour, not to exceed \$1000.	Andrea Pickard	Sep-28-2012	Done
12	8.2 - distribute to other trustees by email		Sep-21-2012	Done
13	8.3 - Create project file for LUB amendments and file correspondence	Andrea Pickard	Sep-27-2012	Done
14	8.4 Staff write to PITPS (c/o W. Deverrill), indicatng steps taken (AO informed of tree cutting), and answering jurisdictional questions.	Andrea Pickard	Oct-25-2012	Done
15	8.5 Hooson Rd - staff to respond (via email) outlining request already made to MoTI and copying MoTI staff.	Andrea Pickard	Oct-25-2012	Done
16	9.1 - DVP (Hall/McPherson) be to issued	Kathy Jones	Sep-27-2012	Done
17	10.1 - Shoreline Review - staff requested to schedule meeting with SPILTC and consultants to review mapping	Andrea Pickard	Oct-25-2012	Done
18	11.1.1 - Work Program - Move Top Priority item #3 to projects list New #3: Amend OCP to designate Magic Lake - Ferry route as pedestrian - bicycle route Projects list - amend #4 to add "including an Area Farm Plan"	Andrea Pickard	Sep-21-2012	Done
19	Staff to prepare a draft OCP amending bylaw to designate Magic - Ferry route and report back for LTC consideration	Andrea Pickard	Oct-17-2012	On Going
20	11.4.3 - Budget endorsed as presented and to be forwarded to FPC	Robert Kojima	Sep-21-2012	Done
21	11.6 - Website: 1. Post Top Priorities report 2. Post James Island memo (10.2) to latest news 3. Post "Wave" to latest news, do not post Pender Post trustee report	Kathy Jones Andrea Pickard	Sep-21-2012	Done



PENDER COMMUNITY TRANSITION (PCT)
** a cooperative alliance for a brighter future **
www.pendercommunitytransition.ca

Coordinator: Zorah Staar, info@pendercommunitytransition.ca
 6612 Harbour Hill Drive, Pender Island, BC, V0N 2M1

October 15, 2012 (by email)

NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
 (Trustees Gary Steeves, Ken Hancock, & Chair Peter Luckham) and
 SOUTH PENDER ISLAND LOCAL TRUST COMMITTEE
 (Trustees Elizabeth Montague, Mike Jones, & Chair Ken Hancock)
 c/o Island Planner Andrea Pickard (to apickard@islandstrust.bc.ca)

Dear Trustees and Planner:

RE: PENDER COMMUNITY TRANSITION (PCT)
INTERIM FUNDING REPORT & REQUEST FOR DISBURSEMENT

I am writing to provide an interim report regarding the \$600 of Islands Trust support which was committed to Pender Community Transition (PCT) for the fiscal year beginning April 1, 2012. This includes \$400 from the North Pender Island Local Trust Committee, and \$200 from the South Pender Island Local Trust Committee.

PCT is a cooperative alliance of Pender people and groups, supporting our community to cause less damage to our Earth, while also becoming more resilient and self-sufficient in the face of challenges like climate change, peak oil (the end of “easy” oil), and global economic instability. Some key community issues for this are: **energy & emissions; local food growing; and economic relocation & sustainability**. We are very grateful for the efforts of the Islands Trust and Local Trust Committees on these very same issues!

With support from the Pender LTC’s as well as the CRD, Vancity, and other Pender and island groups, here are the **first 3 events** which PCT cooperatively organized this fiscal year:

*** August 8, 2012: Inter-Island Sustainability & Local Resilience Gathering:** involving 50 Islanders from Pender, Galiano, Gabriola, Mayne and Saltspring, gathering at Montague Harbour to share information and discuss cooperation on issues like economic sustainability, renewable energy, community arts and spirit, and more (see attached notes);

*** September 22, 2012 Climate-Change Talk & Re-showing of Youth & Elder Film:** Al Gore-trained presenter Julie Johnston gave a sobering and important update talk about “Whacky Weather, Food Fragility & Compassionate Climate Action”, followed by a re-showing of PCT’s “Youth & Elder Film: Wisdom for a Brighter Future” (see attached poster); and

*** September 29, 2012 skill-building workshop on Seed-Saving & Community Seed Banks:** Rupert Adams of Salt Spring Seeds led a workshop on seed saving methods, and also how and why we must establish a Pender Community Seed Bank (see attached poster).

In consideration of Pender Community Transition (PCT) providing this report, we ask that the Pender Local Trust Committees authorize the disbursement to us of the first \$200 of the agreed funding amount of \$600. This could include \$100 from the North Pender LTC and \$100 from the South Pender LTC. The cheque can be made payable to the Pender Community Transition Society (the incorporated non-profit Society through which PCT operates) and mailed to the address above.

Thank you for supporting Pender's transition towards a more connected, resilient, low-carbon and Earth-friendly future!

Sincerely,

Zorah Staar

PCT Coordinator

PENDER COMMUNITY TRANSITION

(250) 629-3825 or info@pendercommunitytransition.ca

Website: www.pendercommunitytransition.ca

August 7-8-9, 2012 Inter-Island Sustainability & Resilience Gathering:

at Montague Harbour on Galiano Island, organized by Island Futures of Gabriola Island (www.islandfutures.ca), Pender Community Transition (www.pendercommunitytransition.ca) and others. This inter-island meeting was interesting and inspiring beyond words... at times up to 50 Islanders from Galiano, Gabriola, Pender, Mayne and Salt Spring, gathering on the shores of Montague Harbour, to connect, share project information and discuss cooperation on **key sustainability and local resilience issues**. This included economic relocalization, renewable energy, alternative transportation, community arts and spirit, and much more!

COLLABORATIVE ACTIONS DISCUSSED:

- Many of those present from the islands in the Capital Regional District indicated interest in having further conversations with the newly formed Southern Gulf Islands Economic Development Commission – reducing the focus on tourism and increasing the focus on education, local produce and products, marine trades.
- Pender Island, Mayne Island and Salt Spring Island all expressed an interest in pursuing the heat pump social enterprise idea in place on Gabriola Island.
- People from Mayne Island and Galiano(?) indicated interest in the idea of the bike kitchen (place where people can fix their bikes & learn how to fix them). There was discussion about a membership/card access as an option for some islands.
- There was an interest in increasing inter-island travel through a more effective and affordable approach to wharfs and moorings. Group to meet & discuss next steps.
- Mayne, Gabriola, Pender and Salt Spring will be taking Galiano's approach to affordable housing back to the housing groups on their respective islands to determine if it's possible to transfer the concept.
- There was interest in performers travelling from island to island via boats as a 'tour' rather than the expense and time of traveling between islands/ mainland/ Vancouver island in order for island performers to do a gulf islands tour. One of the attendees offered to pursue this and get in touch with the other islands.
- One presenter has just received approval to hold TedX talks on Galiano – the other islands are interested in participating.
- Various islands indicated interest in being part of the proposed Active Islands website – a regional approach to sharing ideas and calendar of events.
- a flotilla of islanders will travel down the Salish Sea, picking up additional boats along the way and arrive in Victoria to protest the increase in oil tankers being proposed for the Salish Sea during the Enbridge hearings was proposed.
- Joint advocacy activities amongst Pender, Mayne, Galiano and Salt Spring regarding affordable access to wharfs and moorings .
- Advocacy actions planned for provincial gov't and local gov't regarding calculation of greenhouse gas emissions that respond to island specific context rather than the urban regional district that they are part of is being initiated by Salt Spring and Gabriola Islands as a result of August 8th gathering.

We want to thank Vancity for funding the above inter-island gathering, and also our Skippers. This included Peter Binner and Robb Zuk, who sailed over some of the 10 Penderites (plus Pender kids) who participated. Stay tuned for more inter-island cooperative developments, to help create a brighter future for all our communities!

Whacky Weather, Food Fragility & Compassionate Climate Action

Delivered by Al Gore trained presenter

Julie Johnston of GreenHeart Education

Saturday, Sept 22, 2012, 7 pm

Pender Community Hall (free admission)

sponsored by **Pender Community Transition**

Followed by questions, refreshments, and an
inspiring 8 pm showing of **PCT's 64-minute film...**



* go to www.pendercommunitytransition.ca for DVD's & more!

Seed Saving & Community Seed Bank *skill-building workshop*

Saturday, September 29, 2012

(noon – 4:00 pm, Community Hall)

All welcome / free workshop with an expert / to learn, share, & cooperate!

Could you grow and save some seeds for

Pender? Creating a Community Seed Bank of open-pollinated, non-GMO seeds is extremely important for our community's future food security and local resilience. This is because corporate interference with seed supplies is increasing, multi-national trade agreements (e.g. CETA) are seeking even greater control over seeds, and local food security is also expected to be affected by climate change, peak oil, and other global impacts.

Pender Community Transition (PCT) is inviting cooperation between our local food growers and food groups, towards the organization and maintenance of a Pender Community Seed Bank. The September 29 workshop leader will be **Rupert Adams of Salt Spring Seeds**, but we invite our Pender experts to come share your knowledge as well! Big thanks to the CRD and Pender LTC's for their support. For more info or to get involved, call 250-629-3825 or **google “Pender” & “Seed Bank”** (www.pendercommunitytransition.ca)

Sharon Lloyd-deRosario

Subject: FW: The Timbers - North Pender Island

On 9/30/2012 12:19 PM, Jim Burrows wrote:

> Dear Sirs

>

> I was recently invited to a presentation by an Urban Planning Company working on behalf of the owner of The Timbers.

>

> The presentation was billed as an attempt to revisit the concept of the Timbers offering legal Short Term Vacation Rentals (STVR's), Weddings and other events. Very few of my neighbours received an invitation and the Planners, while asking for feedback, were not noting or recording verbal comments from those few attending. So, I can only assume that this is a thinly veiled attempt to reposition and restart The Timber's STVR business, enabling the owner to claim legitimacy as a re-born, good community citizen who has met with his neighbours to address their concerns.

>

> This letter is to ensure that you know that this is NOT the case. My concerns and those of many of my neighbours have not been addressed.

>

> The Urban Planner working on behalf of The Timbers has indicated that they would be applying for appropriate rezoning to allow STVR's with no changes to density rules. This would appear to leave the door open not only to restart STVR's at The Timbers, but also for expansion of the operation.

>

> Coincidental perhaps, (but not likely) a petition has been started asking for the Trust to allow STVR's on North Pender. Apparently the originator of the petition is also not a full time resident of Pender, but does own several homes on the island which he no doubt wants to rent on a short term basis.

>

> I researched the Island Trust/CRD rules and regulations before buying my property. No doubt the STVR proponents did as well. I selected my property in an area zoned Rural and Rural/Residential to protect myself from the impact of Commercial Undertakings of this type. I participated in Town Hall meetings where our Island's zoning regulations were updated and confirmed as meeting the needs and wishes of the majority of residents. I voted for Trustees who would uphold their mandate and protect my rights. I value my Rural neighbourhood, where I know, trust and rely on my neighbours. I have no wish to live near a Poet's Cove, Winery or Otter Bay with their huge influx of city dwellers who don't share our desire for peace and community in a rural setting, but simply want their three days of partying to be successful.

>

> I have no problem in concept with STVR's or Weddings for that matter, provided these activities are conducted on appropriately zoned properties. What I do have a problem with is individuals who believe they can ignore the community and our land-use bylaws. Who think for some reason they are above those by-laws and should be allowed to do whatever they wish at the expense of others. We as a community have already spent a great deal of our time and money fighting the Timbers concept. Do we have to go through it all again?

>

> So, I urge you to continue to aggressively uphold our land-use by-laws. To deny any attempt to change or circumvent same. Allowing STVR's at The Timbers will open the door for more STVR's to be built at the Timbers and operated elsewhere.

>

> No doubt the owners of The Timbers has already had discussions with representatives of The Islands Trust.

> Could I ask you to please respond and advise me on your position in this regard.

>

> Respectfully

>

> Jim Burrows
> 5931 Pirates Rd
> Pender Island, BC
> jimburrows@me.com
> 250-629-3320
>
>
>



STAFF REPORT

October 15, 2012

File No.: NP-LUB-2011.1 and
NP-OCP-2011.1

To: North Pender Island Local Trust Committee
For the meeting of October 25, 2012

From: Andrea Pickard
Island Planner
Local Planning Services

CC: Robert Kojima, Regional Planning Manager

Re: Amendments to North Pender Associated Islands Bylaws

PROJECT BACKGROUND:

The North Pender Island Local Trust Committee (LTC) has identified a technical review of the North Pender Associated Islands Bylaws as they pertain to Sidney Island as a top priority on the work program.

Staff attended the Strata Annual General Meeting (AGM) in May 2012. Following the AGM the Strata solicited further input by way of a survey circulated to all strata owners, the additional input is now being forwarded to the LTC for consideration with staff recommendations.

The purpose of this report is to review the draft bylaws, consider input from the Strata and revise the draft bylaws, consider First Reading to the bylaws and direct staff to schedule a Community Information Meeting and Public Hearing.

The draft bylaws are attached as Schedules A and B to this report; the Strata survey questions and a summary of responses is attached as Schedule C and an email which was submitted separately.

Proposed Land Use Bylaw Amendments

When drafting the LUB amending bylaw it was noted in many sections throughout the bylaw cross-references to subsection numbers had not been updated when additional zones were previously added to the bylaw. The original draft bylaw to amend the Land Use Bylaw (LUB) consisted of 57 amendments to which four have been added as shown using track changes. Of the 61 amendments 44 are correcting a numeric cross-reference only, three are to clarify a regulation without changing it, and two are updating the permitted density on Sidney Island after the subdivision has been completed. The remaining twelve amendments are more substantive and they consist of:

- Clause 14 would permit a second dwelling on the common property which was included at the request of the owners.
- Clause 20 would broaden the community uses in the Community Services Two (S2) zone to allow the existing community meeting hall.
- Clause 23 and the additions of 8, 10, 21, and 25 would amend the lot coverage in the Forestry and Community Service zones to apply to the zone as they are located on Common Property rather than a legal lot.
- Clauses 48 and 56 relate to allowing a storage building as a regulated principal use.
- Clause 55 would limit the maximum floor area of a single family dwelling.
- Clause 57 would prohibit the storage of recreational vehicles which was a concern raised by the owners.
- Clause 61 relates to three zoning map amendments applicable to the three LTC covenant areas and the strata identified heritage orchard.

Proposed Official Community Plan Amendments

The proposed amendments to the Official Community Plan would create two separate development permit areas (DPA) applicable to for Sidney Island to replace the current Shoreline DPA. Based on input at the AGM revisions are proposed using mark-up. The key concerns focused on distinguishing vegetation removal on the banks separately from the upland level area.

In response to the proposed amendment to limit the maximum floor area of a single family dwelling staff recommend including a new policy in the OCP that would clarify the objective of the regulation and outline criteria to support a variance application; such a policy could support all of the stated objectives. A policy has been included in Section 402 - Residential Land Use Objectives and Policies for the LTC's consideration, it reads:

- Maximum floor area regulations for dwellings and accessory buildings may be implemented as a method to ensure the scale of development and the related demands on the carry capacity of our islands occurs in an environmentally sustainable manner and is appropriate for the local island community. Development variance applications to increase a floor area regulation may be supported where the proposal is demonstrated to:
 1. utilize sustainable design principles,
 2. be sited to minimize impact on the environment and to adjacent properties,
 3. apply passive solar concepts in the building design,
 4. be energy efficient and use the best available technologies so that household energy consumption is well below average for this region,
 5. include rainwater collection, and
 6. be considered acceptable to the community based on response to the variance request.

Strata Survey

Following the AGM the Strata Council circulated a survey to give all owners an opportunity to provide input to the Strata Council. The survey consisted of six questions based on issues identified by their legal counsel with two related to the proposed LUB amendments and four related to the proposed development permit area. There were 36 respondents to the survey and the Strata Council estimates 35 owners attended the AGM; accounting for overlay they estimate

input from 60-65% of property owners has been received. The owners of one strata lot also provided some input directly by email, which is also attached.

Very generally there was a strong anti-Trust sentiment expressed in the comments. Although some responses may be negative, the LTC should keep in mind the limited numbers of questions, the questions were not necessarily written objectively, and that individuals may have responded without having a full understanding of the current regulations and proposed amendments. The following comments refer to the survey responses attached to this report.

Question 1: One of the largest concerns raised at the AGM was the proposed amendment to align the zoning map with the heritage orchard identified in the strata bylaw. The heritage orchard being included in the strata bylaw does appear to be somewhat of a particularly sensitive issue for strata members. The current zoning is Community Services Two, which among other uses would permit forestry. Although this puts the zoning bylaw in direct conflict with the strata intent to protect the orchard area staff recommends not proceeding with this amendment due to:

- The heritage orchard area is not a natural area representative of a sensitive ecosystem that may warrant the LTC extending another layer of protection to,
- The value of identifying the heritage orchard boundary on the zoning map has not been supported as reflected in a survey response of 31 against, 2 in support and 3 undecided, and
- Proceeding with the zoning designation may exacerbate internal sensitivities within the strata.

Question 2: This question related to the three LTC conservation areas being zoned as Conservation. There seemed to be some confusion around the terms of covenant vs. zoning and their lawyer stated 'a risk of losing valuable scientific data'; the meaning of this statement is unclear as the covenant would not be affected. The current zoning is Forestry (2 areas) and Community Services One (1 area), both which would permit forestry among other uses putting the current zoning in direct conflict with the objectives of the covenant. Staff recommends proceeding with this amendment due to:

- These are LTC covenants registered to protect sensitive habitat and ecosystems,
- The proposed amendments would be supported by and in support of the conservation covenants, and
- There is more support demonstrated with a survey response of 9 in support, 24 against and 3 undecided.

Question 3: This question related to the OCP amendments and extending the DPA boundary to align with the geotechnical covenant. Concerns were raised regarding the distinction between 'the banks' and the 'level upland' and the draft DPAs have since been revised. Staff recommends proceeding with this amendment due to:

- The geotechnical covenant area is a highly sensitive and subject to active erosional influences,
- Inappropriate developments by one owner could have significant negative impacts for adjacent owners,
- The current geotechnical covenant is not monitored nor are violations effectively enforced,
- The Strata Council or individual owners should be given an opportunity to comment on the proposed revisions to see if some concerns have been adequately addressed, and

- There is some support with a survey response of 6 in support, 29 against, and 1 undecided.

Question 4: This question also related to the geotechnical covenant but focused on vegetation removal and land alteration. As noted above some of the expressed concerns may be addressed in the proposed revisions. Staff recommends proceeding and getting further input on the revised DPA guidelines.

Question 5: This question related to the vegetation removal and land alteration within the Sidney Island Shoreline DPA (15m upland of the sea). There were limited comments provided. Staff recommends proceeding with this amendment due to:

- The original Shoreline DPA was adopted in part, to preserve the natural look of the island and the pristine appearance of the shoreline for aesthetic purposes and as a community value,
- The potential to cause negative impacts on the marine environment if land alterations are not done appropriately and with advice from a qualified professional,
- There is still opportunity to revise the guidelines to address concerns where appropriate, and
- There is some support with a survey response of 8 in support, 24 against, and 4 undecided.

Question 6: This question related to the proposed amendment to limit house size to 375 m² (4,036 ft²). The strata survey included three options:

1. Leave the maximum floor area at 750m² (in the Statutory Building Scheme)
2. Limit it to a maximum of 550 m² split between a single family dwelling and cottage (James Island reference)
3. Limit it to the proposed 375m²

In response as a yes or no option there was strong opposition against any house size limit with a survey response of 35 against and 1 in support. However, of the 35 against there were 18 in support of a 550m² floor area limit, indicating more support for some level of regulation. The question posed is further complicated because it did refer to a single family dwelling and cottage although the current zoning only permits one dwelling per lot. Staff has also received an email with some background information on the original negotiations when the Statutory Building Scheme was drafted and that the initial size limit of 5,000ft² had to be changed.

Given the input staff recommend revising the proposed amendment to a maximum house size of 550 m² (5,920 ft²) and include a new policy in the OCP.

COMMUNICATIONS:

Referral of the draft bylaw occurred in October 2011 and no objections or concerns were raised by other agencies or First Nations.

Communications to all property owners on Sidney Island will occur through the Sidney Island Strata which maintains an email list for all owners, and provides opportunity for internal discussions through their strata website. This occurred with the draft bylaw and staff would recommend referring the bylaws to the Strata a second time if they are revised.

Owners of other Associated Islands will be sent a letter of information, noting that the amendments would not impact their property concurrently when notice of a Public Hearing is advertised.

STAFF COMMENTS:

The LTC must now give direction to staff on how to proceed.

The next steps in the process are:

- Provide staff direction on which amendments you want to proceed with and any revisions,
- Consider First Reading of the draft bylaws,
- Schedule a Community Information meeting, possibly on a weekend in Sidney either separately or in conjunction with the Public Hearing,
- Consider any amendments to the proposed bylaw at Second or Third Reading,
- Forward to Executive Committee,
- Refer to the Ministry of Community, Sport and Cultural Development (OCP only),
- Final adoption.

Options:

The LTC may choose to hold a Community Information Meeting and Public Hearing on two separate dates, or sequentially on the same day. When proposed bylaws are controversial or are very complex two separate meetings are typically preferred if possible.

RECOMMENDATIONS:

1. THAT draft bylaw 187 cited as North Pender Associated Islands Land Use Bylaw 148, 2003, Amendment No. 1, 2011 be revised by deleting Plan No. 3 that would amend the zoning from 'Community Services Two' to 'Conservation' for the area known as the Heritage Orchard.
2. THAT draft bylaw 187 cited as North Pender Associated Islands Land Use Bylaw 148, 2003, Amendment No. 1, 2011 be revised to include clauses 8,10, 21, and 25 as presented in the staff report dated October 15, 2012.
3. THAT the North Pender Island Local Trust Committee give First Reading to draft bylaw 187 cited as North Pender Associated Islands Land Use Bylaw 148, 2003, Amendment No. 1, 2011.
4. THAT draft bylaw 189 cited as North Pender Associated Islands Official Community Plan Bylaw No. 147, 2002, Amendment No. 1, 2011 be revised by deleting Schedule 8 that would amend the Land use Designation from 'Agricultural' to 'Resource Conservation' for the area known as the Heritage Orchard.

5. THAT draft bylaw 189 cited as North Pender Associated Islands Official Community Plan Bylaw No. 147, 2002, Amendment No. 1, 2011 be revised as presented in the staff report dated October 15, 2012 and to include an Area A and Area B in the proposed Sidney Island Hazard Lands Development Permit Area.
6. THAT the North Pender Island Local Trust Committee give First Reading to draft bylaw 189 cited as North Pender Associated Islands Official Community Plan Bylaw No. 147, 2002, Amendment No. 1, 2011.
7. THAT the North Pender Island Local Trust Committee direct staff to Schedule a Community Information Meeting for a weekend date to be held in the Town of Sidney.
8. THAT the North Pender Island Local Trust Committee direct staff to Schedule a Public Hearing for a weekend date to be held in the Town of Sidney on a different date following the Community Information Meeting.

Option:

9. THAT the North Pender Island Local Trust Committee direct staff to Schedule a Community Information Meeting to be immediately followed by a Public Hearing for a weekend date to be held in the Town of Sidney.

Prepared and Submitted by:



Andrea Pickard

October 15, 2012

Date

Concurred in by:



Robert Kojima
Regional Planning Manager

October 15, 2012

Date

DRAFT

**NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW No. 187**

**A BYLAW TO AMEND NORTH PENDER ASSOCIATED ISLANDS LAND USE BYLAW NO.
148, 2003**

WHEREAS the North Pender Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the North Pender Island Local Trust Area, pursuant to the Islands Trust Act;

AND WHEREAS the North Pender Island Local Trust Committee wishes to amend Land Use Bylaw 148, 2003;

AND WHEREAS the North Pender Island Local Trust Committee has held a Public Hearing;

NOW THEREFORE the North Pender Island Local Trust Committee enacts in open meeting assembled as follows:

A. Bylaw No. 148, cited as "North Pender Associated Islands Land Use Bylaw 148, 2003" is amended as follows:

1. Section 1.1 (Definitions) is amended by deleting 'an accessory' from the definition of "pump/utility house" such that it reads "pump/utility house means a building containing only equipment for pumping and processing of water or sewage, or electrical equipment and communication service equipment"
2. Subsection 3.3(3) is amended by deleting "under the provisions of subsection 701(6) of that bylaw" such that it reads "**Information Note:** Buildings or structures may not be sited within 15 metres (50 feet) of the natural boundary of the sea without first obtaining a development permit pursuant to Part 7 of the "North Pender Associated Islands Official Community Plan Bylaw No. 147, 2002", unless specifically exempted from a requirement for a permit. Septic fields, septic tanks, absorption fields and related appurtenances below ground, concrete and asphalt paving or similar surfacing of the land, and retaining structures are considered structures for this purpose."
3. Subsection 5.5(3) is amended by deleting 5.4(1)(a) and inserting 5.5(1)(a) such that it reads "The number of food and beverage service establishments permitted in 5.5(1)(a) above is limited to one, with a maximum floor area of 200m² (2152ft²)."
4. Subsection 5.7(5) is amended by deleting 5.3(4) and inserting 5.7(4) such that it reads "Despite Subsection 5.7(4), the minimum setback for any building, structure or enclosure housing farm animals shall be 7.6 metres (25 feet) from any lot line and 15 metres (50 feet) any edge lot line."
5. Subsection 5.7(6) is amended by deleting 5.3(1)(g) and inserting 5.7(1)(g) such that it reads "The occupancy of the accessory dwelling unit permitted by article 5.7(1)(g) above is limited to providing residential accommodation to the household of the owner, operator or an employee of a permitted principal use."
6. Subsection 5.7(7) is amended by deleting 5.3(1)(c) and inserting 5.7(1)(c) such that it reads "All external storage areas associated with the uses permitted by Articles 5.7(1)(c), (d), (e) and (f) above must be screened from view from all lot lines and from the sea by screening or fencing complying with the provisions of Section 3.9 (Landscape Screening)."
7. Subsection 5.7(8) is amended by deleting 5.3(1)(a) and inserting 5.7(1)(a) such that it reads "Farm Uses permitted by Article 5.7(1)(a) above must comply with all regulations established in relation to that use in Section 3.14."

8. Subsection 5.8(20) is amended by adding at the end "of the area zoned Forestry One (F1)" such that it reads "The combined lot coverage of all buildings and structures shall not exceed 25 percent of the area zoned Forestry One (F1)."

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~~8-9.~~ Subsection 5.8(7) is amended by deleting 5.4(1)(a) and inserting 5.8(1)(a) such that it reads "Farm Uses permitted by Article 5.8(1)(a) above must comply with all regulations established in relation to that use in Section 3.14."

10. Subsection 5.9(2) is amended by adding at the end "of the area zoned Community Services One (S1)" such that it reads "The combined lot coverage of all buildings and structures shall not exceed 25 percent of the area zoned Community Services One (S1)."

~~9-11.~~ Subsection 5.9(3) is amended by deleting 5.5(1)(e) and inserting 5.9(1)(e) such that it reads "The number of community meeting halls permitted by article 5.9(1)(e) above shall not exceed one."

~~10-12.~~ Subsection 5.9(4) is amended by deleting 5.5(1)(e) and inserting 5.9(1)(e) such that it reads "The number of community offices permitted by article 5.9(1)(e) above shall not exceed one."

~~11-13.~~ Subsection 5.9(5) is amended by deleting 5.5(1)(f) and inserting 5.9(1)(f) such that it reads "The number of single family dwellings permitted by article 5.9(1)(f) above shall not exceed one."

~~12-14.~~ Subsection 5.9(5) is amended by deleting "shall not exceed one" and inserting "shall not exceed two," and inserting "of which one dwelling may be attached to a building for community uses permitted under Article 5.9(1)(e)" such that it reads "The number of single family dwellings permitted by article 5.9(1)(f) above shall not exceed two, of which one dwelling may be attached to a building for community uses permitted under Article 5.9(1)(e)."

~~13-15.~~ Subsection 5.9(6) is amended by deleting 5.5(1)(g) and inserting 5.9(1)(g) such that it reads "The number of sleeping cabins permitted by article 5.9(1)(g) above shall not exceed a total of four and the floor area of any one sleeping cabin may not exceed 80 square metres (861 square feet)."

~~14-16.~~ Subsection 5.9(9) is amended by deleting 5.5(1)(e) and inserting 5.9(1)(e) such that it reads "The floor area of the community office building permitted in article 5.9(1)(e) above shall not exceed 200 square metres (2153 square feet)."

~~15-17.~~ Subsection 5.9(10) is amended by deleting 5.5(1)(a) and inserting 5.9(1)(a) such that it reads "Farm uses permitted by article 5.9(1)(a) above must comply with all regulations established in relation to that use in Section 3.14."

~~16-18.~~ Subsection 5.9(11) is amended by deleting 5.5(1)(h) and inserting 5.9(1)(h) such that it reads "The non-commercial short-term accommodation permitted by 5.9(1)(h) above is limited to the use of rooms within a permitted community meeting hall, provided the use does not exceed a maximum of 10 days at any one time, totalling no more than 90 days per calendar year."

~~17-19.~~ Subsection 5.9(12) is amended by deleting 5.5(1)(i) and inserting 5.9(1)(i) such that it reads "The retail sales permitted by article 5.9(1)(i) above are limited to the sale of groceries and household effects within a permitted community meeting hall, provided the use is limited to a total floor area of 30 square metres (323 square feet) or less."

~~18-20.~~ Subsection 5.10(1) is amended by adding 5.10(1)(e) "Community uses, consisting of emergency service buildings, community meeting hall, community office, maintenance uses and buildings, and vehicle and equipment storage uses and buildings."

21. Subsection 5.10(2) is amended by adding at the end "of the area zoned Community Services Two (S2)" such that it reads "The combined lot coverage of all buildings and structures shall not exceed 25 percent of the area zoned Community Services Two (S2)."

~~19-22.~~ Subsection 5.10(5) is amended by deleting 5.6(1)(a) and inserting 5.10(1)(a) such that it reads "Farm Uses permitted by article 5.10(1)(a) above must comply with all regulations established in relation to that use in Section 3.14."

~~20-23.~~ Subsection 5.11(2) is amended by adding at the end "of the area zoned Community Service Three (S3)" such that it reads "The combined lot coverage of all buildings and structures shall not exceed 25 percent of the area zoned Community Service Three (S3)."

- ~~21-24.~~ Subsection 5.11(5) is amended by deleting 5.7(1)(a) and inserting 5.11(1)(a) such that it reads "Farm Uses permitted by article 5.11(1)(a) above must comply with all regulations established in relation to that use in Section 3.14."
25. Subsection 5.12(2) is amended by adding at the end "of the area zoned Community Services Four (S4)" such that it reads "The combined lot coverage of all buildings and structures shall not exceed 25 percent of the area zoned Community Services Four (S4)."
- ~~22-26.~~ Subsection 5.15(4) is amended by deleting 5.8(1)(b) and inserting 5.15(1)(b) such that it reads "All mooring buoys permitted by 5.15(1)(b) above shall be located within 100 metres (328 feet) of the RR, A, CD1 or CD2 zones."
- ~~23-27.~~ Subsection 5.15(5) is amended by deleting 5.8(4) and inserting 5.15(4) such that it reads "Despite Subsection 5.15(4) above, no mooring buoy shall be located within 100 metres (328 feet) of the NP zone."
- ~~24-28.~~ Subsection 5.15(14) is amended by deleting 5.8(1)(b) and inserting 5.15(1)(b) such that it reads "Mooring buoys permitted by article 5.15(1)(b) above shall only be used for the purpose of mooring a private vessel accessory to the residential use of an upland lot."
- ~~25-29.~~ Subsection 5.15(15) is amended by deleting 5.8(1)(d) and inserting 5.15(1)(d) such that it reads "Docks permitted by article 5.15(1)(d) above shall be accessory to a residential or agricultural use of an upland lot, or lots, and shall provide access to that lot or lots for the residents of an upland lot."
- ~~26-30.~~ Subsection 5.15(18) is amended by deleting 5.8(1)(e) and inserting 5.15(1)(e) such that it reads "Barge ramps and marine railways permitted by article 5.15(1)(e) above shall be accessory to the residential use of an abutting upland lot, or adjacent upland lots, and shall provide access to that lot or lots for the resident(s) of an upland lot on the island."
- ~~27-31.~~ Subsection 5.15(19) is amended by deleting 5.8(1)(h) and 5.8(7) and inserting 5.15(1)(h) and 5.15(7) respectively such that it reads "Breakwaters and wave suppression devices permitted by article 5.15(1)(h) above shall not be used for the mooring of vessels, except where the total area of all floats, piers, breakwaters and wave suppression devices does not exceed the total area permitted by subsection 5.15(7) above."
- ~~28-32.~~ Subsection 5.16(3) is amended by deleting 5.9(1)(b) and inserting 5.16(1)(b) such that it reads "Mooring buoys permitted by article 5.16(1)(b) above shall only be used for the purpose of mooring a private vessel accessory to the residential use of an upland lot."
- ~~29-33.~~ Article 5.17(1)(e) is amended by deleting 5.10(1)(c) and inserting 5.17(1)(c) such that it reads "Ramps, walkways, footings and pilings necessary for the establishment and maintenance of the uses permitted in Articles 5.17(1)(c) and (d) above;"
- ~~30-34.~~ Article 5.17(1)(f) is amended by deleting 5.10(1)(c) and inserting 5.17(1)(c) such that it reads "Breakwaters and wave suppression devices necessary for the establishment and maintenance of the uses permitted in Articles 5.17(1)(c) through (e) above or for the protection of an established use or feature."
- ~~31-35.~~ Subsection 5.17(7) is amended by deleting 5.10(1)(b) and inserting 5.17(1)(b) such that it reads "Mooring buoys permitted by article 5.17(1)(b) above shall only be used for the purpose of mooring private vessels accessory to the residential use of an upland lot on the island abutting the water zone in which the marina is located."
- ~~32-36.~~ Subsection 5.17(8) is amended by deleting 5.10(1)(c) and inserting 5.17(1)(c) such that it reads "Private marinas permitted by article 5.17(1)(c) above shall only provide docks, floats and piers for the mooring of private vessels accessory to a permitted use of an upland lot(s) on the island abutting the water area in which the marina is located."
- ~~33-37.~~ Subsection 5.17(10) is amended by deleting 5.10(1)(d) and inserting 5.17(1)(d) such that it reads "Barge ramps and marine railways permitted by article 5.17(1)(d) above shall be accessory to a permitted use of an upland lot(s) on the island, and shall provide access to those lots for the residents of the upland lots."
- ~~34-38.~~ Subsection 5.17(11) is amended by deleting 5.12(3), 5.12(5) and 5.12(6) and inserting 5.17(3), 5.17(5) and 5.17(6) respectively such that it reads "Despite Subsection 5.17(3), a maximum of two

private marinas may be permitted.” and “In addition to the siting and size regulations established in 5.17(5) and 5.17(6), the combined area of docks and marinas in the W3(a) zone shall not exceed 290 square metres (3122 feet²).”

- | ~~35-39.~~ Article 5.18(1)(f) is amended by deleting 5.11(1)(c) and inserting 5.18(1)(c) such that it reads “Ramps, walkways, footings and pilings necessary for the establishment and maintenance of the uses permitted in article 5.18(1)(c) and (d) above;”
- | ~~36-40.~~ Article 5.18(1)(g) is amended by deleting 5.11(1)(c) and inserting 5.18(1)(c) such that it reads “Breakwaters and wave suppression devices necessary for the establishment and maintenance of the uses permitted in Articles 5.18(1)(c) through (e) above, or for the protection of another established use or feature;”
- | ~~37-41.~~ Subsection 5.18(3) is amended by deleting 5.11(1)(d) and inserting 5.18(1)(d) such that it reads “The maximum area of all dock floats and piers adjacent to any one island permitted by article 5.18(1)(d) above may not exceed 93 square metres (1001 square feet), exclusive of ramps and walkways.”
- | ~~38-42.~~ Subsection 5.18(7) is amended by deleting 5.11(1)(d) and inserting 5.18(1)(d) such that it reads “Storage structures constructed on any part of a dock permitted by article 5.18(1)(d) above shall have a maximum height of 1 metre (3 feet) and a maximum total area of 10 square metres (107 square feet).”
- | ~~39-43.~~ Subsection 5.18(10) is amended by deleting 5.11(1)(d) and inserting 5.18(1)(d) such that it reads “Docks permitted by Article 5.18(1)(d) above shall be accessory to an established residential use of an upland lot, or lots, and shall provide access to that lot or lots by the residents of an upland lot on the island abutting the water area in which the dock is located.”
- | ~~40-44.~~ Subsection 5.18(11) is amended by deleting 5.11(1)(c) and inserting 5.18(1)(c) such that it reads “Wharves permitted by Article 5.18(1)(c) shall be used to provide access to land in the NP zone.”
- | ~~41-45.~~ Subsection 5.18(14) is amended by deleting 5.11(1)(e) and inserting 5.18(1)(e) such that it reads “Barge ramps and marine railways permitted by article 5.18(1)(e) above shall be accessory to the residential use of an abutting upland lot, or adjacent upland lots, or uses permitted in the NP zone, and shall provide access to that lot or lots.”
- | ~~42-46.~~ Subsection 5.18(15) is amended by deleting 5.11(1)(g) and 5.11(3) and inserting 5.18(1)(g) and 5.18(3) respectively such that it reads “Breakwaters and wave suppression devices permitted by article 5.18(1)(g) above shall not be used for the mooring of vessels, except where the total area of all floats, piers, breakwaters and wave suppression devices does not exceed the total area permitted by subsection 5.18(3) above.”
- | ~~43-47.~~ Subsection 5.19(5) is amended by deleting 5.14(4) and inserting 5.19(4) such that it reads “Despite Subsection 5.19(4), the minimum setback for any building, structure or enclosure housing animals and poultry shall be 7.6 metres (25 feet) from any lot line, except the natural boundary of the sea.”
- | ~~44-48.~~ Subsection 5.20(1) is amended by inserting 5.20(1)(c) “Storage building; subject to subsection 5. 20(8).”
- | ~~45-49.~~ Subsection 5.20(2) is amended by deleting “No more than 111 single family dwellings may be constructed in the CD2 zone” and replacing it with “There may not be more than one single family dwelling on any lot.”
- | ~~46-50.~~ Subsection 5.20(3) is deleted in its entirety including Articles 5.20(3)(a) to (c).
- | ~~47-51.~~ Subsection 5.20(4) is renumbered to 5.20(3).
- | ~~48-52.~~ Subsection 5.20(5) is renumbered to 5.20(4).
- | ~~49-53.~~ Subsection 5.20(6) is amended by adding “Despite Subsection 3.3(2)” at the beginning, “Septic fields, septic tanks, absorption fields and related appurtenances below ground, concrete and asphalt paving or similar surfacing of the land, and retaining structures are considered structures for the purposes of this subsection.” at the end, and deleting “or a pump/utility house” such that it reads “Despite Subsection 3.3(2) the minimum setback for any building or structure,

except a fence, shall be 15 metres (49 feet) from the natural boundary of the sea. Septic fields, septic tanks, absorption fields and related appurtenances below ground, concrete and asphalt paving or similar surfacing of the land, and retaining structures are considered structures for the purposes of this subsection."

~~50-54.~~ Subsection 5.20(6) is renumbered to 5.20(5).

~~51-55.~~ A new subsection 5.20(6) is inserted under the heading 'Siting and Size'

"The maximum floor area of a single family dwelling is limited to 375 m² (4036ft²)."

~~52-56.~~ A new subsection 5.20(8) is inserted under the heading 'Conditions of Use'

"The storage building permitted under 5.20(1)(c) may be constructed prior to a single family dwelling subject to:

- (a) The use is limited to the storage of goods and materials for use on the lot,
- (b) Only one storage building is permitted on any lot,
- (c) The floor area is not to exceed 25 square metres (269 square feet),
- (d) The storage shed is not to be used for human habitation, and
- (e) For certainty, this does not limit accessory buildings permitted under Section 3.5.

~~53-57.~~ A new subsection 5.20(9) is inserted under the heading 'Conditions of Use'

"Despite Subsection 3.10 the storage of recreational vehicles that are not being used as a temporary residence under that section is not permitted."

~~54-58.~~ Subsection 5.20(8) is renumbered to 5.20(10).

~~55-59.~~ Subsection 5.20(9) is renumbered to 5.20(11).

~~56-60.~~ Subsection 5.20(10) is deleted in its entirety.

~~57-61.~~ Schedule B (Zoning Map) is amended in accordance with the maps attached to and forming part of this bylaw as Plans 1, 2 and 3.

- B. This Bylaw may be cited as "North Pender Associated Islands Land Use Bylaw 148, 2003, Amendment No. 1, 2011".
- C. If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME this _____ day of _____, 200_

READ A SECOND TIME this _____ day of _____, 200_

PUBLIC HEARING HELD this _____ day of _____, 200_

READ A THIRD TIME this _____ day of _____, 200_

APPROVED BY THE EXECUTIVE COMMITTEE this _____ day of _____, 200_

ADOPTED this _____ day of _____, 200_

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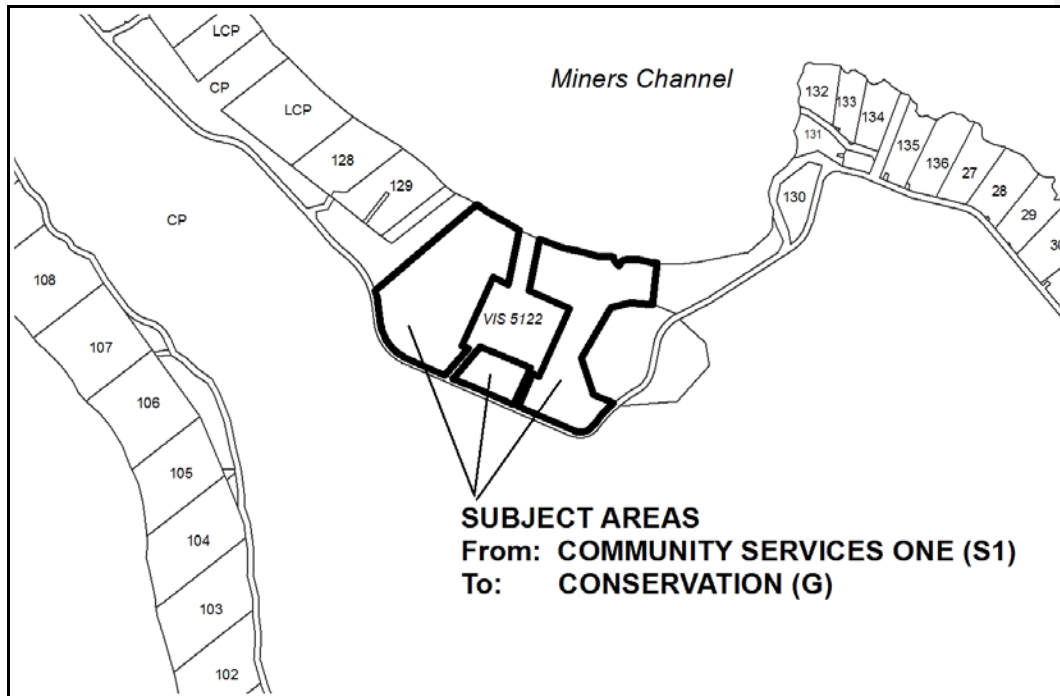
Chair

Secretary

NORTH PENDER ISLAND LOCAL TRUST COMMITTEE

BYLAW No. 187

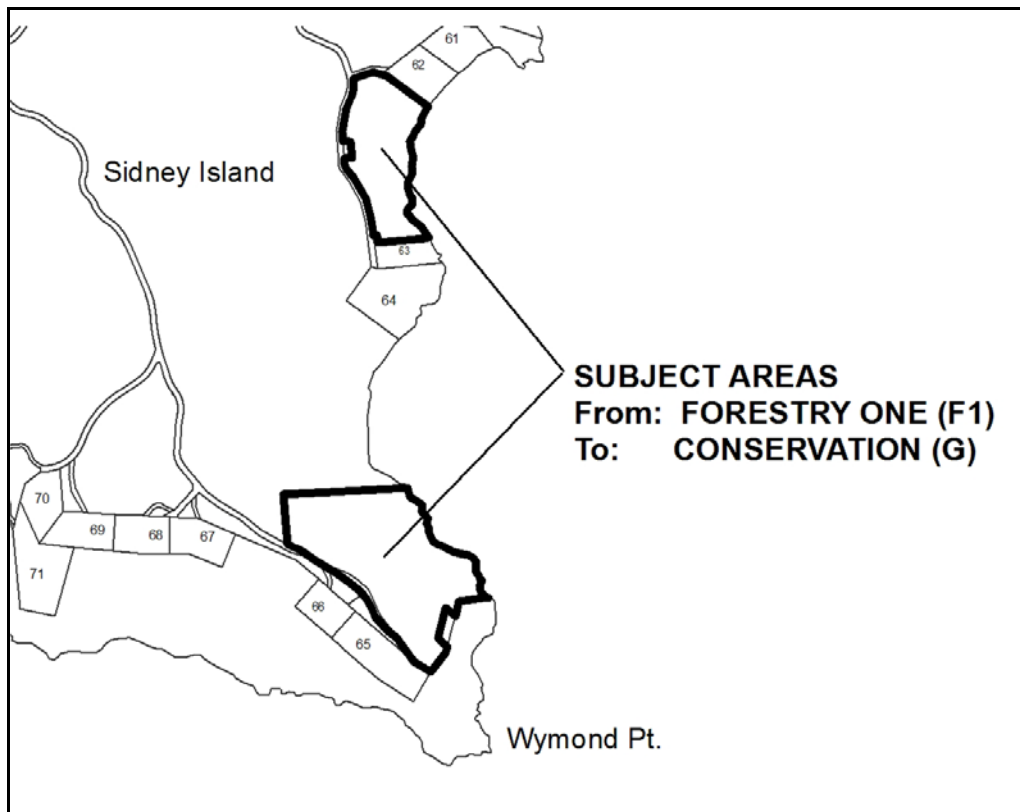
PLAN No. 1



NORTH PENDER ISLAND LOCAL TRUST COMMITTEE

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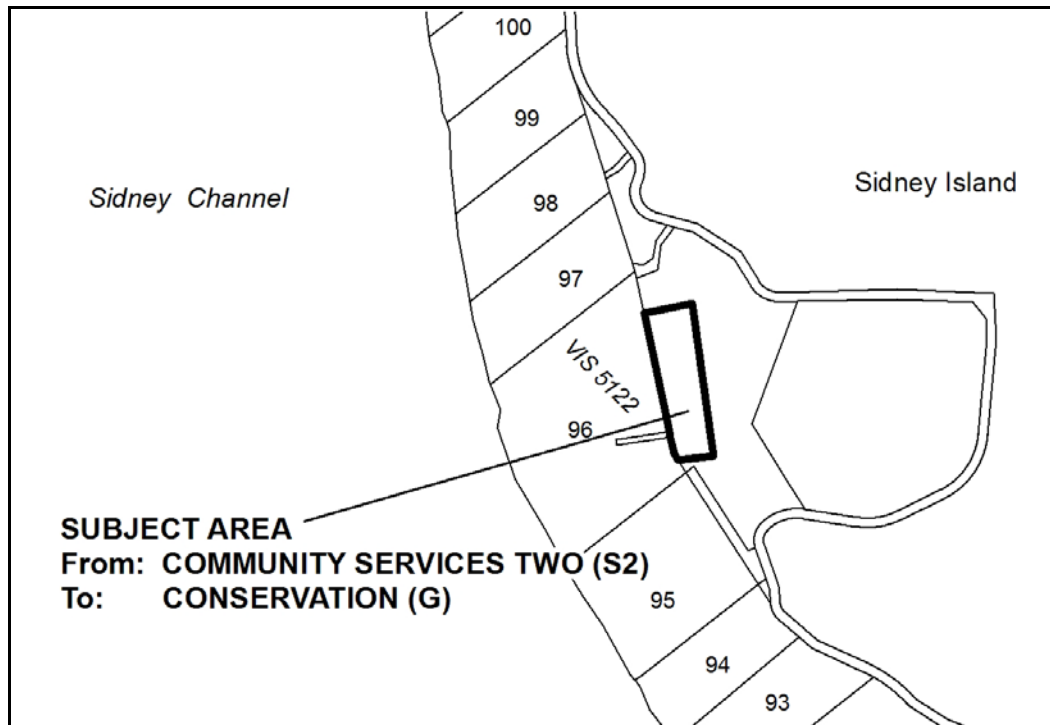
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NORTH PENDER ISLAND LOCAL TRUST COMMITTEE

BYLAW No. 187

PLAN No. 3



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NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW No. 189

**A BYLAW TO AMEND NORTH PENDER ASSOCIATED ISLANDS OFFICIAL COMMUNITY
PLAN BYLAW NO. 147, 2002**

WHEREAS the North Pender Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the North Pender Island Local Trust Area, pursuant to the Islands Trust Act;

AND WHEREAS Section 29 of the *Islands Trust Act* gives the North Pender Island Local Trust Committee the same power and authority of a Regional District under Part 26, except sections 932 to 937 and 939, of the *Local Government Act*;

AND WHEREAS the North Pender Island Local Trust Committee wishes to amend the North Pender Associated Islands Official Community Plan Bylaw No. 147, 2002;

AND WHEREAS the North Pender Island Local Trust Committee has held a Public Hearing;

NOW THEREFORE the North Pender Island Local Trust Committee enacts in open meeting assembled as follows:

CITATION

This Bylaw may be cited for all purposes as “North Pender Associated Islands Official Community Plan Bylaw No. 147, 2002, Amendment No. 1, 2011.”

SCHEDULES

1. North Pender Associated Islands Official Community Plan Bylaw No. 147, 2002 is altered as shown on Schedule 1 attached to and forming part of this amending bylaw.
2. North Pender Associated Islands Official Community Plan Bylaw No. 147, 2002 is altered as shown on Schedule 2 attached to and forming part of this amending bylaw.
3. North Pender Associated Islands Official Community Plan Bylaw No. 147, 2002 is altered as shown on Schedule 3 attached to and forming part of this amending bylaw.
4. North Pender Associated Islands Official Community Plan Bylaw No. 147, 2002 is altered as shown on Schedule 4 attached to and forming part of this amending bylaw.
5. North Pender Associated Islands Official Community Plan Bylaw No. 147, 2002 Schedule D – Land Use Policy Map, is altered as shown on Schedule 5 attached to and forming part of this amending bylaw.
6. North Pender Associated Islands Official Community Plan Bylaw No. 147, 2002 Schedule D – Land Use Policy Map, is altered as shown on Schedule 6 attached to and forming part of this amending bylaw.
7. North Pender Associated Islands Official Community Plan Bylaw No. 147, 2002 Schedule D – Land Use Policy Map, is altered as shown on Schedule 7 attached to and forming part of this amending bylaw.

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

PUBLIC HEARING HELD this day of 2011

READ A THIRD TIME this day of 2011

APPROVED BY THE MINISTER OF COMMUNITY AND RURAL DEVELOPMENT this
day of 2011

SECRETARY

CHAIRPERSON

NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW No. 189
SCHEDULE 1

Part 4 (Objectives and Policies for Land Use Designations) of Schedule B (Goals, Objectives and Policies) of North Pender Associated Islands Official Community Plan No. 147, 2002 is amended as follows:

1. Section 402 is amended by inserting a new Policy 11, "Maximum floor area regulations for dwellings and accessory buildings may be implemented as a method to ensure the scale of development and the related demands on the carry capacity of our islands occurs in an environmentally sustainable manner and is appropriate for the local island community. Development variance applications to increase a floor area regulation may be supported where the proposal is demonstrated to:
 1. utilize sustainable design principles,
 2. be sited to minimize impact on the environment and to adjacent properties,
 3. apply passive solar concepts in the building design,
 4. be energy efficient and use the best available technologies so that household energy consumption is well below average for this region,
 5. include rainwater collection, and
 6. be considered acceptable to the community based on response to the variance request."

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NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW No. 189
SCHEDULE ~~21~~

Part 6 (Temporary Commercial and Industrial Use Permit Guidelines) of Schedule B (Goals, Objectives and Policies) of North Pender Associated Islands Official Community Plan No. 147, 2002 is amended as follows:

1. Section 604 is deleted and replaced with:

“604 Temporary Use Permit Guidelines

An Official Community Plan may designate areas where a temporary use may be allowed. A temporary use permit may, notwithstanding a zoning bylaw, allow a use, permit the construction or use of buildings or structures to accommodate persons who work at the use for which the permit is issued, and specify conditions under which a temporary use may be carried on. A permit may be issued for a period of up to three years and may be renewed only once.

Pursuant to section 920.01 of the *Local Government Act* (Designation of development approval information areas), the plan designates any area of this plan subject to application for a Temporary Use Permit as a circumstance for which development approval information may be required under that section. Development approval information means information on the anticipated impact of the proposed activity of development on the community.

The issuance of a temporary use permit should be conditional on compliance with the following guidelines:

- Guideline 1 Temporary Use Permits may be issued for any area covered by this plan, except for areas designated Resource Conservation or lands within the Agricultural Land Reserve.
- Guideline 2 Temporary Use Permits should only be issued for activities that are of short and fixed duration.
- Guideline 3 An application for a Temporary Use Permit may only be considered if the proposal can be demonstrated to have minimal negative impact on the environment of the Associated Islands Area.”

NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW No. 189
SCHEDULE 32

Part 7 (Development Permit Areas) of Schedule B (Goals, Objectives and Policies) of North Pender Associated Islands Official Community Plan No. 147, 2002 is amended as follows:

1. Part 7 is amended by inserting the following as a second paragraph in that part: "Pursuant to section 920.01 of the *Local Government Act* (Designation of development approval information areas), the plan designates all development permit areas as areas for which, in specified circumstances, development approval information may be required under that section. Development approval information means information on the anticipated impact of the proposed activity of development on the community."
2. Subsection 701(1) is amended by deleting "This development permit area includes all non-crown land within 15 metres upland of the natural boundary of the sea." and inserting "This development permit area includes all non-crown land within 15 metres upland of the natural boundary of the sea on all North Pender Associated Islands except for Sidney Island."
3. A new Subsection 701(3) is inserted as follows:

“(3) Application Requirements

All applications shall be consistent with all requirements established in the fees bylaw, development procedures bylaw and development approval information bylaw adopted by the North Pender Island Local Trust Committee."

4. Subsection 701 (3) 'Justification' is renumbered to 701 (4).
5. Subsection 701 (4) 'Objectives' is renumbered to 701 (5).
6. Subsection 701 (5) 'Guidelines' is renumbered to 701 (6) and "Work not requiring a permit is detailed in subsection (6) below." is deleted and replaced with "Work not requiring a permit is detailed in subsection (7) below."
7. Subsection 701 (6) 'Work Not Requiring a Permit' is renumbered to 701(7)

NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW No. 189
SCHEDULE 43

Part 7 (Development Permit Areas) of Schedule B (Goals, Objectives and Policies) of North Pender Associated Islands Official Community Plan No. 147, 2002 is amended as follows:

1. The following is inserted as a new Section 702:

“702 Sidney Island Hazard Lands

(1) Designation

This development permit area (DPA) is shown in a generalized area on Schedule E. The definitive designation and delineation of the development permit area consists of a digital record based on the survey plans associated with registered covenant ES065752, stored and maintained in a Geographical Information System (GIS) at the offices of the Islands Trust.

(2) Authority

The development permit area is established pursuant to Section 919.1(1)(b) of the *Local Government Act*, specifically for the protection of development from hazardous conditions.

(3) Application Requirements

All applications shall be consistent with all requirements established in the fees bylaw, development procedures bylaw and development approval information bylaw adopted by the North Pender Island Local Trust Committee.

(4) Justification

It is the Object of the Islands Trust to “preserve and protect the Trust Area and its unique amenities and environment of the Trust Area for the benefit of the residents of the Trust Area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia.”

It is policy of the Islands Trust Council that local trust committees and island municipalities shall, in their official community plans and regulatory bylaws address:

- the planning for and regulation of development in coastal regions to protect natural coastal processes, and
- the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.

Furthermore, Section 877(1)(d) of the provincial *Local Government Act* requires that an Official Community Plan include restrictions on the use of land that is subject to hazardous conditions or is environmentally sensitive to development.

The development permit area coincides with the area affected by a registered covenant to restrict development due to geotechnical concerns. The upland boundaries of the covenant area arise from the recommended building setbacks in the

geotechnical investigation report prepared at the time of subdivision for Sidney Island "Report of Geotechnical Investigation For Sidney Island Residential Subdivision" by Bruce McLeod of Levelton Engineering. The report identifies that the soil/sandbanks forming the westerly and north-easterly shorelines, which are not protected by bedrock, as being steeper than the long term stable slope angle due to on-going toe erosion. The on-going toe erosion and slope flattening processes are resulting in a landward regression of the crest of the slope. The report summarizes that building sites should be located beyond the recommended setbacks, and that disturbance to the shoreline banks by storm water drainage, land alterations, vegetation disturbance, or other means should be avoided. The building setback established in the geotechnical report is based on a 75 year design period with no stabilization techniques. The report forms the basis for the covenant registered on title of the affected properties as ES65752, which includes a copy of the report.

Within this development permit area there are two key components, the shoreline banks and relatively level upland areas above and beyond the crest of the shoreline banks. The shoreline banks are delineated as 'Area A' within the development permit area and 'Area B' represents the upland, relatively level area. The boundary between Area A and Area B is located 2 metres from the crest of the bank, which is where a 10 degree or more slope continues to the base of the banks. The purpose of identifying these two components is to recognize that impacts from disturbance to vegetation and land alteration would have different effects.

When required, bank stabilization measures should apply the 'softest' possible measure and be limited in number and extent to the minimum necessary. Protection measures are often referred to as 'soft' to 'hard', where 'soft' measures utilize less rigid materials such as vegetation, while 'hard' measure refer to those with solid, hard surfaces such as concrete walls. In general, the harder the construction measure, the greater the impact on shoreline processes, including sediment transport, geomorphology, and biological functions. There is a range of measures that include:

- Vegetation enhancement
- Upland drainage control
- Biotechnical measures
- Beach enhancement
- Anchor trees
- Gravel placement
- Rock (rip rap) revetments
- Gabions
- Concrete or rock groins
- Retaining walls or bulkheads (concrete, lock blocks, etc.)
- Seawalls

SOFT



HARD

This development permit area is important to protect the shoreline banks, which are sensitive features vulnerable to erosion, from development activities that may exacerbate the hazardous condition, and to protect any land improvements or development from hazardous conditions that may result from the erosional processes.

(5) Objectives

The objectives of this development permit area are as follows:

- Objective 1 To protect the shoreline banks from development activities which exacerbate the natural erosion process;
- Objective 2 To limit development in hazardous areas susceptible to erosion; and
- Objective 3 To preserve the integrity of coastal processes and reduce cumulative impacts to the coastal shoreline.

(6) Applicability

The following activities shall require a development permit wherever they occur within the DPA unless specifically exempted below:

- a) Subdivision of land.
- b) Construction of, addition to or alteration of a building or other structure.
- c) Alteration of land.

Information Note: Any proposed building or structure within 15m of the natural boundary of the sea will also require a variance to the required setbacks prior to issuance of a development permit. For this purposes, structures includes septic disposal systems, concrete or asphalt paving or similar surfacing, and retaining structures.

(7) Development Permit Exemptions

The following activities are exempt from any requirement for a development permit. Despite these exemption provisions, owners must satisfy themselves that they meet any other applicable local, provincial or federal requirements.

- a) For certainty, development or alteration of land occurring outside of the development permit area.
- b) The placement of impermanent structures such as, benches, tables and garden ornaments.
- c) Forest management activities on land classified as managed forest land under the *Private Managed Forest Land Act*.
- d) Works undertaken by the Crown or an agent of the Crown.
- e) The maintenance of existing gardens or landscaped areas provided the general contours of the land are not altered.
- f) The removal of trees from within Area A that have been examined by an arborist and certified to pose an immediate threat to life or property, provided that stumps and root systems are not removed and the large woody debris remains on site.
- g) Construction of a fence within Area B.
- h) Removal of trees and disturbance to vegetation within Area B.
- i) Habitat enhancement work including the planting of native trees or vegetation provided there is no automated irrigation system installed.

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h)) Selective limb removal or trimming of trees or vegetation, not including the topping of trees within Area A.

k) The repair and maintenance of existing roads, driveways, paths or trails, provided there is no expansion of the width or length and no additional impervious surfacing, including paving, asphaltting or similar surfacing.

l) Subdivision not involving land alteration.

i) _____

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(8) Guidelines

The intent of this development permit area is to ensure that development in the form of new ~~buildings or~~ structures, and land alterations, including vegetation and tree removal, meet the objectives described above. Work not requiring a permit is detailed in subsection (7) Development Permit Exemptions. In considering the issuance of a development permit, the following guidelines should be met where applicable

Guideline 1 A development permit should not allow any land alteration or other development activities to take place within any area identified by a geological hazard assessment as subject to a landslide or other geotechnical hazard with a probability in excess of 2% in 50 years.

Guideline 2 All applications should include a geological hazard assessment from a qualified professional licensed in the Province of BC with experience in geotechnical engineering stating that the proposed land alteration or other development will not result in slope instability or other geological failure hazard with a probability in excess of 2% in 50 years. Where the geological hazard assessment report describes an area a suitable for development provided that specific measures are taken, the development permit should only allow the development to occur in compliance with the measures described in the report.

Guideline 3 Any area proposed to be cleared and disturbed for development should be minimized and landowners are encouraged to retain existing trees and vegetation in areas that may be reasonably considered subject to erosion as determined by a qualified professional. Where a permit authorizes the cutting of trees, re-planting and maintenance of disturbed areas should be considered for inclusion as a condition of the permit. The introduction of non-native species should be avoided and the permit may require a landscaping plan and a security, in the form of an irrevocable letter of credit, for 125% the cost of re-planting as determined by a professional landscaper.

Guideline 4 All on-site drainage should be directed away from the shoreline or crest of slope.

Guideline 5 Any land alteration or development involving the disturbance of the soil must be conducted in such a manner as to limit direct run-off into the sea and prevent the release of sediment towards the shore.

Guideline 6 When structures for bank stabilization measures are proposed, it should be demonstrated that the 'softest' possible measures have been applied ~~but before~~ increasingly 'harder' measures are required. Monitoring and

regular reporting to the Islands Trust by a registered professional engineer or geoscientist at the applicant's expense may be required during construction and land development phases, as specified in a development permit.

- Guideline 7 Any proposed bank stabilization should be limited to that minimally necessary to prevent damage to existing structures, uses or features. Applications involving stabilization features should include a report, prepared by a qualified professional licensed in the Province of BC with experience in geotechnical engineering, which describes the proposed stabilization measures including:
- a) The need for the proposed bank stabilization to protect existing structures, uses or features, including alternative measures available that would be feasible or sufficient.
 - b) An evaluation of on-site drainage and confirmation that the erosion is not caused or exacerbated by upland conditions such as drainage control or loss of vegetation.
 - c) How the stabilization measure would protect existing ~~or proposed~~ structures, uses or features ~~and the locations on the property where structures could be built and not require bank stabilization.~~
 - d) If any natural hazards, erosion, or interruption of geohydraulic processes may arise from the proposed stabilization, including at sites on other properties or foreshore locations.
 - e) Potential impacts to the natural shoreline processes resulting from the proposed stabilization.
 - f) Whether there will be any degradation of water quality or loss of fish or wildlife habitat because of the stabilization.
 - g) Recommendations for conditions that should be incorporated into the development permit in order to achieve the objectives of this Development Permit Area.
- Guideline 8 The Local Trust Committee may consider variances to siting or size regulations where the variance could result in enhanced protection of the eroding sandbanks.

NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW No. 189
SCHEDULE 45

Part 7 (Development Permit Areas) of Schedule B (Goals, Objectives and Policies) of North Pender Associated Islands Official Community Plan No. 147, 2002 is amended as follows:

1. The following is inserted as a new Section 703:

“703 Sidney Island Shoreline

(1) Designation

This development permit are (DPA) includes all non-crown land on Plan VIS5122 (Sidney Island) within 15 metres upland of the natural boundary of the sea. Buildings or structures and land alteration within 15 metres of the natural boundary of the sea, as determined by a professional surveyor, must be approved by development permit, with the exception of that work specifically exempted in subsection (7) of this section.

(2) Authority

The development permit area is established pursuant to Section 919.1(1)(a) of the *Local Government Act*, specifically for the protection of the natural environment, its ecosystems and biological diversity.

(3) Application Requirements

All applications shall be consistent with all requirements established in the fees bylaw, development procedures bylaw and development approval information bylaw adopted by the North Pender Island Local Trust Committee.

(4) Justification

It is the Object of the Islands Trust to “preserve and protect the Trust Area and its unique amenities and environment of the Trust Area for the benefit of the residents of the Trust Area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia.”

It is policy of the Islands Trust Council that local trust committees and island municipalities shall, in their official community plans and regulatory bylaws address:

- the identification and protection of environmentally sensitive areas and significant natural sites, features and landforms in their planning areas,
- the protection of sensitive coastal areas, and
- the planning for and regulation of development in coastal regions to protect natural coastal processes.

Furthermore, Section 877(1)(d) of the provincial *Local Government Act* requires that an Official Community Plan include restrictions on the use of land that is subject to hazardous conditions or is environmentally sensitive to development.

This development permit area covers all land 15 metres upland from the natural boundary of the sea on Sidney Island (Plan VIS5122) to capture the coastal ecosystem, and the natural form and function of the shoreline processes.

Generally, the southern portion of Sidney Island is comprised of bedrock or sandstone with relatively shallow overburden. This area is more resistant to erosion and is exposed to the prevailing winds and currents. The northern portion of the island is comprised of finer sedimentary materials with overlying deposits of glacial till creating the sand bank shorelines that are highly vulnerable to erosion. On-going erosion of the sandbanks provides the source materials that get transported northward by longshore drift, and eventually they are deposited as sandy sediments creating Sidney Spit on the north end of the island.

Shorelines are complex, dynamic features responding to external forces such as wind, waves, tides, and increasingly, impacts of climate change. The physical nature of the shoreline with variations in slopes, substrates, exposure, salinity and tide elevations influence the biological communities that can exist there and creates different types of shore types. Each shore type has a different ability to accommodate disturbance with some being stable and robust while others are fragile and highly sensitive.

This development permit area is important for protection the coastal shoreline, a significant natural feature of Sidney Island that has remained relatively free of development.

(5) Objectives

The objectives of this development permit area are as follows:

- Objective 1 To preserve and protect the physical form and ecological function of the coastal ecosystems from the impacts of development;
- Objective 2 To minimise adverse impacts of land development practices on aquatic habitats; and
- Objective 3 To recognize and maintain the values of the natural shoreline of Sidney Island.

(6) Applicability

The following activities shall require a development permit wherever they occur within the DPA unless specifically exempted below:

- a) Subdivision of land.
- b) Construction of, addition to or alteration of a building or other structure.
- c) Alteration of land.

Information Note: Any proposed building or structure within 15m of the natural boundary of the sea will also require a variance to the required setbacks prior to issuance of a development permit. For this purposes, structures includes septic disposal systems, concrete or asphalt paving or similar surfacing, and retaining structures.

(7) Development Permit Exemptions

The following activities are exempt from any requirement for a development permit. Despite these exemption provisions, owners must satisfy themselves that they meet any other applicable local, provincial or federal requirements.

- a) For certainty, development or alteration of land occurring outside of the development permit area.
- b) The placement of impermanent structures such as, benches, tables and garden ornaments.
- c) Forest management activities on land classified as managed forest land under the *Private Managed Forest Land Act*.
- d) Works undertaken by the Crown or an agent of the Crown.
- e) The maintenance of existing gardens or landscaped areas provided the general contours of the land are not altered.
- f) The removal of dangerous tree posing an immediate threat to life or property provided that stumps and root systems are not removed and the large woody debris remains on site.
- g) Habitat enhancement work including the planting of native trees or vegetation.
- h) Selective limb removal or trimming of trees or vegetation, not including topping of trees.
- i) The repair, maintenance, alteration or reconstruction of existing legal or legal non-conforming buildings, structures or utilities provided there is no alteration of undisturbed land or vegetation
- j) The repair and maintenance of existing roads, driveways, paths or trails, provided there is no expansion of the width or length and no additional impervious surfacing, including paving, asphaltting or similar surfacing.
- k) The installation of one trail per lot for pedestrian access only to the shoreline provided the trail does not exceed 1m in width and the trail surface remains permeable.
- l) Construction of a fence provided no trees are removed and the disturbance to native vegetation is limited to 0.5 metres on either side of the fence.
- m) Subdivision not involving land alteration.

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(8) Guidelines

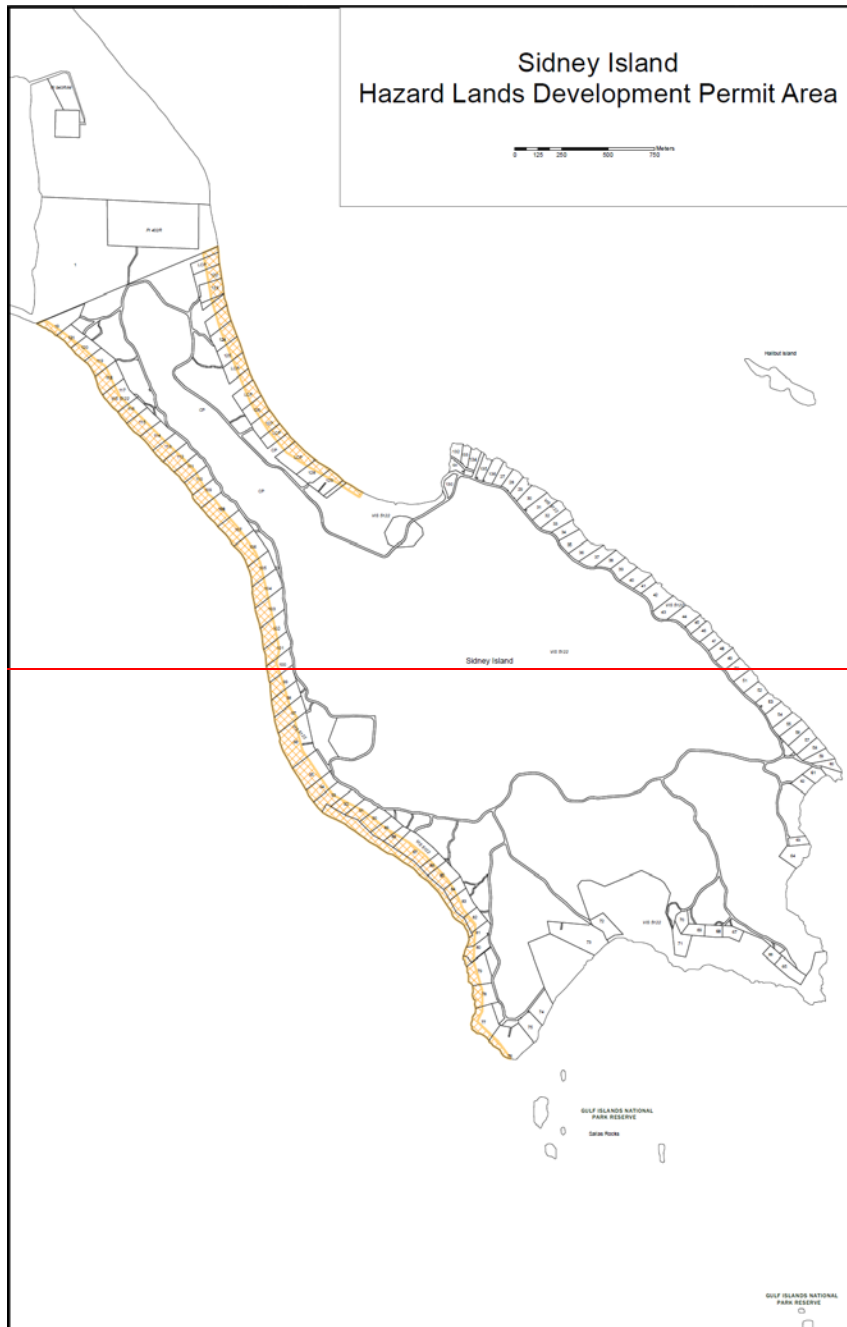
The intent of this development permit area is to ensure that development in the form of new buildings or structures, and land alterations, including vegetation and tree removal, meet the objectives described above. Work not requiring a permit is detailed in subsection (7) Development Permit Exemptions. In considering the issuance of a development permit, the following guidelines should be met where applicable.

- Guideline 1 Land alteration or other development of the shoreline area should be limited and minimize the negative impacts on ecological function.
- Guideline 2 Land alteration or other development should not detract from the shoreline qualities that are derived from natural features, such as shore types, natural vegetation, scenic vistas, and a wilderness-like shore.

- Guideline 3 Any area proposed to be cleared and disturbed should be minimized and landowners are encouraged to retain existing trees and vegetation.
- Guideline 4 New developments involving structures should be sited sufficiently inland from the crest of slope to ensure that stabilization measures will not become necessary during the life of the structure and the development would not be impacted from hazardous conditions.
- Guideline 5 Land alteration or other development should not occur in areas containing sensitive ecosystems or be sited or designed in any manner that may impact sensitive ecosystems in the vicinity. A report from a qualified professional should confirm that the area proposed for development does not contain a sensitive ecosystem. If a sensitive ecosystem is in the vicinity of the area proposed for development, the report should include recommendations for protecting these areas that can be included as conditions of the permit.
- Guideline 6 Any proposed structures required to access the shoreline should be located on common property or provide shared access by legal agreement as part of a comprehensive, community trail network.
- Guideline 7 Land alteration or other development involving the disturbance of the soil must be conducted in such a manner as to limit direct run-off into the sea and prevent the release of sediment towards the shore.
- Guideline 8 The Local Trust Committee may consider variances to siting or size regulations where the variance could result in enhanced protection of the shoreline

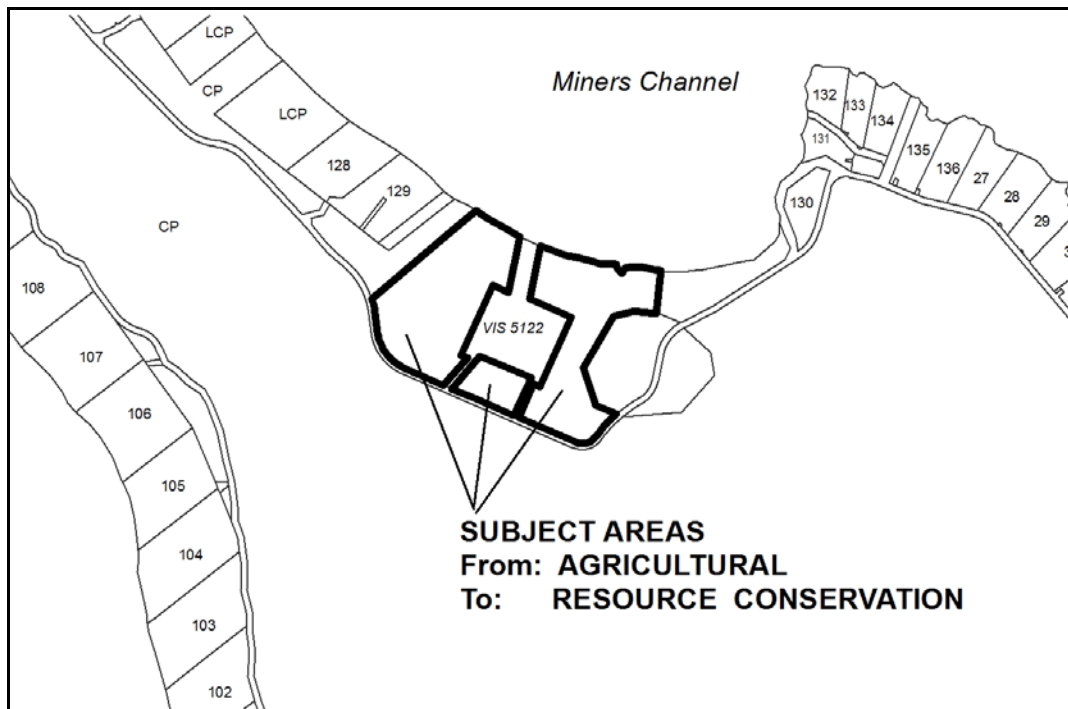
NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW No. 189
SCHEDULE 65

North Pender Associated Islands Official Community Plan Bylaw No. 147, 2002 is amended by inserting as "Schedule E – Sidney Island Hazard Lands Development Permit Area" the following:



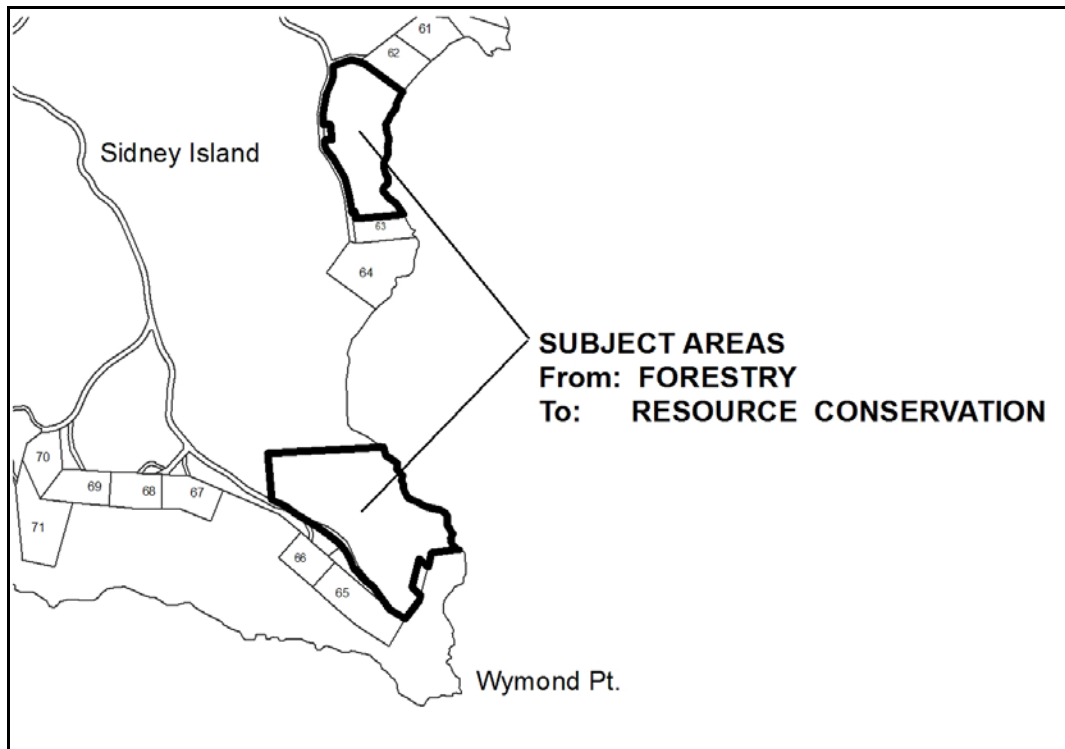
NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW No. 189
SCHEDULE 76

North Pender Associated Islands Official Community Plan Bylaw No. 147, 2002, Schedule D-
Land Use Policy Map is amended as follows:



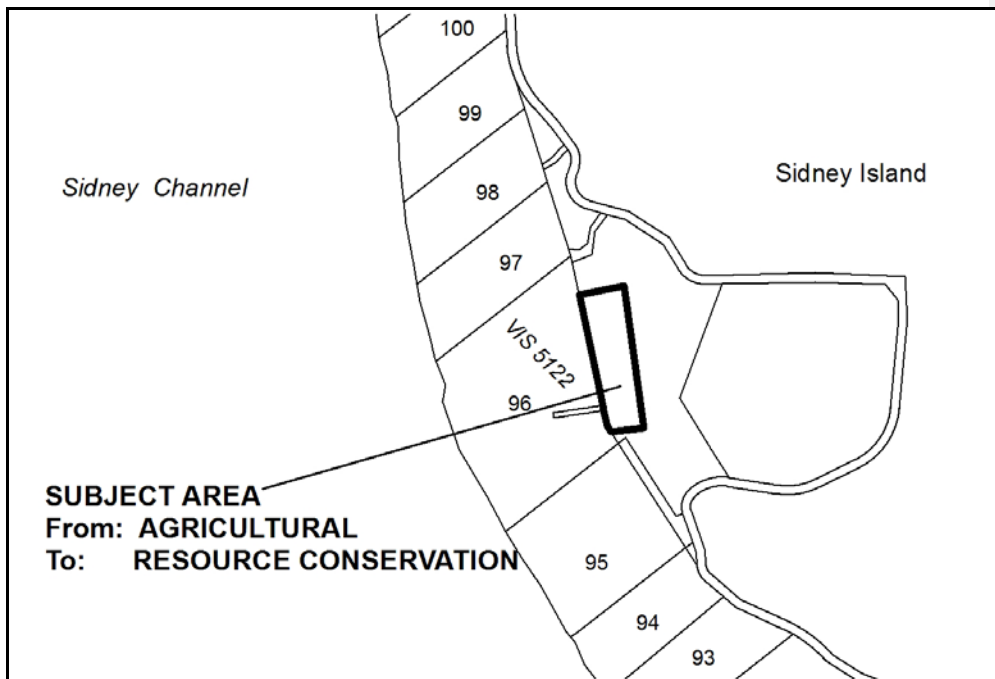
NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW No. 189
SCHEDULE ~~87~~

North Pender Associated Islands Official Community Plan Bylaw No. 147, 2002, Schedule D-
Land Use Policy Map is amended as follows:



NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW No. 189
SCHEDULE 98

North Pender Associated Islands Official Community Plan Bylaw No. 147, 2002, Schedule D-
Land Use Policy Map is amended as follows:



Questionnaire to Owners re Island Trust Proposed By Laws

Council is seeking additional feedback from owners on five critical items Island trust have proposed changing in the Land Use Bylaw and Official Community Plan. These five items were highlighted by our lawyer, Christine Elliott in the attached letter to council and discussed with Island Trust staff at our AGM in May.

After the AGM discussions, Island Trust staff and the Trustees are quite prepared to change these items based on owners feedback.

Only 34 owners were physically present at the AGM. Council believes all owners should have the opportunity of providing feedback hence this questionnaire.

A. Summary of Proposed Changes requiring input of Sidney Island Strata Owners:

Subject to the following comments, the “Proposed Changes” are either of benefit to the Sidney Island Strata Owners, or are of a housekeeping nature. The following “Proposed Changes” require the input of Strata Owners. Strata Owners may also wish to review the Staff Report dated September 12, 2012 and draft Land Use Bylaw 148, each marked with comments, as appear on the Strata website, to consider all “Proposed Changes”:

1. Erosion/Ecology Controls:

a. Do Strata Owners want to **permit IT** to minimize erosion which might be caused in the “**Covenant Area**” (see Covenant Area Plan attached – IT advises that this is same as Covenant Area in **Covenant ES65752**) by **buildings** constructed in the Covenant Area.

Currently, Covenant ES65752 provides that no building may be constructed in the Covenant Area unless permitted by the Province and Capital Regional District. IT is concerned that Covenant ES65752 may not be being enforced. Currently, all building plans must be approved at the Strata Council’s direction/delegation under Statutory Building Scheme 65757/EX35122 to, amongst other things, “preserve natural environmental attributes”.

- a) Agree to the proposed change**
- b) Disagree**
- c) No opinion (ambivalent)**
- Comments**

b. Do Strata Owners want to permit IT to minimize erosion which might be caused in the Covenant Area by **any removal of vegetation or any other “alteration” to the land** within the Covenant Area?

Currently, there is no control over removal of vegetation or “alteration” of land within the Covenant Area. Control is limited to buildings under Covenant ES65752 and Statutory Building Scheme 65757/EX35122.

a) **Agree to the proposed change**

b) **Disagree**

c) **No opinion (ambivalent)**

Comments

c. Do Strata Owners want to permit IT to protect ecology and minimize erosion in the “**Waterfront Strip**” (ie. 15m strip (49-50 feet) which might be caused by **any removal of vegetation or any other “alteration” to the land** within the Waterfront Strip?

Currently, there is no control over removal of vegetation or “alteration” of land within the Waterfront Strip.

IT’s control is limited to not permitting **buildings/structures** to be constructed in the Waterfront Strip without a Development Permit: OCP Bylaw 147:

<http://www.islandstrust.bc.ca/lrc/np/pdf/npbylbaseassoccp0147.pdf> and IT

Land Use Bylaw 148 BL 3.3. Control by the Strata Council is limited to **buildings** under Statutory Building Scheme 65757/EX35122.

a) **Agree to the proposed change**

b) **Disagree**

c) **No opinion (ambivalent)**

Comments

2. Maximum Building Floor Area:

Do Strata Owners wish IT to limit the maximum building floor area to **375 sq.m.** (approximately 4,036 sq.ft.)?

Currently the maximum building floor area is set by the Statutory Building Scheme 65757/EX35122 (which was approved by *all* Strata Owners when granted) at **750 sq.m.** (being approximately 8,073 sq.ft.).

- a) Leave Max building floor area at 750 sq. m** (approximately 8,073 sq ft)
- b) Limit to max of 550 sq m** (approximately 5920 sq ft) **split between a single family dwelling and a cottage** (same as James island).
- c) Limit to the proposed 375 sq m** (approximately 4,036 sq ft).

Comments

3. Recognition of Conservation Covenants in Zoning:

Do Strata Owners wish IT to reflect in the zoning map of Sidney Island attached to the OCP Bylaw 147 (see link above in para 1(c)) the Conservation Covenants which are registered in the Land Title Office, but which IT advises were put into place after the current zoning was adopted for Sidney Island.

The Conservation Covenants contain extensive site specific scientific data for the highly divergent ecosystems (eg. rocky bluffs to wetlands) with related prohibitions and permission for uses of such areas. Currently, (i) the Conservation Covenants are enforceable by IT and (ii) the Strata Council's fiduciary duty to the Strata Corporation includes enforcement of these Conservation Covenants.

A risk of adding the Conservation Covenant areas to "short form" zoning will be possible confusion of applicable standards to be adhered to. The Strata Owners will want to consider if the risk of losing valuable scientific data and direction to "short form" zoning descriptions is worth the convenience of referring to the "conservation light" areas in one zoning land use bylaw.

- a) Agree with the proposed change**
- b) Disagree**
- c) No opinion (ambivalent)**

Comments

4. Entrenchment of "orchard area" use restrictions into zoning:

Do Strata Owners wish to “entrench” the “orchard area” use restrictions into zoning controlled by IT?

The “orchard area” is located adjacent to Strata Lot 96 on the portion of common property shown on the attached Explanatory Plan. Currently, all covenants regarding the “orchard area” are contained in the Strata Corporation **Bylaw 8A** (see below) and the Strata Bylaws may be amended by $\frac{3}{4}$ vote of the Strata Owners.

If the “orchard area” was also entrenched into IT zoning, then any change in use of the “orchard area” would require, in addition to $\frac{3}{4}$ vote of Strata Owners to change Bylaw 8A, an amendment of the IT zoning by the Local Trust Committee. Future changes might, for example, include re-plantings or changes in layout or choice of species. The proposed zoning is “Conservation” which under **Section 5.14 IT Land Use Bylaw 148** prohibits any uses other than trails and walkways. IT considers “Conservation” zoning to be wide enough to encompass current uses of the “orchard area”. If zoning designation is desired by Strata Owners, Strata Owners may also consider if “Conservation” zoning is wide enough to cover existing uses.

Extract of Strata Bylaws:

Heritage Orchard

8A(1) The strata corporation shall protect the orchard within the orchard area and shall encourage it's restoration, maintenance and development as a heritage orchard with the cultivation and introduction of traditional varieties of fruit

8A(2) For the purpose of this Bylaw, the orchard area is defined as the common property adjacent to strata lot 96 having an area of approximately 7,095 square metres and as is shown on the sketch plan dated January 30, 2007 attached as Schedule A hereto.

8A(3) In order to protect the orchard -

- (a) motor vehicles as defined in subsection 3(3) shall not be driven in the orchard area without the permission of council, save for uses associated with restoration, cultivation, maintenance or protection of the orchard:
- (b) the strata corporation shall not permit the construction or introduction of buildings or structures of whatever size within the orchard area.

8A(4) All owners shall have equal rights of access to the orchard and its fruits, subject only to such rules as the council may establish to ensure fair distribution.

- a) Agree with the proposed change**
- b) Disagree**
- c) No opinion (ambivalent)**
- Comments**

Six questions were posed to the SI owners that addressed six issues identified as problematic by legal council to the SI Strata. Thirty-six owners responded to the survey. Twenty owners sent emails with general statements on the intentions of the proposed changes. There was some overlap in those that responded to the survey and those that sent emails (approximately 8 respondents).

We do not know how many owners who responded to the survey also took part in the AGM discussion and vote (approximately 35 owners were in attendance at the AGM). As a result, we must be conservative and suggest that we have received input on the proposed changes from approximately 60-65% of SI owners.

Comments are included verbatim with changes occurring only in the instance that an owner can be identified.

QUESTION #1 *Do you wish to “entrench” the “orchard area” use restrictions into zoning controlled by Islands Trust?*

YES 2
NO 31
UNCERTAIN 3

COMMENTS

1. The strata corporation has the ability and the willingness to manage and control the activities in the orchard area, and it should be left to the owners to continue to manage through the existing mechanisms.
2. I see no benefit in involving IT in our own decisions. This just adds more difficulty if we ever want to change anything.
3. I don't want another layer of controls and approvals. Keep under our control.

4. I do not believe we should be relinquishing any control to Islands Trust
 5. I don't see that any value is added by having I.T. involved.
 6. The strata adopted this bylaw after much discussion (and indeed dispute). If we should ever wish to change it, it would be best if this was a matter within the sole competence of the strata. There is no need for the Islands Trust to be involved.
 7. Does not seem necessary and we can currently make changes to Strata bylaws without involving IT.
-

QUESTION #2 *Do you wish Islands Trust to reflect in the zoning map of Sidney Island attached to the OCP Bylaw 147 (reference document: <http://www.islandstrust.bc.ca/lrc/np/pdf/npbylbaseassococp0147.pdf>) the Conservation Covenants which are registered in the Land Title Office, but which Islands Trust advises were put into place after the current zoning was adopted for Sidney Island*

YES 9
NO 24
UNCERTAIN 3

COMMENTS

Please minimise islands trust involvement

1. A great deal of effort and expense was expended in putting these covenants in place, and no additional regulation is necessary.
2. To what benefit? Provided they put a large footnote that it included in an abbreviated form for convenience only and the covenant document should be referred to if anything potentially being affected is being considered.

3. I do not believe we should be relinquishing any control to Islands Trust
4. Conservation covenants exist and it would be beneficial to see where they are on a zoning map to remind people where they are.
5. We show these areas on the recreation map and it would be convenient if they were shown on all official maps. The risk of losing sight of the detailed requirements of the covenants is no greater than for the original conservation areas.

QUESTION #3 *Do you want to permit Islands Trust to minimize erosion which might be caused in the "Covenant Area" by buildings constructed in the Covenant Area*

YES 6
 NO 29
 UNCERTAIN 1

COMMENTS

1. The mechanisms are already in place, and we have a rigorous approval process in place to deal with erosion, and all owners are required to comply.
2. We do not need the islands trust position the province and the CRD are more than enough?
3. This represents a substantial land use change to my property, which is not supported by the Levelton report. This line is for 75-year building protection, not for erosion control.
4. I do not believe we should be relinquishing any control to Islands Trust
5. Why was ES65752 extended to the geotech setback? Also including lot 76 and 77.

6. I really don't wish Islands Trust putting more restrictions on Sidney Island than is necessary and agreed upon by our Strata Council who I trust are looking after the Island in our best interest. When I started to build a shed on my lot, that was approved but the proper permit was not obtained and we had to stop. Therefore we have been able to correct the problem and do a lot of repairs. But back in those days when the lots had just started to sell as a strata, neighbours on both sides of me were taking many trees out of the ground in the fifty-foot setback to open their view and clean up dead trees. There were a few very old arbutus lost and bank erosion. Both neighbours have since sold and the new owners have restored the land as best they could. Our lot has been logged and we only took out the trees that were diseased or small. From the look of the map it appears over half of my property is in a yellow protected area and that is not what I purchased. In fact a lot of my property is down on the beach from hundreds of years ago. I believe since the strata was formed, we are all aware of this problem and we can police ourselves.

7. There is a good case for introducing some form of control over structures built on the bank, but the Trust proposal goes far wider than is necessary (e.g. by including septic systems within the covenant area back from the top of the bank). In addition the development procedure proposed is much too heavy-handed, in particular by requiring a geotechnical report with every application.

QUESTION #4 *Do you want to permit Islands Trust to minimize erosion which might be caused in the Covenant Area by any removal of vegetation or any other "alteration" to the land within the Covenant Area?*

YES 4
 NO 29
 UNCERTAIN 3

COMMENTS

1. Some vegetation may become troublesome now that the deer population is under control, some of which like broom is an invasive, non-native species, which will require removal.
2. Forget the islands trust
3. The Levelton report concerns construction in that area. Any change to this substantially alters our property values
4. Again, substantial land use change, reducing my property value and stopping me from even planting a garden without going through regulatory control. No.
5. I do not believe we should be relinquishing any control to Islands Trust
6. It is unlikely that owners have the experience or technical knowledge to understand the impact of removing vegetation in their covenant area.
7. We have been fighting in North Saanich for property rights on the waterfront for years. 50-foot setbacks as to even being able to put a patio on your front lawn. The new council is working hard on fixing some of these restrictions. Do we have an owner on the Island Trust?
8. Again, there is a good case for some control over removal of trees on the bank and indeed in the area immediately back from the top of the bank. But the covenant area goes a long way from the top of the bank and the suggestion that there should be a geotechnical report every time we wish to take down or top a tree goes far beyond what is reasonable.

QUESTION #5 *Do you want to permit Islands Trust to protect ecology and minimize erosion in the "Waterfront Strip" (i.e. 15m or approx. 50 ft.) which might be caused by any removal of vegetation or any other "alteration" to the land within the Waterfront Strip?*

YES 8
NO 24
UNCERTAIN 4

COMMENTS (please note that a COMMENTS section was not included with this question)

1. Islands Trust may be concerned with the removal of trees in the waterfront strip on the east side of island. This could be considered visual pollution when viewed from the water. Not sure whether our community agrees. Is this something that could be addressed by Sidney Island, rather than by the Trust? Completely limiting removal of vegetation or alteration of land within waterfront strip would have significant impact on owners' ability to open up sight lines.

QUESTION #6 *Do you wish Islands Trust to limit the maximum building floor area to 375 sq.m. (approximately 4,036 sq.ft.)?*

YES 1
NO 35

OPTIONS

Leave the maximum building floor area at 750 sq. m (approximately 8,073 sq ft)
17

Limit to maximum of 550 sq. m (approximately 5920 sq. ft.) split between a single-family dwelling and a cottage (same as James island).
18

Input by Email

1. Respectfully it occurs to me that we as owners of Sidney Island, should resist all outside authority over our assets in favour of our own Strata who we should empower to act for the majority in a more

powerful basis. If we feel we may miss the skills of Islands trust we can always subcontract out for some advice if we need it.

It seems totally illogical to willingly give power to an outside body who does not own on the island and who some times make controversial decisions. We should be entirely in charge of our own island. It is ours ! In allowing external authorities power over Sidney Island we therefore give external ability to influence the administration of our assets and therefore our house values. Potentially our actual enjoyment. Why would we willingly give our own power to another entity when we can give that power to our own strata? If we don't like our Strata, we can change them, if we don't like Islands trust and their views, this is not the case.

Our Strata do a very good job, they have a vested interest as owners to do the best for us all, we should place all trust and power in them.

Whilst I have a lot of respect for Islands Trust,I do carefully suggest that we should all band together to minimise their influence in our houses and our island and at the same time, give our own Strata the powers to do what ever we take away from Islands Trust.

2. We are in complete agreement (owner's position) as outlined.
3. The allowable square footage of buildings should be a percentage of the area of the lot on which on which a structure(s) may be built, i.e. area remaining after setbacks and geotech covenants are deducted. This is common practice in many municipalities. It is not appropriate to use a fixed square footage on the island where there is such a wide disparity (one to seven acres) in lot size. This approach would also prevent changes in lot values.

I don't understand why we'd want to abdicate our responsibilities and rights to an outside body we have little control over.

I'll further add, regarding the issue of a development permit to modify vegetation in the Levelton-report covenant area, that this is a gross mis-application of the Levelton findings. The covenant line is for protection of property given a 75 year erosion estimate and was not established as a "do not touch" line. Many west-side owners would be placed in a position of not being able to even plant a garden without expensive environmental assessment studies. This represents a dramatic change of value of these lots.

4. I am opposed to the four proposals put forward by Islands Trust and summarized by Christine Elliot, especially proposal 1 a, b & c and proposal 2. I see no value for Sidney Is to proposals 3 and 4 either, but they seem less significant.

Regarding the building scheme, all owners were aware of the building scheme by agreeing to it in the first place, or buying their property in full knowledge that the building scheme was in place.

A registered building scheme is one of the few things which requires unanimous agreement of all owners to change. It is unfair of a few people to try an end run around the building scheme by attempting to convince the Islands Trust to amend the zoning. Owners should be able to rely on the rules established by the building scheme, as it cannot be changed, except by a zoning change, or approval by all owners.

Just because the effect of the existing, registered building scheme as to maximum size of a house offends an individual's idea of what is appropriate is not reason to change it. The impact is on other owners who were entitled to rely on provisions of the building scheme when they made the decision to agree to it as a condition of subdivision or their decision to purchase. They should not have to take into account that a few owners would try to get the Islands Trust to do what the owners cannot do as a group except by unanimous agreement.

5. I like the idea of leaving it up to the Council to make the right decision based on what is right for the island as a rule and things do not need to be changed for the sake of changing them unless it is something that would really benefit all of us.
6. I cannot find any motivation / benefit to giving away any authorities to islands trust.
What would be our motivation to do so?

7. If IT could lobby on Sidney Island's behalf to obtain funds from the Province to assist with funding the building of a proper dock / the installation of electricity etc etc. then the trade-off would be worth considering.

Let's not forget that 20% of the annual rural property tax paid each year by Sidney Island owners goes to the (North Pender) Islands Trust.

In exchange for these taxes, could we not expect some benefit from IT instead of - or at least before - getting more rules to obey ?

Owners also pay an annual S Gulf Islands "harbour facility" tax each July. But the benefit from this goes entirely to the other southern Gulf islands.

Is this fair ? Why can Islands Trust not look into this matter for the owners and help us ?

We already give a lot away for nothing.

On behalf of all the ownership, the Council should really look to redress the imbalance.

8. I'm always annoyed when I review the annual tax bill and see that my taxes are paying for facilities and services on other islands that Sydney Island has to pay for itself. As far as I can see, we get very little from the Island Trust in return for our taxes except for

regulations and restrictions. I would be disinclined to turn over any further control of island affairs to the Island Trust unless perhaps we were to see some considerable return of value as a result.

9. Firstly, I see no benefit or long term upside for Sidney Island to pass its governance rights to Islands Trust. Once this type of authority is passed to Islands Trust, the ability for us to regain our current level of autonomy will be extremely low. Not only will we have lost control, but we will have lost it to a government bureaucracy.

Secondly, the proposals do not provide value to the current Sidney Island owners, especially owners that bought lots with a clear understanding of what was considered acceptable or possible and now foresee the potential for their plans to be thwarted by a change in rules. I don't believe that it is right to change land usage regulations at this point in time, without unanimous ownership agreement, and even more concerning, that Sidney Island would consider giving Islands Trust greater authority over our Island. Many of us bought properties on Sidney Island because of the ownership structure and land use rules that are currently in place.

10. I completely agree with the sentiments expressed in the former note

11. We are also very reluctant to involve Islands Trust in any more of the stewardship of Sidney Island than is absolutely necessary.

12. SI has just witnessed the mishandling of the issue with lot 106's ramp. The lower part of the best designed ramp or stairway on the island, had to be removed, and a hand dug trail substituted resulting in increased erosion.

Islands Trust is known on many of the Gulf Islands as a heavy handed and unwieldy authority. Our strata should have as much discretionary authority as possible in matters concerning our island, rather than rely on a distanced and unaffected entity.

13. In general I am in agreement with most opinions shared thus far, and strongly support the concept that any unnecessary involvement from IT should be minimized. In the long-term as Sidney Island matures I feel our own governance is the one best suited to manage Sidney Island.

14. Over the years, and presently, we have had the good fortune to be represented by superb and caring Strata Councils. We feel no need for Islands Trust's meddling into our affairs any more than they already do.

15. We are opposed to delegating any powers and authority to the Islands Trust.

16. I find the questions on the survey to be biased and therefore I am unable to answer them. Am I for prevention of erosion for example? Yes.

Do I want the Islands Trust to have more power? Not really.

a. The rules and bureaucracy regarding the Island leaves me confused. I've already tripped over the rules twice and this has cost me not insignificant funds. Trying to do things the right way just gets me into trouble. Obviously the way to do things is just to build it, (owner identity) and say screw all the regulations.

b. I'd be in favour of a measured initiative, with lots of time and input and educational sessions, to improve the various regulations, simplify them, and make them understandable and simple. Unfortunately the owners have limited volunteer resources to achieve this.

c. The Island's Trust says that these changes will be an advantage to the owners but they have not justified that. All I can see is that the IT will have more power and all the changes seem to do is to expand their power base. I'd like to see us work with IT, the CRD and any other body such that the rules and regulations are simplified and made understandable.

In summary I see the whole business as one bureaucratic mess. Let's not make it any worse. Just look at Europe to see what happens when central bureaucracy takes over. In principle a very good idea; in practice a bloody nightmare.

17-20 Three other emails with brief statements indicating agreement with the sentiment that Islands Trust should not be accorded any further jurisdiction over Sidney Island.

OVERALL SUMMARY

There appears to be strong opposition to the changes as proposed.

With respect to the allowable size of homes on SI (respondents given three options), the respondents were divided between the current allowable square footage and the option that is similar to that of James Island. Only one owner was in favour of the option of limiting the building footprint to 375 square feet as proposed by Islands Trust.

The vast majority of respondents are not in favour of extending the Islands Trust's involvement in governance on Sidney Island.

From: [Bruce Ledingham](#)
To: [Andrea Pickard](#)
Cc: rkojima@islandtrust.bc.ca
Subject: Possible bylaw amendments affecting Sidney Island
Date: August-21-12 11:59:39 AM

Hello Andrea,

We would like to submit our comments on the two bylaws being considered by the North Pender Associated Islands OCP and LUB.

Re: LUB Section B, the proposed zoning of "Conservation" for the Heritage Orchard

We feel the existing Strata Bylaw is adequate to protect this piece of Common Property now and for the future. There is a registered Covenant on the Common Property that prohibits any further subdivision.

Re: LUB Section 5.20 Siting and Size - maximum floor area

When we did the bare land Strata subdivision, we developed a proposed Building Scheme to be registered on all 111 lots. It included a 'maximum floor area' of 5000. sq.ft. The Land Registry registrar refused to register the Building Scheme on the basis that it was too restrictive in a number of areas including the 'maximum floor area'. Through negotiation, we arrived at 8000 sq.ft. as being acceptable to the registrar. The owners, at the time, wanting to get the Building Scheme registered, agreed to it under duress.

We feel strongly that a 'maximum floor area' of 5000 sq. ft. is best for Sidney Island given it's size and the fact it has no services.

Re: Applicable OCP Section Part 6 Guidelines for Development, Development Approval Information (DAI)

We are very supportive of this amendment.

Re: Applicable OCP Section Part 7 Development Permit Areas (DPA's)

It is to be noted, and many owners are unaware, that over the last 15 years, some Lots on Sidney Island have lost over 30 ft. of bank frontage. Erosion on some lots will continue. Shoreline erosion is also a concern and last winter, the shoreline erosion on some lots was shocking. Most individual owners do not have the knowledge base needed to make choices in regard to geotechnical, bank and shoreline issues. We think the strata should not be put in the position of being the 'bad guy' by issuing ultimatums to owners that would pit owner against owner.

We feel strongly, and thank the Islands Trust for taking the initiative of being the stewards of our precious Island ecosystems, that the Islands Trust create the necessary DPA's.

Thank you for taking all the time and consideration that you have to do what is right to preserve and protect Sidney Island.

Sincerely,
Dianne and Bruce Ledingham

Sent from my iPad



STAFF REPORT

October 18, 2012

File No: NP-6500-20
Shoreline Review

To: North Pender Island Local Trust Committees
For the meeting of Oct 25, 2012

From: Andrea Pickard
Island Planner
Local Planning Services

CC: Robert Kojima, Regional Planning Manager

Re: Shoreline Review

BACKGROUND:

The North and South Pender Island Local Trust Committees (LTC) have identified shoreline review as a top priority. The two LTC's have also determined the project would advance in three phases: information gathering, education and consultation, and implementation. Part of advancing the project included the recent hosting of a combined North and South Pender meeting on Oct 4 to review the work completed by the mapping consultants contracted as part of the Trust wide shoreline mapping initiative. Work on the first two phases is being initiated within this fiscal year.

The content of this report will also be submitted for the South Pender LTC meeting on Nov 13. The purpose of this report is to provide a status update, options on next steps and to direction on how the LTC wishes to proceed.

Information Gathering

There is a substantial amount of information available, or currently being completed, that would help inform both the LTCs in their decision making capacity, as well as residents when considering their design and development options on or adjacent to coastal areas. At the combined meeting the LTCs had opportunity to discuss with the consultants how the mapping work was done and to consider how it can be integrated it into the broader shoreline review.

The key challenge at this point is to compile this inform into a user-friendly resource that would be available to the general public, including but not limited to:

- geomorphological shoreline features including shoreline classes and units, dominant wave energy direction, fetch, sediment source points and deposition patterns
- sensitive upland ecosystems and prioritizing of those with the highest ecosystem components or most vulnerable to degradation by development
- locations and features identified as a priority in the Regional Conservation Plan
- marine mapping of sensitive habitat (existing intertidal DPA, wetlands, estuaries, and new data including salt marshes, eelgrass beds and forage fish habitat)
- fresh water outlets, noting those subject to RAR

- raptor nest locations
- registered archaeological sites (precise locations may not be identified)
- shoreline slope – identify steep hazard areas and low lying area vulnerable to storm surge/flood
- points of public access (existing or future)
- upland land uses (residential, commercial, marinas, industrial, utilities, agricultural, modified shorelines, Crown leases)
- bathymetric values – wave base depth and sediment source

Furthermore, explanations of the various shoreline data and features and what design or development options should be taken into consideration is not the type information that can be provided by a static mapping product and additional materials (e.g. brochures, fact sheets, methodology reports, photos, aerial videos) would add context.

Shoreline Mapping

In 2011 consultants were contracted to provide preliminary shoreline mapping to categorize the shoreline types as part of a Trust-wide initiative. The shoreline mapping is limited in that it pertains to the geomorphological features of the shoreline and summarizes this information in three key maps: the shoreline type; energy and sediment movement; and values and vulnerability.

The meeting on October 4 provided an opportunity to have the consultants review the maps that have been completed for North and South Penders, the methodology used, and how this information could contribute to advancing the principals of Green Shores.

Additional mapping is currently being conducted for the presence of eel grass and forage fish habitat through a contract led by Trust Fund staff. Once available this mapping will also be provided for inclusion in the shoreline review, which is anticipated for early 2013.

Education and Consultation

The educational and consultation phase would include not only how information would flow to community residents, property owners and professionals, but also how the LTC would obtain input from residents on shoreline related issues and to help identify areas or activities that would be high priority for the LTC to address.

With regards to providing a method for residents to obtain shoreline information a traditional static map with varying aspects displayed quickly becomes illegible when significant amounts of information is displayed. The long, narrow, linear spatial boundaries result in overlapping of data with limited utility due. An example of the difficulty in displaying too much information becomes apparent quickly as shown in the map below of the Port Browning area, this example shows: shoreline type, land use (zoning and ALR lands), development permit areas, steep slope hazard, streams, conveyance zones, and archaeological sites.

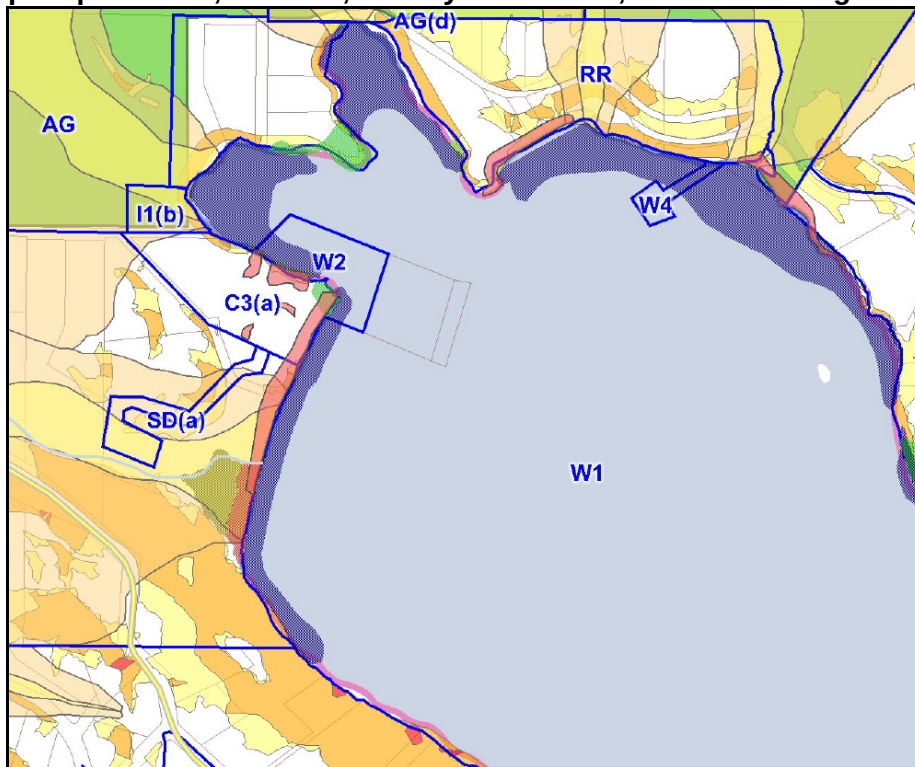
Supplemental information available in brochures typically focus only on one element would have limited ability to cross-connect issues or to integrate interactive mapping.

Implementation

The third phase is when implementation options could be considered, primarily providing information, or amending existing regulations and introducing new regulations. The trustees have identified concerns that without adequate community consultation, implementing new regulations may be difficult, nor would regulations alone adequately address the range of activities that can

still have significant impact but may not be appropriate to regulate ie: walking trails to access a beach, pesticide use, and managing drainage.

Figure 1: Mapping Challenges for Shoreline Issues
(Showing: shoreline type, land use (zoning and ALR lands), development permit areas, steep slope hazard, streams, conveyance zones, and archaeological sites)



OPTIONS

After the October 4th combined LTC meeting staff sees two main options on how to proceed with the project through the remainder this fiscal year and into the next:

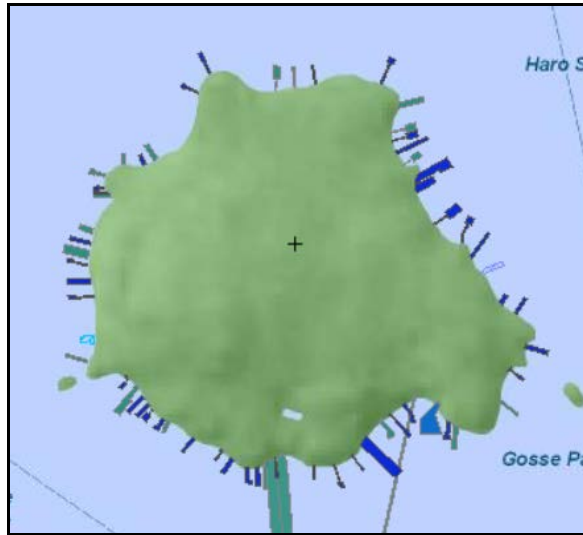
1. Focus on developing a 'shoreline information resource', which would be a web-based, interactive resource that would be comprehensive and include an interactive map as the primary component. A preliminary scoping of the timeline to develop a web-based resource indicates release would be in mid-2013. The approach in this option would be the reverse of past practices: instead of developing paper materials (brochures, fact sheets, etc) and then posting them to a website, the information would be designed around a web-based mapping site, using the MAPIT platform, and then the various pages and information could be secondarily designed to be 'print-friendly' so hard copies of the information could be provided singly or compiled into one or more booklets. In addition, while the shoreline information resource is being developed, staff would also recommend using Trustee Newsletters and continuing with community workshops as a way to encourage a community discussion on a range of shoreline and marine related matters.
2. Option 2: proceed with implementing regulatory amendments to address shoreline development. This could take a number of forms, including zoning amendments and DPA amendments, the first step would be to request staff to report back with an outline of

options and a timeline for the LTC's consideration. While some community education and consultation could occur in tandem as the regulatory options are considered, staff and budget resource limitations preclude proceeding with both approaches simultaneously.

Staff are recommending proceeding with Option 1. This recommendation is based on a number a number of reasons:

- In comparison to other areas, such as parts of Washington State, the southern Gulf Islands do not currently have a significant level of modified or hardened shoreline. Consequently, this allows a focus on education and prevention rather than restoring the natural coastal processes.
- The level of public sensitivity around impacts to the shoreline is much lower than for land based impacts. Environmental impacts from land disturbance are much more understood, as are the ecosystem components and function.
- The number of complaints relative to the number of violations for shoreline development (structures or land alterations) is significantly lower than for land developments which may be due to a number of factors such as: limited public access to see the development, when seen from the water identifying the correct location may be difficult, and neighbours may be hesitant to complain so their own development intentions are not thwarted.
- Most of the shoreline development tends to be fairly small scale although the cumulative impacts could be significant as noticeable in Figure 2 below that shows the impacts when a large number of owners construct a dock. Currently we are fortunate that unrealized development permitted in the North Pender Island LUB has not created a similar scenario.
- Although the shoreline mapping identified 6% and 4% of North and South Pender shoreline respectively as 'altered', once the consultants methodology was explained, the actual amount of altered would be significantly less, as the altered classification was applied to the entire shore segment.
- Increasing public awareness about impacts from shoreline development will take time.
- There is not currently a regulatory vacuum: the North Pender LUB regulates development within 15m of the sea and within any sensitive ecosystem DPA's; the South Pender LUB regulates structures within 7.5 m of the sea and limits the marine areas where private docks are permitted.
- The recent community survey completed for South Pender Island had ambiguous results regarding shoreline development. Although 50% of respondents prefer the shoreline kept as undeveloped as possible, and 48% support protection measures, most respondents did not feel a set of stairs to the foreshore should be regulated (68%). Most respondents believe that public access, maintaining a natural looking shoreline, and habitat and ecosystems as the features they value. Most respondents also indicated they think the LTC should do more to protect the shoreline with more information and education noted. The survey results of the shoreline related questions are attached to this report.
- A significant proportion of waterfront property owners are not full time residents, and may reside out of country, therefore a single web-based resource would be more readily accessible than a variety of separate documents without an interactive map of shoreline features.

Figure 2: Cumulative Impact of Private Dock Structures (Visually)
This is not North or South Pender Islands, but it is a Gulf Island



Option 1: Preliminary Scope and Timeline

A preliminary timeline for creating a comprehensive, shoreline information resource would be:

1. Confirm the necessary resources to proceed and develop detailed timeline (Nov 2012)
2. Develop the web base tool and map (Dec 2012– Mar 2013)
3. Get input from a targeted test group regarding the information and revise as needed (Mar-May 2013)
4. Present the shoreline information resource to the community in conjunction with broader presentations regarding marine, shoreline and upland ecosystems (May-July 2013)
5. Begin to consider further implementation options, including a review of current OCP policies, existing zoning and development permit areas, and potential new regulations as an additional future project (Aug forward)

The shoreline information resource would include an interactive map as one component (based on the existing MAPIT platform). Other components of the shoreline information resource could include:

- An 'introductory page' - summarizing the inter-relationship between the marine ecosystem, terrestrial ecosystem and geological processes and how they shape the coastal environment
- A 'context' page – larger forces such as climate, seasonal influences, wind and energy forces and the oceanic current
- A 'features' page – various considerations for waterfront, foreshore or marine development
- An 'interactive map' page – shoreline data and features
- A 'photo/video' page – materials from the shoreline flight data
- A 'resources' page – links to both background information and additional resources
- A 'stewardship' page – further information for NAPTEP, the Green Shores information and the credit rating system, local environmental groups etc.

Based on preliminary estimates, designing and creating the webpages would likely consume the bulk of the allotted budget for both LTCs for this fiscal year and portion of the budget requested for

next fiscal year. More detailed budgets would be prepared if the LTC decides to proceed with this option. If the LTC agrees to proceed with developing a web-based, interactive shoreline information resource then a revised timeline would be:

	First Q	Second Q	Third Q	Fourth Q
2012	---	---	---	Confirm necessary resources – prepare contracts as needed
2013	Develop web information and mapping application	Get to draft stage – review and revise	Public release with additional presenters/related topics Gather feedback – targeted stakeholders	Initiate Implementation phase Consider options – public consultation
2014	Prepare necessary bylaws	Implementation of any regulatory changes		

Staff is requesting direction on how the LTC would like to proceed with the project. If the education option is chosen, then any necessary contracts for aspects of the work would need to be initiated as soon as possible to be completed before the end of March.

If the LTC chooses to initiate regulatory implementation option then the LTC should also discuss options for community information meetings on shoreline related issues.

RECOMMENDATION:

1. THAT the North Pender Island Local Trust Committee directs staff to proceed with development of a web-based, shoreline information resource including an interactive mapping component.

Option:

2. THAT the North Pender Island Local Trust Committee directs staff to prepare a report outlining options for regulating shoreline development.

Respectfully submitted by:

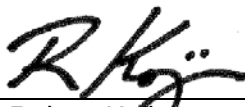


Andrea Pickard

October 18, 2012

Date

Concurred in by:



Robert Kojima,
Regional Planning Manager

October 18, 2012

Date

Schedule A

11. Do you think the current regulations are restrictive enough for the following Land Use Bylaw regulations?

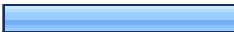
	Too restrictive		Appropriate		Not restrictive enough		Rating Average	Response Count
Last Question Only Related to Shoreline								
Setback to the sea (7.6m or ~25ft)	0.0% (0)	0.0% (0)	70.4% (19)	11.1% (3)	18.5% (5)	3.48	27	
Other (please specify)								6

answered question	27
skipped question	1

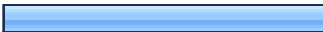
12. Have you heard of "Green Shores" as a new approach for shorelines?

		Response Percent	Response Count
Yes		44.4%	12
No		55.6%	15
answered question			27
skipped question			1

13. Would you prefer regulations restricting use of the shoreline so that they are kept visually natural with native vegetation, or allow shoreline development such that buildings and structures could be visible along the shore with vegetation greatly reduced or altered?

		Response Percent	Response Count
Kept undeveloped as possible		50.0%	13
Neutral		15.4%	4
Allow development		34.6%	9
Other (please specify)			2
answered question			26
skipped question			2

14. Waterfront property owners often have concerns with natural erosion of the shoreline. Generally, do you support the use of erosion protection structures (ie; seawalls, breakwaters etc) to prevent further erosion or prefer to 'let nature take its course'?

		Response Percent	Response Count
Support protection measures		48.0%	12
Neutral		24.0%	6
Let nature takes its course		28.0%	7
Other (please specify)			9
answered question			25
skipped question			3

15. Currently the Land Use Bylaw allows a set of stairs to access the foreshore with no specific restrictions. Do you think a set of stairs to the foreshore should be regulated for a maximum width and height?

		Response Percent	Response Count
Yes		32.0%	8
No		68.0%	17
Other (please specify)			3
answered question			25
skipped question			3

16. What is the most important aspect or feature of the shoreline to you?

	Response Count
	18
answered question	18
skipped question	10

17. Do you have any specific concerns about the use and development of South Pender's shoreline?

	Response Count
	16
answered question	16
skipped question	12

18. Do you think the Local Trust Committee should do more to protect the shoreline?

		Response Percent	Response Count
Yes		63.6%	14
No		36.4%	8
Other (please specify)			5
answered question			22
skipped question			6

19. Do you feel adequately informed about what measures you could do around your home and property to to prevent forest fires?

NOT SHORELINE RELATED

		Response Percent	Response Count
Yes		95.7%	22
No		4.3%	1
Other (please specify)			2
answered question			23
skipped question			5

Page 2, Q8. For the following list of topics, please indicate if you think the Islands Trust is doing enough to address them:

NOT SHORELINE RELATED

Page 2, Q11. Do you think the current regulations are restrictive enough for the following Land Use Bylaw regulations?

NOT SHORELINE RELATED

NOT SHORELINE RELATED

Page 2, Q13. Would you prefer regulations restricting use of the shoreline so that they are be kept visually natural with native vegetation, or allow shoreline development such that buildings and structures could be visible along the shore with vegetation greatly reduced or altered?

- | | | |
|---|--|-----------------------|
| 1 | The question more is the effects of erosion after vegetation has been removed | Jun 20, 2012 10:27 PM |
| 2 | Mostly undeveloped, but some carefully evaluated development may be appropriate. | May 18, 2012 9:33 PM |

Page 2, Q14. Waterfront property owners often have concerns with natural erosion of the shoreline. Generally, do you support the use of erosion protection structures (ie; seawalls, breakwaters etc) to prevent further erosion or prefer to 'let nature take its course'?

1	depends on location and nature of erosion	Aug 31, 2012 3:06 AM
2	Design guidelines would need to be developed regarding the design of seawalls and break walls	Aug 29, 2012 11:22 PM
3	As above, if we let nature take its course we would NOT alter the foreshore	Jun 20, 2012 10:27 PM
4	Review each application	Jun 18, 2012 2:52 PM
5	Further to my comment in #11, it might be useful to have a prefatory explanatory paragraph with some or all of the questions. In this case, the average reader may not be aware that seawalls and breakwaters can be ecologically destructive.	May 25, 2012 3:06 PM
6	effect of seawalls on adjacent shoreline must be considered	May 23, 2012 10:09 AM
7	restrict tree cutting	May 22, 2012 9:11 AM
8	but use natural materials and keep a natural look, mandate native plants	May 21, 2012 11:41 PM
9	It depends on location.	May 18, 2012 4:10 PM

Page 2, Q15. Currently the Land Use Bylaw allows a set of stairs to access the foreshore with no specific restrictions. Do you think a set of stairs to the foreshore should be regulated for a maximum width and height?

1	depends on location	Aug 31, 2012 3:06 AM
2	And restrict where those structures end at the foreshore,i.e. not cross it	Jun 20, 2012 10:27 PM
3	OK within limits	Jun 18, 2012 2:52 PM

Page 2, Q16. What is the most important aspect or feature of the shoreline to you?

1	nature's interaction of plants and animals	Aug 31, 2012 3:06 AM
2	Public Accessibility	Aug 29, 2012 11:22 PM
3	access	Jul 4, 2012 4:11 PM
4	Accessability	Jul 1, 2012 10:01 AM
5	Accessability	Jun 30, 2012 4:39 PM
6	minimizing environmental impact of development	Jun 30, 2012 2:46 PM
7	Its naturalness	Jun 20, 2012 10:27 PM
8	natural look	Jun 18, 2012 2:52 PM
9	Public access	Jun 8, 2012 8:09 PM
10	Public ownership and access	May 31, 2012 2:57 PM
11	Public Access to beaches	May 26, 2012 4:20 PM
12	Natural state including nearshore ecosystems.	May 25, 2012 3:06 PM
13	undisturbed and natural	May 23, 2012 4:48 PM
14	natural	May 23, 2012 10:09 AM
15	natural views	May 22, 2012 9:11 AM
16	natural as possible look from the water	May 21, 2012 11:41 PM
17	Habitat for marine life	May 19, 2012 12:49 PM
18	No disturbance of intertidal zone	May 18, 2012 4:10 PM

Page 2, Q17. Do you have any specific concerns about the use and development of South Pender's shoreline?

1	Do not want it to become cluttered with too many individual structures.	Aug 31, 2012 3:06 AM
2	access for immobile persons	Jul 4, 2012 4:11 PM
3	No	Jul 1, 2012 10:01 AM
4	NO	Jun 30, 2012 4:39 PM
5	no	Jun 30, 2012 2:46 PM
6	Docks crossing the shoreline	Jun 20, 2012 10:27 PM
7	Avoid the look of Village Bay on Mayne	Jun 18, 2012 2:52 PM
8	There could be more public access, camping and hiking.	Jun 8, 2012 8:09 PM
9	Just leave present bylaws as they are	May 26, 2012 4:20 PM
10	Erosion and overhanging large trees being eroded	May 23, 2012 4:48 PM
11	should be accessible re beach constructions and lots of Ocean Accesses	May 23, 2012 10:09 AM
12	Large "showplace" houses that don't fit the environment	May 22, 2012 12:24 PM
13	Shoreline should be kept as natural as possible	May 22, 2012 9:11 AM
14	traffic	May 20, 2012 8:46 AM
15	Interference with habitat for marine life	May 19, 2012 12:49 PM
16	Not at this time.	May 18, 2012 9:33 PM

Page 2, Q18. Do you think the Local Trust Committee should do more to protect the shoreline?

1	I am not informed on this	Jun 30, 2012 2:46 PM
2	Refer to the prograams in Whatcom County and the SAn Juans	Jun 20, 2012 10:27 PM
3	provide owners with information about how to protect the shore from erosion	Jun 20, 2012 10:22 PM
4	Educate	Jun 18, 2012 2:52 PM
5	Don't know enough about what is presently done.	May 18, 2012 9:33 PM

Page 2, Q19. Do you feel adequately informed about what measures you could do around your home and property to to prevent forest fires?

NOT SHORELINE RELATED



Islands Trust

Print Date: Oct-16-2012

Top Priorities

North Pender Island

No.	Description	Activity	Received / Initiated	Responsibility	Target Date	Status
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1	Associated Islands Bylaws	Undertake LUB and OCP review regarding Sidney Island	Mar-31-2011	Andrea Pickard		On Going
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2	Shoreline Development Review	Identify and assess issues and impacts associated with development on the foreshore and immediately upland of the natural boundary, including docks, stairs, seawalls, erosion, landslip, sea level rise and structures near the natural boundary. Consider options to address issues, including designation of a shoreline DPA	Sep-22-2011	Andrea Pickard		On Going
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3	Pedestrian/Bicycle route designation	Amend OCP to adopt schedule designating Magic Lake - Ferry route	Sep-20-2012	Andrea Pickard	Mar-31-2013	On Going
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Islands Trust

Print Date: Sep-12-2012
Oct -16-2012

Projects

North Pender Island

No.	Description	Activity	Received / Initiated	Status
1	Affordable Housing Task Force	Circulate report to community groups, develop terms of reference, appoint task force as an APC, receive report, undertake community and stakeholder consultation, review options, consider bylaw amendments or other initiatives for implementation.	Jan-22-2009	On Going
2	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	Jan-22-2009	On Going
3	Tourism Plan	Support efforts to develop a tourism plan	Jan-22-2009	On Going
4	Agricultural Projects	Consider implementing agricultural initiatives identified in OCP	Jan-22-2009	On Going
5	Other OCP projects:		Jan-22-2009	On Going
	1. View corridor review			
	2. Parks and Conservation area review			
	3. Pedestrian and Cycle paths			
	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	Agricultural Building Watercourse Setbacks		Jul-28-2011	On Going
7	Geological Hazard Mapping	Continue work on proposed DPA for Hazardous Areas	Feb-22-2012	On Going
8	LUB Amendments	• review of industrial zoning, including waste management • tourist commercial zoning review • home industry regulation • ferry terminal zoning • 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 • height exemptions for agricultural or forestry buildings and boat sheds • max floor area for principal dwellings	Mar-22-2012	On Going
9	Road Side Signs		Apr-26-2012	On Going
10	Applications after the fact	options to address situations where construction work has occurred without the required permits or approvals	Jun-28-2012	On Going

11. LUB Amendments Related to subdivision and roads



Islands Trust

Preserving Island
communities, culture
and environment

Our Provincial Mandate

“to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia”

– *Islands Trust Act*

Islands Trust Council – Strategic Plan 2011-2014

Adopted September 12, 2012

The Trust Area

The Trust Area covers the islands and waters between the British Columbia mainland and southern Vancouver Island, including Howe Sound and as far north as Comox. This is a unique and special place composed of 13 major islands and more than 450 smaller islands covering approximately 5200 square kilometres.

The beauty, tranquility, and sometimes fragile natural environment of the islands in the Strait of Georgia and Howe Sound, characterized by an exceptional variety of species, have given the area national recognition.

The islands support strong communities characterized by a mix of lifestyles, livelihoods and individuals. Island residents bring unique skills, viewpoints and sense of place together to sustain a tradition of community involvement.

Our Council

The Islands Trust Council has a unique mandate from the province to preserve and protect the amenities and environment of the Islands Trust Area, for the benefit of residents and all British Columbians. It meets quarterly to make decisions about the Islands Trust's overall policy, advocacy positions, staff resources and budget. Trust Council is made up of the 26 locally-elected trustees who also sit on 12 local trust committees and one island municipality. There they have responsibilities for land use planning and regulatory decisions that are separate from their role at the Islands Trust Council. The current Council was elected for a 3-year term during BC Local General Elections in November 2011. Trustee terms will end in November 2014.

A Strategic Plan for the 2011-2014 term

The Islands Trust Policy Statement is partially implemented through Council's strategic plan. By identifying goals and developing a plan to achieve them, Council focuses finite resources and measures progress. After extensive review and public input, Trust Council has confirmed the following focus areas for its 2011-2014 term:

Goal A - Ecosystem Preservation and Protection

The Islands Trust will work to protect the natural environment of islands by:

- Encouraging and enabling islanders in voluntary stewardship actions that protect special areas, including the shoreline
- Working to protect fish habitat as required by the Riparian Area Regulation
- Protecting special ecosystems, managing shoreline areas and reducing greenhouse gas emissions when land use decisions are made
- Advocating for new approaches to oil spill preparedness, derelict vessels, industrial developments, aquaculture, marine sewage and national marine conservation

Goal B – Stewardship of Island Resources

The Islands Trust will focus on good management of island water resources by:

- Encouraging voluntary stewardship, advocating for legislative reform and exploring creative solutions for watershed management
- Using land use planning tools and decisions to protect the quality and quantity of water resources

Goal C – Sustain Island Character and Healthy Communities

The Islands Trust will work to enhance the economic sustainability and security of island communities by:

- Creating linkages between islanders and regional districts to share effective economic development models
- Continuing to advocate for sustainable, affordable and appropriate ferry services
- Using land use planning tools and decisions to positively affect housing affordability, food security and farmland protection

Goal D – In Cooperation with Others

The Islands Trust will work with others by:

- Strengthening relations with the many First Nations who have interests in island land use decisions
- Continually working to improve our organizational effectiveness

Shaded text=activities primarily proposed for future fiscal years and subject to future budget decisions

Policy Statement Goal A: Ecosystem Preservation and Protection...

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
1 PROTECT the natural environment of islands	1.1 Encourage voluntary stewardship of natural environment	FY 2011/12- 2014/15 Promote community participation in conservation through information sharing and education about private land stewardship options	TFB	Subject to funding in annual budgets or grant funding	By whether the Islands Trust Fund is actively promoting its conservation programs at community events, in publications and online	Ongoing
		FY 2012/13 Share information about best practices for covenants and NAPTEP with all planning staff	TFB	Funded by base budget	By whether planners have been provided with covenant education opportunities and whether information is available through the Islands Trust Fund website	Website information in development, ITF staff planning to present information at an LPS Pro D day
		FY 2012/13 – 2014/15 Improve and update mapping of natural and modified environments, including terrestrial ecosystem mapping, protected area networks, nearshore mapping and areas under sustainable forestry or sustainable agricultural use.	TFB	Subject to funding in annual budgets	By whether maps of natural and modified environments are available to LTC's and BIM, RDs, local conservancies and other partners	Draft Protected Area Network mapping available, eelgrass and forage fish habitat mapping underway and other mapping in development stages
		FY 2013/14 Research and develop a pilot landowner contact program in collaboration with a local conservancy	TFB	Subject to funding in 2013/14 budget	By whether a landowner contact pilot program is implemented	Not started
		FY 2011/12 - 2014/15 Support island-based land trusts with partnerships, funding and capacity building opportunities	TFB	Funded by base budget and donations	By whether the Opportunity Fund grows by at least 10% per year and by the amount of grants issued	In progress
		FY 2013/14 Council workshop regarding invasive species	TFB	Funded by base budget	By whether a Trust Council workshop has been held	Not started
		FY 2013/14 – 2014/15 Share information with the public about managing invasive species	TFB	Subject to funding in 2013/14 budget	By whether information has been shared with the public	Not started
	1.2 Expand Natural Areas Protection Tax Exemption Program to (NAPTEP) program to entire Islands Trust Area	FY 2012/13 Present NAPTEP program to BIM Council for consideration	TFB	Funded by base budget	By whether or not BIM has considered participating in the NAPTEP program	Tax impact model complete. Further discussion in Sept/12
		FY 2013/14 Seek support from Metro Vancouver RD for NAPTEP, subject to BIM approval of program	TFB	Funded by base budget	By whether support from Metro Vancouver RD has been sought	Gambier LTC approval received. Pending BIM approval of program.

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
1.3 Protect fish habitat by implementing Riparian Areas Regulation		Launch NAPTEP on the islands in Metro Vancouver RD (subject to BIM and MVRD approval)	TFB	Subject to funding in 2013/14 program budget	By whether NAPTEP has been launched on the islands within the Metro Vancouver RD	Gambier LTC approval received. Pending BIM approval of program
		FY 2013/14 Identify undesignated RAR watersheds	LTCs**	Subject to funding in 2013/14 program budget	By whether all RAR watersheds have been identified	Complete for 10 LTAs. Gambier and Lasqueti in progress
		FY 2012/13 Improve mapping of some riparian areas on SSI	LTCs**	Funded by 2012/13 program budget	By whether new mapping of priority riparian areas is complete	New mapping of streams on SSI underway.
		FY 2013/14 & 2014/15 Improve mapping of additional riparian areas on SSI and some northern islands	LTCs**	Subject to funding in 2013/14 program budget	By whether new mapping of priority riparian areas is complete	Not started
		FY 2012/13 Adopt new bylaws to implement RAR on selected islands	LTCs**	Funded by 2012/13 program budget	By whether selected islands are RAR compliant through bylaw development	Work underway on SSI, Gabriola.
	1.4 Establish reliable, adequate and sustainable funding for the Islands Trust Fund	FY 2013/14 – 2014/15 Adopt new bylaws to implement RAR on all islands where still required		Subject to funding in future program budgets	By whether all LTAs are compliant with RAR through bylaw development	19 of 43 bylaws are compliant. 21 bylaw amendments in process
		FY 2012/13 Seek legislative change regarding TFB corporate structure and name	EC	Funded by base budget	By whether legislative change has been requested	Verbal request has been made. Chair correspondence requesting change is in progress
		FY 2011/12 – 2014/15 Engage in outreach to expand donor base, develop legacy giving program and secure acquisition funds	TFB*	Partially funded through 2012-2013 program budget	By whether the TFB has implemented outreach regarding funding needs and legacy gifts	Not started
		FY 2014/15 Develop and implement strategy re changes to corporate structure and name	TFB	Subject to 2014/15 program budget	By whether TFB corporate status and name change has been implemented	Pending legislative change
		FY 2015/16 Review and launch long-term funding strategy	TFB	Subject to 2015/16 program budget	By whether the long-term funding strategy has been reviewed and launched	Not started. Pending legislative change
	1.5 Establish core conservation areas to protect biodiversity priorities	FY 2011/12-2012-13 Map and prioritize high biodiversity areas and develop a strategy for protection	TFB	Funded by base budget	By whether the TFB has a prioritized high biodiversity areas, and developed a strategy including a funding needs assessment)	Mapping of high priority areas underway

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
	1.6 Use land use planning tools and decisions to increase protection of special areas	FY 2011/12 – 2014/15 Protect land with high biodiversity, through acquisition, donation, or conservation covenant	TFB*	Partial funding through base budget; acquisitions funded by donations and external grants	By whether the TFB has protected at least 500 hectares of high biodiversity land in the timeframe of the Regional Conservation Plan 2011-2015	78.97 hectares protected since 2011
		FY 2012/13 Explore model land use planning tools that protect species and ecosystems at risk	LPC	Funded by base budget	By whether a staff report on model land use planning tools has been completed	Not started. Pending provincial working group report.
		Trustee workshop about protection of special areas	TFB	Funded by base budget	By whether a trustee workshop has been held	Planned for December 2012 Trust Council meeting
		FY 2011/12 – 2014/15 Develop policy, OCP and LUB amendments that include protective measures for biodiversity	LPCs**/BIM***	Subject to annual program budgets	By whether OCPs and LUBs have been amended to address improved protection of biodiversity	Some reviews underway
		FY 2012/13 Include GHG emission reduction targets, policies and actions in all OCPs, as required by LGA	LTCs	Funded by program budget	By whether all OCPs comply with LGA re GHG emissions	18 of 19 comply. Outstanding OCP (Piers Island) on work program for 2012
		FY 2014/15 Use new planning tools (Bill 27) to reduce greenhouse gas emissions to implement OCP policies LTCs adopted last term (e.g. as illustrated in Trust Council toolkit Reducing Greenhouse Gases in the Islands Trust Area)	LTCs**/BIM***	Subject to funding in 2014/15 budget	By whether LTCs/BIM have used new planning tools to foster reduced GHG emissions from development	Not started
2. PROTECT coastal and marine ecosystems	1.7 Reduce greenhouse gas emissions	FY 2012/13 Develop policy regarding carbon-neutral operations and purchase of carbon credits to balance GHG emissions that cannot be eliminated	FPC	Funded by base budget	By whether Trust Council has adopted a policy	Draft going to FPC in Nov/12
		FY 2012/13 Develop integrated shoreline and watershed protection mapping for major islands	LPC	Funded by external grants	By whether integrated shoreline and watershed protection mapping has been developed for major islands	Drafts complete. To be finalized and distributed by Mar/13
		FY 2013/14 Identify and post updated website links regarding existing shoreline stewardship information	TAS	Funded by base budget	By whether website links have been updated	Not started

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
		Pilot a Green Shores for Homes credit rating incentive system in one LTA	LTCs**	Subject to funding in 2013/14 budget or successful grant application	By whether an LTC has piloted a Green Shores for Homes credit rating incentive system	Not started
		Host a shoreline stewardship landowner workshop on one island	LPC	Subject to funding in 2013/14 budget	By whether a workshop has been held	Not started
		FY 2013/14 – 2014/15 Adopt regulatory bylaws with respect to integrated shoreline and watershed protection mapping	LTCs**	Subject to funding in future program budgets	By whether LTCs have adopted regulatory bylaws	Reviewed by Thetis LTC
	2.2 Use land use planning tools and decisions to improve protection of coastal areas	Develop mechanisms for proactive bylaw enforcement of illegal structures on the foreshore	LPC/LTCs**	<i>Subject to funding in future budgets</i>	By whether mechanisms have been developed	Not started
		FY 2011/12 – 2014/15 Advocate for implementation of the NMCA reserve	EC	Funded by base budget	By whether the EC has continued to actively advocate for implementation of the NMCA reserve	Successful resolution sponsored at UBCM 2010 Convention
		Participate in NMCA workshops and consultation opportunities	LTCs**/TAS	May require additional funds	By level of participation in NMCA workshops and consultation opportunities	August 2012 Parks Canada workshop
	2.3 Participate in planning for National Marine Conservation Area Reserve	Future fiscal years (TBD) Respond to NMCA implementation steps with complementary activities, as required	LTCs**	May require additional funds	TBD	Not started
		FY 2011/12 – 2014/15 Chair correspondence regarding oil spill prevention and response	EC	Funded by base budget	By whether the Chair has sent correspondence to advocate for oil spill prevention and response	2011:7 letters sent 2012:1 letter sent Resolution proposed for UBCM convention 2012
		Chair participation in hearings related to tanker traffic increases	EC	Funded by base budget	By whether the Chair has participated in hearings related to tanker traffic increase	One NEB hearing presentation August 2012
		Host local government workshops to raise awareness of gaps in oil spill prevention and response capacity	EC	Funded by base budget	By whether workshops have been held	One held at AVICC
		Participate in mock oil spill exercises to understand gaps in oil spill response capacity	EC	Funded by base budget	By whether participation has taken place	Participation in two exercises in 2012
		FY 2011/12 – 2014/15 Continue to advocate for senior government solutions to derelict vessels	EC	Funded by base budget	By whether the Islands Trust has continued to advocate for derelict vessel solutions	Islands Trust participation on derelict vessel working group is on-going
	2.4 Advocate for protection of the Salish Sea and Howe Sound from oil spills, derelict vessels and industrial activities					

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
		FY 2011/12 – 2014/15 Advocate regarding potential impacts of the proposed Raven Coal Mine upon Baynes Sound and the potential impacts of the proposed Burnco Gravel Mine upon Howe Sound	EC	Subject to base and project budgets	By whether the Executive Committee has advocated regarding the proposed Raven Coal Mine and the Burnco Gravel Mine	Two Trust Council resolutions passed One letter written
		FY 2013/14 Clarify jurisdictional issues related to Islands Trust Area boundary	EC	Subject to 13/14 budget	By whether a formal report and request for provincial clarification has been completed	Not started
	2.5 Advocate for appropriate regulation of aquaculture	FY 2013/14 – 2014/15 Collaborate with Department of Fisheries and Oceans regarding shellfish regulations through local government advisory committee as a pilot project for one LTC (Denman)	LTCs**	Subject to funding in 2013/14 budget	By whether the Denman Island LTC has collaborated with DFO on a pilot project	Not started
	2.6 Advocate for regulation of marine sewage	FY 2011/12 – 2014/15 Chair correspondence regarding marine sewage regulation Amend OCP policies to require sewage pump-outs as a condition of new/expanded marinas (i.e. during rezoning applications)	EC	Funded by base budget	By whether the Chair has written to advocate for regulation of marine sewage	Pending
			LTCs**/BIM***	Funded by base budget	By whether OCP policies require sewage pump-outs as a condition of marina development/expansion	Required or recommended in 8 OCPs

Policy Statement Goal B: Stewardship of Island Resources...

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
3. PROTECT quality and quantity of water resources	3.1 Encourage understanding and voluntary stewardship of water resources	<u>FY 2013/14</u> Develop new educational materials about water resource concerns	TPC	Subject to 2013/14 program budget	By whether educational materials had been developed	Not started
		Hold community meetings to discuss local water resource concerns and encourage local stewardship actions	TPC	Subject to 2013/14 program budget	By whether community meetings have been held to encourage water stewardship	Not started
		<u>FY 2014/15</u> Develop an on-going water stewardship program	TPC	Subject to 2014/15 program budget	By whether an on-going water stewardship program has been funded and launched	Not started
	3.2 Advocate for provincial Water Act reform	<u>FY 2011/12 – 2014/15</u> Continue to participate in Water Act reform consultations	EC	Funded by base budget	By whether participation in Water Act reform has taken place	Pending provincial selection of pilot areas
	3.3 Use land use planning tools and decisions to protect water quality and quantity	<u>FY 2013/14</u> Develop toolkit for use by LTCs/BIM that illustrates options for using planning tools to protect water quality and quantity	LPC	Subject to 2013/14 program budget	By whether a toolkit has been developed	Not started
		<u>FY 2013/14 – 2014/15</u> Amend OCPs to include new policies for water resource protection	LTCs**/BIM****	Subject to annual program budgets	By whether OCPs have been amended to include new policies about water resource protection	Some reviews underway
		Amend LUBs to include new regulations aimed at protection of water quality and quantity	LTCs**/BIM****	Subject to annual program budgets	By whether LUBs have been amended to include new regulations aimed at protection of water quality and quantity	Not started
		<u>FY 2013/14</u> Develop model Development Permit Areas that LTCs and BIM may consider in regards to water conservation	LPC	Subject to 2013/14 program budget	By whether model Development Permit Areas have been developed	Not started
	3.4 Explore alternative tools for improving watershed management	<u>FY 2014/15</u> Adopt new Development Permit Areas to enhance water conservation	LTCs**/BIM****	Subject to 2014/15 program budget	By whether LTCs/BIM have adopted new Development Permit Areas to enhance water conservation	Not started
		<u>FY 2012-13</u> Identify options within the Islands Trust Act for coordination of watershed protection	EC	Funded by base budget	By whether options had been identified	Underway

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
		FY 2013-14 Consider pilot project for coordination of watershed protection within one LTA	LTCs**	Subject to funding by program budget or grants	By whether a pilot project has been considered	Italics indicate status change since last TC meeting Not started

Policy Statement Goal C: Sustain Island Character and Healthy Communities...

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
4. ENHANCE community economic sustainability and security	4.1 Create linkages between islands and Regional Districts to share effective and appropriate economic development models	FY 2013/14 Convene Trust Area opportunity to focus on effective and appropriate economic development models	TPC	Subject to funding in 2013/14 program budget	By whether an opportunity has been developed	Not started
	4.2 Advocate for sustainable, affordable and appropriate ferry service	FY 2013/14 Commission economic impact study related to ferry fares and service	TPC	Subject to funding in 2013/14 budget	By whether a study is complete	Not started
	4.3 Use land use planning tools and decisions to improve the availability of affordable/accessible/ appropriate housing (as described in Trust Council's toolkit, <i>Affordable Housing Guide</i>)	FY 2011/12 – 2014/15 Continue advocacy program regarding ferry fares and service. FY 2011/12 – 2014/15 Amend OCPs to include affordable housing policies Amend LUBs to improve availability of affordable housing	EC	Funded by base budget	By whether advocacy actions have been taken in regards to ferry fares and service	On-going
			LTCs**/BIM***	Subject to annual program budgets	By whether OCPs have been amended to include new affordable housing policies	Some OCP reviews underway
			LTCs**/BIM***	Subject to annual program budgets	By whether LUBs have been amended to improve availability of affordable housing	SSI LUB amendments re secondary suites to public hearing in fall/2012
	4.4 Use land use planning tools and decisions to increase local food security and farmland protection (as described in Trust Council's toolkit, A Seat at the Table)	FY 2012/13 – 2014/15 Amend OCPs to include food security and farmland protection policies Amend LUBs to improve food security	LTCs**/BIM***	Subject to annual program budgets	By whether OCPs have been amended to address food security and farmland protection	Reviews underway
			LTCs**/BIM***	Subject to annual program budgets	By whether LUBs have been amended to improve food security	Reviews underway

Goal D: In cooperation with others...

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
5. STRENGTHEN relations with First Nations	5.1 Improve consultation/engagement with First Nations during land use referrals	FY 2012/13 Adopt First Nations Consultation Strategy	TAS	Funded by 2011/12 budget	By whether Trust Council has adopted a First Nations Consultation Strategy	First draft to TC Jun/12
		Trustee workshop on working with aboriginal peoples	EC	Funded by 2012/13 budget	By whether a trustee workshop has been held	Complete
		FY 2012/13 Implement 'essential and quick start' improvements to land use referral system that do not require additional resources, as identified in FN Consultation Strategy	LPS	Funded by base budget	By whether all 'essential and quick start' improvements that do not require additional resources have been implemented	Underway
		Identify resource needs for improved consultation and engagement	EC	Funded by base budget	By whether the resource needs for improved consultation and engagement has been identified	Not started
		FY 2013/14 – 2014/15 Implement improvements identified in the FN Consultation Strategy as longer term or requiring additional resources	LPS	Subject to funding in future base budgets	By whether all improvements identified in the FN Consultation Strategy as longer term or requiring additional resources have been implemented	Not started
6. IMPROVE organizational cost and operational effectiveness	5.2 Improve consultation/engagement with First Nations during Trust Council's marine and terrestrial protection work	FY 2013/14 – 2014/15 Improve consultation and engagement re free Crown grant program	TAS	Subject to funding	By whether consultation and engagement has been improved	Not started
		FY 2012/13 – 2014/15 Improve communication and coordination during marine protection advocacy	EC	Funded by base budget	By whether consultation and engagement has been improved	Not started
		FY 2012/13 Review and amend Policy 7.2.vi (Municipal Requisition Cost Allocations)	FPC	Funded by base budget	By whether Policy 7.2.vi has been amended	Draft prepared for discussion with BIM in Sept/12
		Identify Bowen Island Municipality needs for services provided by Trust Area Services unit	TAS	Funded by base budget	By whether BIM needs for TAS services have been identified	Initial discussion planned Sep/12
		Identify improved opportunities for BIM to access services provided through Trust Area Services unit	TAS	Funded by base budget	By whether opportunities for BIM to access TAS services have been identified	Not started
	6.1 Confirm a fair distribution of Islands Trust Services to Bowen Island Municipality	FY 2013/14 Provide additional TAS services to BIM	TAS	Funded by base budget	By whether BIM is accessing additional TAS services as identified	Not started

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
	6.2 Improve cost-recovery from development application fees	FY 2012/13 Develop model fees bylaw for consideration by LTCs	LPC	FPC	Funded by base budget	By whether a model bylaw has been developed	<i>TC referred to LPC/FPC before bylaw drafting begins</i>
		FY 2013/14 Consider adoption of amended fees bylaws.	LPC/LTCs**		Subject to funding in 2013/14 program budget	By whether LTCs have adopted an amended fees bylaw that improves cost recovery	Not started
	6.3 Prepare Island Trust organization for potential incorporation of Salt Spring Island (if province advances a provincial restructure study for SSI)	FY 2012/13 Review terms of reference for a transition strategy	FPC	EC	Possibly externally funded	By whether term of reference for a transition strategy have been developed	Pending provincial decision regarding SSI restructure study
		FY 2013/14 Identify and evaluate options and adopt a transition strategy	FPC	EC	Possibly externally funded	By whether a transition strategy is complete	Not started. Pending provincial decision regarding SSI restructure study
		FY 2014/15 - ? Implement adopted transition strategy	EC		Subject to future budgets	By whether the transition strategy has been implemented	Pending provincial and SSI decisions
		FY 2012/13 to 2013/14 Review existing IT-MCSCD protocol agreement regarding incorporation of municipalities in the Islands Trust Area	EC		Funded by base budget	By whether the protocol agreement with the ministry has been reviewed and amended	Pending provincial decision
	6.4 Review service delivery regarding application processing	FY 2013/14 Consider development and use of a quality management system pilot on Salt Spring island for processing of development applications	LTC**		Subject to funding in 2013/14 budget	By whether a quality management system has been considered by the SSILTC for one type of application process	Not started

* subject to decisions of Trust Fund Board

**subject to decisions of local trust committees

***subject to decisions of Bowen Island Municipality

Abbreviations:

AVICC – Assoc. of Vancouver Island Coastal Communities
 BIM – Bowen Island Municipality
 EC – Executive Committee
 FN – First Nations
 FPC – Financial Planning Committee
 FY – Fiscal Year
 IT – Islands Trust
 ITF – Islands Trust Fund
 ITPS – Islands Trust Policy Statement
 LGA – Local Government Act
 LPC – Local Planning Committee

LPS – Local Planning Services
 LTA – Local Trust Area
 LTC – Local Trust Committee
 LUB – Land Use Bylaw
 MCSCD – Ministry of Community, Sport and Cultural Development
 MVRD – Metro Vancouver Regional District
 NA – Not Applicable
 NEB – National Energy Board
 NAPTEP – Natural Area Protection Tax Exemption Program
 NMCA –National Marine Conservation Area
 OCP – Official Community Plan
 ProD – Professional Development

RAR – Riparian Areas Regulation
 RD – Regional District
 RFD – Request for Decision
 SSI – Salt Spring Island
 TAS – Trust Area Services
 TBD – To Be Determined
 TC – Trust Council
 TFB – Trust Fund Board
 TPC-Trust Programs Committee
 UBCM – Union of BC Municipalities

For more information, contact:

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Visit our website at:
www.islandstrust.bc.ca

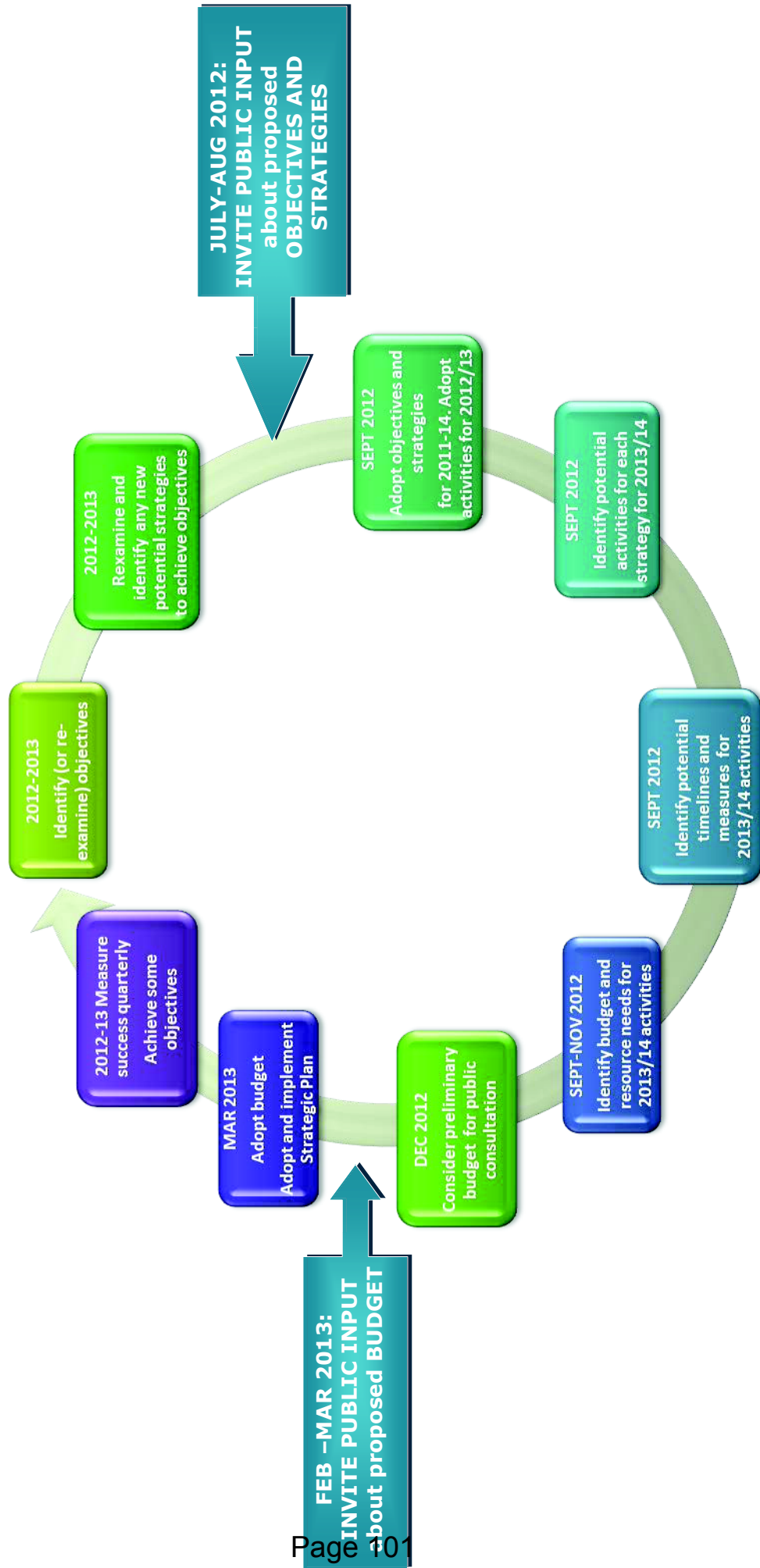
Colour Key for middle column:

Colour	Potential committee/unit/body taking lead for a potential strategy
	Local Planning (through Local Planning Committee, Local Planning Services staff, Local Trust Committees or Bowen Island Municipality)
	Trust Programs Committee or Trust Area Services staff
	Executive Committee
	Trust Fund Board or Islands Trust Fund staff
	Financial Planning Committee



Islands Trust

Strategic Planning Process (2012-2013)





Islands Trust

Print Date: Oct-17-2012

Applications w/ Status - North Pender Island Status: Open

Applications

Development Permit

File Number	Applicant Name	Date Received	Purpose
NP-DP-2010.4	Lloyd Eakins (For TWA) Planner: Andrea Pickard	Apr-19-2010	RAZOR POINT RD of a 15 lot subdivision, request a variance for lots 8 (vary sec. 4.10.3 of LUB) and 13 & 14 (vary sec. 4.12.1 of LUB)

Planning Status

Status Date: Feb-28-2012

decision deferred until amending the consolidated covenant is investigated and the AO and DSO comment on the drainage rpt

Status Date: Jan-26-2012

jan meeting cancelled, on Feb agenda

Status Date: Jan-10-2012

on Jan agenda, draft covenant and drainage rpt included

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
NP-DVP-2012.5	Drroa Aronowicz c/o Harold Wiebe Planner: Andrea Pickard	May-10-2012	1117 WALDEN RD Vary a variety of lot line setbacks for existing shed, deck, closed areas, art studio, shoreline

Planning Status

Status Date: Aug-29-2012

revised survey rec'd

Status Date: May-17-2012

Planner initiated review of application and sent an e-mail to applicant requesting clarification.

Status Date: May-10-2012

Sent letter of acknowledgment of receipt of application and fees to applicant. Copied to trustees and forwarded to Planner

File Number	Applicant Name	Date Received	Purpose
NP-DVP-2012.8	Kirk Caza	Oct-03-2012	Sidney Island Lot 129 To vary the required 10m setback to allow for the existing shed to stay.
Planner: Andrea Pickard			
Planning Status			
Status Date: Oct-09-2012			

Sent letter of Acknowledgment of receipt of fees and application to applicant. Created file, sent to LTC and forwarded to Planner.

Subdivision			
File Number	Applicant Name	Date Received	Purpose
NP-SUB-2008.3	Richard Wey	Mar-19-2008	5442 HOOSON RD : Creating 4 lots
Planner: Andrea Pickard			
Planning Status			

Status Date: Jun-18-2012

executed covenants sent to applicant

Status Date: May-31-2012

both revised covenants approved for execution

Status Date: May-22-2012

on May agenda to discuss CRD signature or not

File Number	Applicant Name	Date Received	Purpose
NP-SUB-2008.5	Richard Wey & Associates	Apr-15-2008	6621 HARBOUR HILL DR (TWA): To Create 15 lots
Planner: Andrea Pickard			
Planning Status			
Status Date: Mar-30-2012			

DFO confirmed file is closed

Status Date: Mar-12-2012

pending owner commenting on requested covenant amendments and Gardom Pond issues to be clarified

Status Date: Feb-08-2012

DP on Feb agenda

File Number	Applicant Name	Date Received	Purpose
NP-SUB-2011.1	Richard Wey & Associates Land Surveying Inc Planner: Andrea Pickard	May-16-2011	4606 OAK RD & 4602 OAK RD Boundary adjustment

Planning Status

Status Date: Feb-27-2012

DP approved

Status Date: Jan-10-2012

DP application rec'd - xref NP-DP-2012.1

Status Date: Oct-06-2011

PLA issued

File Number	Applicant Name	Date Received	Purpose
NP-SUB-2011.2	JM Wood Investment Ltd Planner: Andrea Pickard	Sep-02-2011	application to subdivide Parcel K (DD50314-i) into two fee simple lots. Separated by the dedication of Clam Bay Road

Planning Status

Status Date: Feb-07-2012

PLA issued

Status Date: Sep-28-2011

response sent to MOTI, copied to app/owner

Status Date: Sep-08-2011

Forwarded to Planner and Trustees

File Number	Applicant Name	Date Received	Purpose
NP-SUB-2011.3	Strongitharm Consulting Ltd Planner: Andrea Pickard	Nov-09-2011	Boundary adjustment

Planning Status

Status Date: May-02-2012

PLA received

Status Date: Dec-06-2011

response sent to MOTI

Status Date: Nov-30-2011

Sent letter of acknowledgement of receipt of application and fees to applicant. Copied trustees and forwarded file to planner.

File Number	Applicant Name	Date Received	Purpose
NP-SUB-2012.2	Cyrus Block Planner: Andrea Pickard	May-03-2012	1101 STANLEY POINT DR / 1201 UPPER TERR Boundary Adjustment

Planning Status

Status Date: Jul-12-2012

response to MOTI done

Status Date: May-30-2012

Initiating review of subdivision application

Status Date: May-07-2012

Sent letter to applicant requesting Sub Referral form be complete and submitted with application fee.

File Number	Applicant Name	Date Received	Purpose
NP-SUB-2012.3	c/o RJ Wey & Associated Land Surveying Attn Lloyd Eakins Planner: Andrea Pickard	Jul-24-2012	Proposed 3 lot Strata Development

Planning Status

Status Date: Oct-17-2012

PLA issued

Status Date: Sep-17-2012

response sent to MOTI

Status Date: Sep-06-2012

File forwarded to Planner

Kathy Jones

From: Nicole Ranger
Sent: September-28-12 8:58 AM
To: Andrea Pickard; Gary Steeves; Ken Hancock; Peter Luckham; Robert Kojima; Sharon Lloyd-deRosario; Kathy Jones
Cc: Nancy Roggers
Subject: North Pender LTC Expenses - Sept 30/12

Islands Trust
LTC EXP SUMMARY REPORT F2012
 Invoices posted to September 30, 2012

650 North Pender	Invoices posted to September 30, 2012	Budget	Spent	Balance
65000 650	LTC "Trustee Expenses"	1,500.00	1,445.80	54.20
65200 650	LTC Local Exp LTC Meeting Expenses	3,600.00	1,350.21	2,249.79
65210 650	LTC Local Exp APC Meeting Expenses	1,840.00	263.27	1,576.73
65220 650	LTC Local Exp Communications	1,150.00	-	1,150.00
65230 650	LTC Local Exp Special Projects	2,000.00	1,339.43	660.57
65240 650	LTC Local Exp Miscellaneous	810.00	-	810.00
TOTAL LTC Local Expense		9,400.00	2,952.91	6,447.09
73001 650 2006	North Pender OCP/LUB	5,000.00	-	5,000.00
73001 650 4004	North Pender Shoreline Protection	5,000.00	-	5,000.00
TOTAL Projects Expense		10,000.00		10,000.00

Nicole Ranger

Finance Clerk
 Islands Trust
 200-1627 Fort Street
 Victoria, BC V8R 1H8
 Phone: (250) 405-5152
 Fax: (250) 405-5155

Preserving *Island* communities, culture and environment



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North Pender Local Trust Committee
2012-13 Budget

LTC Meetings	3,600.00	
APC Meetings	1,840.00	
Communications	1,150.00	
Special Projects	2,000.00	
Miscellaneous	810.00	
 TOTAL LTC LOCAL EXPENSES	 9,400.00	

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.


Islands Trust

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Population (2011):

Approximately 2,035

Size:

2,709 hectares (6,694 acres)

Location:

15 kilometres east of the Swartz Bay ferry terminal on Vancouver Island.

[Land Use Planning](#)
[Related Planning Services](#)
[Related Resources](#)
[Trust Area Mapping](#)
[Related Links](#)

North Pender Island Local Trust Committee

Latest News

In this section you will find current news items that are relevant to your Local Trust Area and your community. [Subscribe](#) to the North Pender Island Latest News updates and receive the latest information on official community plan reviews, staff reports, notifications and other documents published in the latest news section.

September 2012

- [North Pender Trustee Newsletter - September 2012](#)
- [James Island Rezoning Referral Process Memo - September 5, 2012](#)
- [Eagle Watch Report - August 20, 2012](#)
- [Pender Islands Transportation Survey Results](#)
- [Pender Island Transportation Management Plan](#)

November 2011

Hooson Road Realignment

- [Staff Report - November 16, 2011](#)
- [Engineering Drawing - Intersection](#)
- [Engineering Drawing - New Road](#)
- [Adopted Minutes - October 22, 2011 Hooson Road Workshop](#)

Pender Post Trustee Reports

[^ top](#)

Planner Office Hours on Pender Island

- [Planning Office Hours on Pender Island](#)

North Pender Island Local Trust Committee Projects

Local trust committee community planning projects are initiated and managed through their Work Programs. The Work Program Top Priorities are projects that have been prioritized by the LTC and for which resources are available or anticipated to be available shortly. Projects can be significant and long term, such as an Official Community Plan Review, or may be relatively minor, such as an amendment to a regulation in a Land Use Bylaw.

- [Work Program Top Priorities](#)

General

- ["A Guide to Environmentally Friendly Building and Renovating in the Southern Gulf Islands" booklet](#)
- [A "Choosing a Building Site on your Lot" fact sheet](#)
- [A "Making Changes to your Lot Line" fact sheet](#)
- [An "Applying for a Variance" fact sheet](#)
- [Development Approval Information Bylaw No. 134](#) - outlines information required when submitting a Development Permit, Temporary Use Permit or Rezoning Application
- [Policies and Standing Resolutions - June 2009](#)

Committee Links

[Committee Home](#)
[Trustee Membership](#)
[Contact Trustees](#)
[Contact Planning Staff](#)
[Planning Bylaws](#)
[Administrative Bylaws](#)
[Meetings Schedule](#)
[Meeting Agendas](#)
[Meeting Minutes](#)
[Resolutions-Without-Meeting](#)
[Associated Islands](#)
[Land Use Application Forms](#)

- NP-LTC-05-05 - Advisory Planning Commission Appointments Policy
- NP-LTC-80-06 - Communications Policy
- NP-LTC-82-06 - Enforcement Policy - Short Term Vacation Rentals
- NP-LTC-146-07 - Special Occasion License Policy
- [Buying Property on North Pender Island? What Every Potential Purchaser Should Know - May 2008 Update](#)
- [Who Lives Here? - North Pender Ecosystem, Habitat and Wildlife](#) Note that this presentation requires Quicktime to be loaded on your computer - this application can be obtained at no charge from <http://www.apple.com/quicktime/download/> - As well note that this presentation is 3 MB in size.

Proposed Seawall Application

- [Adopted Bylaw No. 190](#)

Staff Reports:

- [Staff Report - February 23, 2012](#)
- [Staff Report - March 12, 2012](#)
- [Staff Report - June 11, 2012](#)

Professional Reports:

- [Biologist 2007](#)
- [Biologist 2011](#)
- [Geotechnical Engineer 2007](#)
- [Geotechnical Engineer 2011](#)
- [Geotechnical Engineer 2012](#)
- [Hydraulic Engineer 2011](#)
- [Hydraulic Engineer 2012](#)
- [Enginner Comment 2012](#)
- [Landscaping Plan](#)

Proposed Ocean-Based Geothermal System Application

- [Adopted Bylaw No. 191](#)

Staff Reports:

- [Staff Report - March 14, 2012](#)
- [Staff Report - April 17, 2012](#)
- [Staff Report - June 12, 2012](#)

Professional Reports:

- [Department of Fisheries and Oceans Letter dated April 6, 2012](#)
- [Environmental Report - October 28, 2010](#)
- [Environmental Report - August 4, 2011](#)
- [Green House Gas Emissions](#)
- [Underwater Video](#)

Hooson Road Realignment

- [Staff Report - November 16, 2011](#)
- [Engineering Drawing - Intersection](#)
- [Engineering Drawing - New Road](#)
- [Draft Minutes - Oct. 22 Hooson Road Workshop](#)
- [Staff Report - February 8, 2012](#)

Sidney Island Bylaw Review

- [Draft Bylaw No. 187 \(LUB Amendment\)](#)
- [Draft Bylaw No. 189 \(OCP Amendment\)](#)
- [Proposed Hazard Land DPA Map](#)
- [Staff Report - July 12, 2011](#)
- [Staff Report - September 12, 2011](#)
- [North Pender Associated Islands Official Community Plan Bylaw No. 147, 2002](#)
- [North Pender Associated Islands Land Use Bylaw No. 148, 2003](#)
- [Geotech Covenant](#)
- [Staff Report - January 9, 2012](#)

Climate Change Action

- [Climate Wise Islands](#)
- [Adopted Bylaw No. 183](#)
- [Staff Report - May 17, 2010](#)

Geological Hazard Mapping

- [Steep Slopes Hazard Map](#)
- [C.N. Ryzuk and Associates Report - December 11, 2009](#)

Environmental Development Permit Areas (EDPAs)

- EDPA Information Sheets:
 - [Development Permit Area 1 \(Woodland Sensitive Ecosystem\)](#)
 - [Development Permit Area 2 \(Herbaceous Sensitive Ecosystem\)](#)
 - [Development Permit Area 3 \(Riparian Sensitive Ecosystem\)](#)
 - [Development Permit Area 4 \(Wetland Sensitive Ecosystem\)](#)
 - [Development Permit Area 5 \(Cliff Sensitive Ecosystem\)](#)
 - [Development Permit Area 6 \(Intertidal Sensitive Ecosystem\)](#)
 - [Development Permit Area 7 \(Raptor and Heron Nests Sensitive Ecosystem\)](#)
 - [Development Permit Area 10 \(Riparian and Aquatic\)](#)
- [OCP Part 5 "Preserving and Protecting Our Ecosystem"](#)
- [Development Permit Area Guide for North Pender Island](#)
- [Refer to North Pender Island OCP and Development Permit Area Schedules](#)

Ecosystem Mapping Webpage

Archived Postings

Note: this is a list of previously posted information and may not include all available documentation. Please contact staff if you require more information

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