



North Pender Island Local Trust Committee

Regular Meeting Agenda

Date: September 29, 2023
Time: 10:00 am
Location: Anglican Parish Hall
4703 Canal Road, RR#1, North Pender Island, BC

	Pages
1. CALL TO ORDER	10:00 AM - 10:00 AM
2. APPROVAL OF AGENDA	10:00 AM - 10:05 AM
3. TRUSTEE REPORT	10:05 AM - 10:15 AM
4. CHAIR'S REPORT	10:15 AM - 10:20 AM
5. ELECTORAL AREA DIRECTOR'S REPORT	10:20 AM - 10:25 AM
6. TOWN HALL AND QUESTIONS	10:25 AM - 10:40 AM
7. COMMUNITY INFORMATION MEETING	10:40 AM - 11:20 AM
7.1 Community Discussion with Island Health	
8. PUBLIC HEARING - None	
9. MINUTES	11:20 AM - 11:30 AM
9.1 Local Trust Committee Minutes Dated July 28, 2023 (for Adoption)	3 - 14
9.2 Local Trust Committee Public Hearing Record of May 13, 2023 (for Receipt)	15 - 16
9.3 Section 26 Resolutions-without-meeting Report - None	
9.4 Advisory Planning Commission Minutes - None	
10. BUSINESS ARISING FROM THE MINUTES	
10.1 Follow-up Action List Dated Sept 2023	17 - 21
11. DELEGATIONS	

12.	CORRESPONDENCE		
		<i>Correspondence received concerning current applications or projects is posted to the LTC webpage</i>	
13.	APPLICATIONS AND REFERRALS	11:30 AM - 12:10 PM	
	13.1	NP-DP-2023.3 (Shave) - Staff Report (attached)	22 - 39
	13.2	NP-TUP-2023.4 (Gu) - Staff Report (attached)	40 - 96
14.	LOCAL TRUST COMMITTEE PROJECTS	12:10 PM - 12:30 PM	
	14.1	Raptor Nest DPA Review Project Update - Staff Memo (attached)	97 - 97
15.	REPORTS	12:30 PM - 12:40 PM	
	15.1	Work Program Report (attached)	
		15.1.1	<u>Active Projects Report Dated Sept 2023</u>
		15.1.2	<u>Future Projects Report Dated Sept 2023</u>
	15.2	Applications Report Dated Sept 2023 (attached)	101 - 103
	15.3	Trustee and Local Expense Report Dated July 2023 (attached)	104 - 104
	15.4	Adopted Policies and Standing Resolutions (attached)	105 - 108
	15.5	Local Trust Committee Webpage	
	15.6	Islands Trust Conservancy Report - None	
16.	NEW BUSINESS	12:40 PM - 12:50 PM	
	16.1	Census Infographics - Briefing (for information) (attached)	109 - 116
17.	UPCOMING MEETINGS		
	17.1	Special Meeting Scheduled for October 21, 2023 at the Anglican Hall, Pender Island	
	17.2	Next Regular Meeting Scheduled for November 24, 2023 at the Anglican Hall, Pender Island	
18.	TOWN HALL	12:50 PM - 1:10 PM	
19.	CLOSED MEETING - None		
20.	ADJOURNMENT	1:10 PM - 1:10 PM	



North Pender Island Local Trust Committee

Minutes of Regular Meeting

Date: July 28, 2023
Location: Anglican Parish Hall
4703 Canal Road, North Pender Island, BC

Members Present: David Maude, Chair
Aaron Campbell, Local Trustee
Deb Morrison, Local Trustee

Staff Present: Robert Kojima, Regional Planning Manager
Brad Smith, Island Planner
Warren Dingman, Bylaw Compliance and Enforcement Manager
Charly Caproff, Planner 1
Pat Todd, Recorder

Others Present: There were twenty-seven (27) members of the public present.

1. CALL TO ORDER

Chair Maude called the meeting to order at 10:00 a.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 12.1 Correspondence – Clarification on Islands Trust Policy and Procedures
- 14.3 Plum Tree Court

By general consent, the agenda was adopted as amended.

3. TRUSTEE REPORT

Trustee Campbell reported that:

- The LTC finished the Land Use Bylaw review process
- Topics that continue to be raised include: tree cutting, Plum Tree Court, affordable housing, (what people want to see and what’s possible, Issue of housing for work force)

Trustee Morrison informed the Local Trust Committee (LTC) that:

- The past year had been difficult due to health and personal issues and her family will be moving to Salt Spring Island, with expectations of returning to North Pender in the future

- She has confirmed eligibility to continue as Trustee for North Pender and arrangements have been made to facilitate her participation at meetings, site visits, etc.
- Expressed appreciation to all who have helped with this transition
- From September onward, site visits will have to be scheduled at least a day in advance
- Reported on a number of upcoming meetings regarding forestry, Clam Bay situation, Plum Tree Court
- Encouraged everyone to please continue to contact her through email or text

4. CHAIR'S REPORT

Chair Maude reported that:

- Trust Council Policy Statement Amendment Project is progressing and next draft is scheduled for January 2024 with expectation of adoption in mid 2025.
- The next draft of the Trust Council Policy Statement will be circulated for comments and feedback is encouraged
- Next Trust Council meeting is on North Pender Island.

5. ELECTORAL AREA DIRECTOR'S REPORT - none

6. TOWN HALL AND QUESTIONS

Julia Nicholls:

- Referred to a Memorandum on Enhanced Forestry on Pender Island, the Galiano Fact Sheet, and a Toronto Star Article forwarded to LTC.
- Encouraged the LTC to consider forestry options such as enhancing Development Permit Areas (DPAs)
- Would like to follow Galiano example and put a tree cutting DPA on the whole island
- Some tree cutting is reasonable
- Get senior government involved to expand LTC oversight to make jurisdiction equal to municipalities
- Disappointed Trust Council turned down proposal seeking to expand responsibilities
- Need LTC to support request for stronger responsibilities regarding tree cutting
- Trust mandate is to preserve and protect and needs the tools to do so
- Spoke to enforcement and believes more meaningful penalties should be utilized.
- Some people are ignoring DPAs because they can still make a profit

Kathy Kronk:

- Has researched and studied connection of forest and water
- Water truck arriving daily with 2000-4000 gallons of water
- Increased demand and climate change will impact water availability in spite of typically abundant rainfall
- Tofino near state of emergency: received only 20% of average rainfall
- Pender island is at a level 5 threat, which means impacts on ecosystem and socioeconomic factors
- Encouraged Islands Trust regulatory management to ensure water resource

Andy Novak:

- Neighbouring lot logged in 2020 and 2021 and the lot is now full of invasive plants
- Canopy destruction left the lot much drier which increases fire risk

- Destruction for profit
- Impact on Covenant
- Private rights vs. community rights – need to balance both and live in harmony with land
- Activities on private property affect rights of the community to know when their water costs are altered, their enjoyment of the forest, and protection from fire danger
- Education has not been effective, a stronger message is needed

Alison Feargrieve:

- Increase in population – increase in pressures on the islands
- Eroding of forest cover due to clear cutting which has an impact on island groundwater
- Risk of water shortage and fire is increasing
- Decisions of one person impact on all

Heather Reed:

- Witness to impact of clear cutting
- Experienced significant event in forest and met a second person with same experience: wrote song to commemorate: performed for LTC
- Obligation to hold the line of profiteers
- “no you, no me, only us”

Elizabeth Miles:

- President of the Pender Islands Conservancy Association
- Supports the initiative to invite realtors, fire department, and conservancy together to present information to new property owners.
- Information for new residents should include: awareness of DPAs, why they are there, consequences for violation, importance of natural features, fire risks, and healthier forest management
- Reports that the Pender Islands Conservancy Association has not been contacted by the LTC or Islands Trust regarding the new residents information package
- Spoke to the Schooner Way permit application for remediation due to violation of DPA
- The health of the Medicine Beach Sanctuary is impacted by anything upstream, which includes the property at 4850 Schooner Way
- Remediation must include: Planting and protecting native trees, planting and protecting native understory shrubs, and surface remediation.
- Strongly recommends requiring a security deposit from the property owners for the full amount of the estimated cost of the remediation plan.
- Asked the LTC whether they will require the remediation described in the biologist report, and will they ask for a full deposit for the remediation

Joyce Thayer:

- Claimed that the Galiano DPA is enforceable, in spite of statements to the contrary
- Proposes that the LTC seek a legal opinion on whether the permit should have been issued in light of Bylaw 103 and the lack of horticulture taking place at the time
- Comprehensive DPA is the route to go

Michael Sketch:

- Indicated an issue with the record of the Public Hearing on May 13, 2023

- Public interest regarding Bylaw up for adoption
- Minutes need to be clear, readable, and unambiguous
- Concerned that the issues they discussed were not clear. Three points should be separated out in minutes with an explanation.
- Trust to make clear to public of importance of the public hearing

In response to Town Hall, Trustee Morrison expressed appreciation for respectful presentations.

7. COMMUNITY INFORMATION MEETING

7.1 Communications with New Landowners

Regional Planning Manager (RPM) Kojima spoke to a project of last term - a mail-out to all landowners with DPAs on property that was specific to each parcel's ecosystem. The project took about six months and a budget for staff time to write letters, create information sheets, generate maps, collate, and create mailing lists.

Discussion:

- Will need a way to identify new landowners
- Interested in a generic information package
- Newcomers lack understanding of the mandate and role of Islands Trust
- The LTC would like to see a small working group of interested community members to help with this project
- In the past, Pender Island had a community-based Welcome Wagon that would pull information from different sources and provide it to new owners
- Staff could help prepare information packages, as there are lots of materials available
- The LTC agreed to initiate a meeting or assist with organizing and bringing people together
- Could be a topic to discuss at the meeting scheduled for Saturday, October 21
- A member of the public reported that some property owners did not receive DPA correspondence
- A member of the public expressed the importance of one-to-one conversations with land owners
- Need to have a better connection with property owners, local realtors, and off island realtors
- A member of the public stated that the forestry group has already started a project with the conservancy where they send someone out to the property to provide specific information about the property, such as invasive species, DPA areas, etc.

8. PUBLIC HEARING - None

9. MINUTES

9.1 North Pender Island Local Trust Committee Special Meeting Minutes of May 13, 2023

By general consent the North Pender Island Local Trust Committee meeting minutes of May 13, 2023 were adopted.

9.2 Local Trust Committee Public Hearing Record of May 13, 2023

Received for information.

Public comments were put forth regarding some details of the record. Staff will review the record in regards to those comments and will bring back the item to the next meeting.

9.3 North Pender Island Local Trust Committee Minutes Dated May 26, 2023

By general consent the North Pender Island Local Trust Committee meeting minutes of May 26, 2023 were adopted.

9.4 North Pender Island Local Trust Committee Special Meeting Minutes Dated June 24, 2023

By general consent the North Pender Island Local Trust Committee Special Meeting minutes of June 24, 2023 were adopted.

9.5 Section 26 Resolutions-Without-Meeting Report - None

9.6 Advisory Planning Commission Minutes - None

10. BUSINESS ARISING FROM THE MINUTES

10.1 Follow-up Action List Dated July 2023

Island Planner Smith stated that Island Health representative(s) will be attending a September 29, 2023 meeting to engage with the community and the LTC on topics and issues related to Island Health.

LTC will identify date for a standalone meeting in regards to communications with local landowners. Staff to provide background information package in preparation for the meeting.

11. DELEGATIONS - none

12. CORRESPONDENCE

Trustee Morrison requested clarification as to the organization and location of correspondence pertaining to applications. When Trustees are reviewing past files, it would be helpful if all the correspondence was in one location.

RPM Kojima reviewed the process for correspondence for on-going applications. Rezoning applications would be posted on web page. Temporary Use Permit and Development Permit Areas, in the agenda package; distributed to the LTC by email; and filed in internal directory.

Island Planner Smith advised trustees that they can request a copy of all of the correspondence for an application from staff if needed.

Correspondence must be received one week prior to a meeting to be included in agenda package. Any correspondence received after that is sent to the LTC and raised by staff at the meeting. All of the correspondence is filed and saved as part of the public record.

The LTC discussed the possibility of publishing the agenda earlier than normal. Chair Maude added that this is an Islands Trust-wide issue. Staff indicated that competing demands for time would also make publishing the agenda earlier challenging, as well as may conflict with statutory notification timelines.

13. APPLICATIONS AND REFERRALS

13.1 NP-DP-2023.2 (Shaw)

Planner Caproff reviewed the application for a permit to develop within the Sidney Island Geotechnical DPA. Geotechnical report has been provided that supports development of a single family dwelling 15 metres from the crest of the foreshore slope. Referrals were sent to agencies at time of Strata creation.

Discussion:

- The Committee asked the applicant whether the Sidney Island Strata Corporation has been in conversation with the Tsawout First Nation
- Applicant stated that there is an old Archeological Report that didn't find historical evidence of archaeological material/artifacts
- Applicant stated that there is ongoing engagement with Tsawout First Nation on deer management
- Applicant stated their development is well over 30 to 40 metres offset from the foreshore area
- The Committee suggested that the Strata Corporation establish a more formal relationship with First Nations and make sure that the Sidney Island Strata are meeting their Declaration on the Rights of Indigenous Peoples (DRIPA) obligations. The applicant replied that they will pass this on to the Strata Council

NP-2023-077

It was Moved and Seconded,

that North Pender Island Local Trust Committee approve issuance of Development Permit NP-DP-2023.2 (Shaw)

CARRIED

13.2 NP-TUP-2023.4 (Gu)

Planner Caproff spoke to the application for a Temporary User Permit (TUP) to allow a Short Term Vacation Rental (STVR). Two neighbours submitted correspondence in opposition to the application as they felt the STVR will increase congestion at recreation areas, there are already too many existing B & Bs and STVRs on the island, the property is difficult to locate, and prefer the property be used as a residence only.

Committee Discussion:

- The Committee asked if 2000 L was the actual cistern size – applicant unclear on cistern volume
- The Committee asked whether a TUP for STVR use was required outside of Magic Lake Estates; RPM Kojima confirmed a TUP is required for this use when the property owner does not reside on the property

- The Committee asked whether the well was sufficient for the proposed use and for fire-fighting purposes based on the groundwater region. Planner Caproff stated that it was not included and referred to the available aquifer vulnerability mapping
- Fire Department has mapped island for access points for water
- Trustee Morrison stated she would like to defer the application until the water quantity on-site was further reviewed, staff to contact the Fire Department, Senior Freshwater Specialist, and receive clarification on cistern volume

NP-2023-78

It was Moved and Seconded,

that North Pender Island Local Trust Committee defer this Application NP-TUP-2023.4 (Gu) to the September 2023 Local Trust Committee meeting and direct staff to get confirmation from the applicant on the size of the cistern, refer the application to Senior Freshwater Specialist William Shulba for comment, and refer to the local fire department for comment.

CARRIED

The LTC suggested that comments above be added to checklist for future applications. RPM Kojima will update the checklist.

Committee recessed at 11:59 a.m. and resumed at 12:06 p.m.

13.3 NP-RZ-2022.1 (Sidney Island Strata Corporation) - Proposed Bylaw No. 232

RPM Kojima explained that the public hearing was held in March and it had been approved by the Executive Committee.

NP-2023-079

It was Moved and Seconded,

that North Pender Island Local Trust Committee Bylaw No 232, cited as “North Pender Associated Islands Land Use Bylaw No. 148, 2003, Amendment No. 1, 2022”, be adopted.

CARRIED

13.4 NP-TUP-2023.5 (Grimmer)

Island Planner Smith spoke to the application for a Temporary Use Permit which is to be followed by a rezoning application (not submitted yet). Island Planner Smith reviewed the history of the application:

- All conditions have been met
- Environmental inspection completed
- No complaints or concerns raised
- Two new recommendations for consideration: storing excess concrete during rainfall, and installation of groundwater monitoring well
- The process would likely take 1 to 2 years for rezoning and that the Temporary Use Permit (TUP) could be approved for 3 years.

- Condition added in permit requiring submission of a rezoning application within 6 months of TUP issuance

NP-2023-080

It was Moved and Seconded,

that North Pender Island Local Trust Committee approve the issuance of Temporary Use Permit NP-TUP-2023.5 (Grimmer) for a term of three years.

CARRIED

13.5 NP-DP-2023.3 (Shave)

Island Planner Smith provided an update on the application:

- DPA1 no raptors nest present; DPA2 may have a nesting tree
- Comprehensive report is included with a number of recommendations
- Trees removed without permission
- Could request a Security Deposit
- No estimate at this time for restoration/remediation

NP-2023-081

It was Moved and Seconded,

that North Pender Local Trust Committee defer NP-DP-2023.3 (Shave) and direct staff to obtain an estimate for a security deposit.

CARRIED

Bylaw Compliance and Enforcement Manager (BCEM) Dingman added that the file is being reviewed by Crown Counsel, information is confidential at this time and will report back after the review. He explained that Bylaw Compliance and Enforcement Officers gathered evidence regarding the contravention, and Crown Counsel will decide whether to go forward with prosecution.

13.6 Saturna Island Local Trust Committee SA-ALR-2023.1 Application

Island Planner Smith advised that the applicant is applying to exclude a 12 hectare portion of the lot from the ALR and include a different 12 hectare portion of land in the ALR. A professional assessment concluded that the property to be included has higher quality soil than the land to be excluded.

NP-2023-082

It was Moved and Seconded,

that North Pender Island Local Trust Committee interests are unaffected by the Saturna Island Local Trust Committee SA-ALR-2023.1 Application.

CARRIED

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Raptor Nest DPA Project Update

RPM Kojima outlined the Minor Project. A Project Charter has been developed that establishes a timeline. The staff report highlights some of the risks associated with this project. The budget available for this fiscal year is \$5000. The project will include

mapping done by North Pender Island residents. A professional Biologist will need to be included in this project.

NP-2023-083

It was Moved and Seconded,

that North Pender Island Local Trust Committee endorse the Project Charter for the Raptor Nest Development Permit Area Project.

CARRIED

14.2 Housing Access and Affordability Project

RPM Kojima reviewed the draft business case for the allocation of funding and staff resources. A preliminary timeline is included in package.

Discussion:

- The \$10,000 budget includes costs for materials, meetings, and First Nations engagement.
- The expected budget for staff time remains unknown until the LTC provides more details about the project scope.
- Denman, Mayne, and Gabriola Island LTCs have been working on housing projects.
- Planner Narissa Chadwick could present information at the Community Information Meeting of October 21, 2023
- Trustee Morrison would like to see options from other LTCs for consideration of viability on North Pender
- The Housing Tool Kit provided by Islands Trust staff includes mapping, land use suitability analysis, and examples from other islands and similar communities
- Staff resourcing included in Staff Report
- Start community discussion in September
- Would like to increase the budget to provide for community consultation costs and education materials

NP-2023-084

It was Moved and Seconded,

that North Pender Island Local Trust Committee endorse the business case for the Housing Access and Affordability Project with a modified budget of \$15,000 and that staff forward the business case to the relevant committees and to Trust Council.

CARRIED

NP-2023-085

It was Moved and Seconded,

that the North Pender Island Local Trust Committee Special Meeting scheduled for October 28, 2023 be moved to October 21, 2023.

CARRIED

14.3 Plum Tree Court

Trustee Campbell reviewed the situation. He has heard the plans and they sound feasible. The definition of Community Housing in the zoning bylaw is limited to duplexes because it says 2 families allowed. The Pender Islands Housing Society changed their name to be more inclusive. The applicant suggested changing “2 family” to “multi-family” with no change to density.

RPM Kojima suggested that the Pender Islands Housing Society make an application to rezone and then seek a refund of fee from the Executive Committee. The rezoning application would be the fastest route to make these changes. Island Planner Smith advised that an Official Community Plan (OCP) amendment would not be needed. The LTC could move forward with a minor amendment to the Land Use Bylaw (LUB) to remove that language altogether or change it to multi-family dwellings.

15. REPORTS

15.1 Work Program Report

15.1.1 Active Projects Report Dated July 2023

Island Planner Smith will confirm that LTC receives decisions made by the Board of Variance.

15.1.2 Future Projects Report Dated July 2023 – received for information

15.2 Applications Report Dated July 2023 – received for information

15.3 Trustee and Local Expense Report Dated May 2023 – received for information

15.4 Adopted Policies and Standing Resolutions – received for information

15.5 Local Trust Committee Webpage – updated upon conclusion of meeting

Questioned inclusion of Planner’s email address on web page – removed as contacts and questions were not applicable to LTC. Island Planner Smith monitors Saturna LTC and North Pender LTC emails.

15.6 Islands Trust Conservancy Report - None

16. NEW BUSINESS

16.1 Options for Establishing a Water Advisory Commission

RPM Kojima reviewed the process to establish a water advisory planning commission. He suggested advertising first to determine participation numbers. Islands Trust staff could advertise membership opportunities on the Advisory Planning Commission with a clear link to ground water feasibility and housing initiatives.

NP-2023-086

It was Moved and Seconded,

that North Pender Island Local Trust Committee direct staff to readvertise for membership interest for the Advisory Planning Commission with a focus on water and housing issues.

CARRIED

16.2 North Pender Island LTC Freedom of Information and Protection of Privacy Bylaw No. 233

NP-2023-087

It was Moved and Seconded,

that North Pender Island Local Trust Committee Bylaw No. 233, cited as “North Pender Island Local Trust Committee Freedom of Information and Protection of Privacy Bylaw No. 233, 2023”, be adopted.

CARRIED

17. UPCOMING MEETINGS

17.1 Next Regular Meeting Scheduled for September 29, 2023, at the Anglican Church Hall, Pender Island

18. TOWN HALL

Ken Sheaves:

- Lives on a property adjacent to STVR application which was approved
- Concerned with commercial operation in a residential area
- The property was originally designed to have water and septic for a single family, but the STVR has 11 people maximum
- The water system is too fragile to support this overuse of property

Michael Sketch:

- Spoke to Community Information Meeting May 13, 2023
- The LTC Bylaws shall not contravene Agricultural Land Reserve Regulations, so it would be inappropriate to approve as no force or effect
- Why Industrial Zoning?
- The inclusion of the parcel between Razor Point and Hamilton Road would not be of equal value, as it has inferior soil top the land being excluded
- Upon reconsideration the LTC should reverse decision and bring in LUB amendment after Agricultural Land Commission decision to include or exclude
- Rural and agricultural strip on the parcel could cause confusion, so the LTC needs to be careful to follow the Agricultural Land Commission (ALC)

Kathy Kronk:

- Agriculture is not an appropriate use on the parcel between Razor Point and Hamilton Road
- Executive Committee cannot approve until response received
- Urged staff to follow up with the ALC and request a response.

- Staff to check with ALC as to status regarding inclusion/exclusion and verify with Executive Committee
- A Question was raised as to when Bylaw went to Crown Council
 - BCEM Dingman responded that concerned members of the public can go to Court Services online and search the case to find the date

19. CLOSED MEETING

19.1 Motion to Close the Meeting

NP-2023-088

It was MOVED and SECONDED,

that the meeting be closed to the public in accordance with the *Community Charter*, Part 4, Division 3, s. 90(1)(d) the security of the property of the municipality, and (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment; and that the recorder and staff attend the meeting.

CARRIED

Committee closed the meeting at 1:40 p.m.

By general consent Committee reconvened in open meeting at 2:36 p.m. to rise and report.

19.2 Rise and Report

Chair Maude reported on the following:

The North Pender Island Local Trust Committee In-Camera Minutes of May 15, 2023 were adopted

20. ADJOURNMENT

By general consent the meeting was adjourned at 2:37 p.m.

David Maude, Chair

Certified Correct:

Pat Todd, Recorder

**North Pender Island Local Trust Committee
Record of a Public Hearing
Proposed Bylaws 223, 224 and 229**

Date: May 13, 2023
Location: St. Peter's Anglican Church Hall
4703 Canal Road, RR 1, North Pender Island BC

Members Present: David Maude, Chair
Deb Morrison, Local Trustee
Aaron Campbell, Local Trustee

Staff Present: Kim Stockdill, Island Planner
Fran Munro, Recorder

Others Present: Approximately 12 members of the public were present.

4.1 Land Use Bylaw Review Project – Proposed Bylaws 223, 224, and 229

Chair Maude called the Public Hearing to order at 1:30 p.m. He read a statement outlining the content, purpose, and process of the Public Hearing.

Planner Stockdill read a statement related to the purpose of proposed Bylaw Nos. 223, 224 and 229 and their development to date.

Joyce Thayer believed the bylaws addressed the concerns raised by the community and urged the LTC to move forward without further delay.

Michael Sketch Explained that the parcel between Razor Point and Hamilton Road is currently zoned industrial and the Agricultural Land Commission (ALC) has questioned the rezoning. He stated that no farm use is indicated, and the Industrial zone has no force or effect and since 2002 incorrect zoning has been moot. An application to exclude the land from the Agricultural Land Reserve (ALR) that would allow for industrial use has conditional approval. Adding to land use bylaw would create unnecessary conflict and he requested that the Local Trust Committees (LTC) remove that portion for now.

Speaking to the parcel at Port Washington dock, he stated that the lot has a history, including problems with sewage. He suggested that it would be cheaper to bring house up to code rather than build a new house and that once the roadblock of residential zoning is achieved the owners could sell the lot. As future LTCs could have different intentions, he suggested it is feasible to remove this section from the bylaw and ask the owner to amalgamate the two lots and that an LUB amendment skips over the application and planner review process.

He also stated that he would have liked to put a storage shed for firewood on 5 acres of land 5 years ago, but the LUB prohibited it. He knows of 12 land owners who have used property for whatever they want before a residence has been built, and there have been no complaints. The Galiano Bylaws permit this and the impact on environment is greater with residential use than accessory use. Mr. Sketch's own application to allow for accessory use on a small portion of land was supported by previous planner and he urged the LTC to make an amendment and allow some reasonable use.

Mr. Sketch spoke to the provision that requires landscaped screening instead of a fence, stating there are properties where existing deciduous trees do not screen all year round, it should be an exception for conditions where landscape screening is not possible due to environmental circumstances, so that a fence is built instead. Fencing broken up by a tree would require less of a total screen impediment on the requirement.

Chair Maude called three times for speakers and no comments were made.

There being no further submissions, Chair Maude closed the Public Hearing at 1:51 p.m.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD.

RECORDER

DATE

Follow Up Action Report

North Pender Island

27-Oct-2022

Activity	Responsibility	Dates	Status
1 13.1 Staff to request legal opinion on Section 3.4.4 of Bylaw No. 103 and impacts to proposed land use bylaw amendments. - WORK UNDERWAY	Kim Stockdill	Target: 09-Dec-2022	Completed

05-May-2023

Activity	Responsibility	Dates	Status
1 16.1 Protocol agreements - staff to invite CRD Director Paul Brent to a future LTC meeting to discuss NP LTC and CRD protocol agreements Jas - add to agenda when Paul confirms availability - Planner will provide direction on what agenda	Brad Smith Jas Chonk	Target: 12-May-2023	In Progress

28-Jul-2023

Activity	Responsibility	Dates	Status
1 9.0 LTC Meeting Minutes 1) May 13, 2023 special meeting minutes adopted as presented 2) May 26, 2023 regular meeting minutes adopted as presented 3) June 23, 2023 special meeting minutes adopted as presented	Emily Bryant	Target: 18-Aug-2023	Completed

Follow Up Action Report

North Pender Island

28-Jul-2023

Activity	Responsibility	Dates	Status
<p>2 13.1 NP-RZ-2022.1 (Sidney Island Strata Corporation) - BL 232 adopted as presented Jas - update amending bylaws to adoption and initiate changes to base bylaw Emily/Robert - Update Tapis and close out file</p>	<p>Emily Bryant Jas Chonk Robert Kojima</p>	<p>Target: 25-Aug-2023</p>	<p>Completed</p>
<p>3 13.2 NP-TUP-2023.5 (Grimmer) - TUP approved as presented and issued for <u>three</u> years Jas/Brad - issue permit update TAPIS including monitoring - close-out file</p>	<p>Brad Smith Jas Chonk</p>	<p>Target: 18-Aug-2023</p>	<p>Completed</p>
<p>4 13.3 NP-DP-2023.2 (Shaw) - DP approved as presented Jas/Charly - issue permit, update Tapis including any monitoring, close out file</p>	<p>Charly Caproff Jas Chonk</p>	<p>Target: 18-Aug-2023</p>	<p>Completed</p>
<p>5 13.4 NP-DP-2023.3 (Shave) - DP decision deferred to allow for legal hearing on Aug 9 re: prosecution Brad - get estimate from RP Bio re security deposit for remediation works Warren - provide report on decisions made at Aug 9 hearing at Sept meeting</p>	<p>Brad Smith Warren Dingman</p>	<p>Target: 18-Aug-2023</p>	<p>Completed</p>

Follow Up Action Report

North Pender Island

28-Jul-2023

Activity	Responsibility	Dates	Status
<p>6 13.5 NP-TUP-2023.4 (Gu) - TUP decision deferred to September</p> <p>Charly - clarify cistern size - 2000 l or gallon - Done William/Charly - review groundwater information for subject property and provide in updated staff report at future meeting - Done Charly -- contact NP fire department for review/any comments on application - Done Jas - add to September 29 agenda - Done Charly/Robert - update TUP checklist to include review of existing groundwater information and fire department comments</p>	<p>Charly Caproff Jas Chonk Robert Kojima William Shulba</p>	<p>Target: 18-Aug-2023</p>	<p>Completed</p>
<p>7 13.6 SA-ALR-2023.1 - LTC resolved <i>that interests are unaffected</i>- Jas initiate response to SA LTC</p>	<p>Jas Chonk</p>	<p>Target: 18-Aug-2023</p>	<p>Completed</p>
<p>8 14.1 Heron Nest DPA update - LTC directed staff to proceed with project in accordance with project charter Brad/Emily - update website projects page with project info/staff report/project charter Brad - Initiate procurement of mapping data</p>	<p>Brad Smith Emily Bryant</p>	<p>Target: 15-Sep-2023</p>	<p>Completed</p>

Follow Up Action Report

North Pender Island

28-Jul-2023

Activity	Responsibility	Dates	Status
<p>9 14.2 Housing Access and Affordability Project - LTC directed staff to proceed with project in accordance with staff report</p> <p>Brad/Emily - update website projects page with project info/staff report/business case</p> <p>Robert - Increase dollar ask to 15 k/year, Forward business case to Trust Committees and Trust Council</p>	<p>Brad Smith</p> <p>Emily Bryant</p> <p>Robert Kojima</p>	<p>Target: 08-Sep-2023</p>	<p>Completed</p>
<p>10 LTC to identify date for standalone meeting re topic communications with local landowners - Staff to provide background info package in prep for meeting</p>	<p>Brad Smith</p> <p>Robert Kojima</p>	<p>Target: 15-Sep-2023</p>	<p>In Progress</p>
<p>11 9.2 May 13, 2023 Public Hearing record - staff to re-review meeting recording and tidy up meeting minutes</p>	<p>Emily Bryant</p>	<p>Target: 25-Aug-2023</p>	<p>Completed</p>
<p>12 New CIM - add a CIM to the September 28 LTC agenda with Topic - "Community Discussion with Island Health"</p>	<p>Jas Chonk</p>	<p>Target: 25-Aug-2023</p>	<p>Completed</p>
<p>13 17. Amend meeting schedule to move Saturday October 28 special meeting to Oct 21</p> <p>Emily - confirm hall is available</p>	<p>Emily Bryant</p> <p>Jas Chonk</p>	<p>Target: 18-Aug-2023</p>	<p>Completed</p>
<p>14 APC advertising - initiate advertising for APC membership with focus on groundwater and housing topics</p>	<p>Brad Smith</p> <p>Jas Chonk</p>	<p>Target: 31-Aug-2023</p>	<p>Completed</p>
<p>15 BL 233 adopted as presented - Jas to update bylaw and website and close-out file</p>	<p>Jas Chonk</p>	<p>Target: 31-Aug-2023</p>	<p>Completed</p>



Follow Up Action Report

North Pender Island

28-Jul-2023

Activity	Responsibility	Dates	Status
16 Burdett ALR inclusion/exclusion application - staff to follow-up with ALC re status of NP-ALR-2019.1	Brad Smith	Target: 25-Aug-2023	Completed
17 In camera - May 5, 2023 meeting minutes adopted as presented	Emily Bryant	Target: 25-Aug-2023	Completed



DATE OF MEETING: September 29, 2023

TO: North Pender Island Local Trust Committee

FROM: Brad Smith, Island Planner
Southern Team

COPY: Robert Kojima, Regional Planning Manager

SUBJECT: Development Permit NP-DP-2023.3
Applicant: Becky Shave
Location: 4815 Schooner Way

RECOMMENDATION

- 1. That the North Pender Island Local Trust Committee approve issuance of Development Permit NP-DP-2023.3 (Shave), as amended.**

REPORT SUMMARY

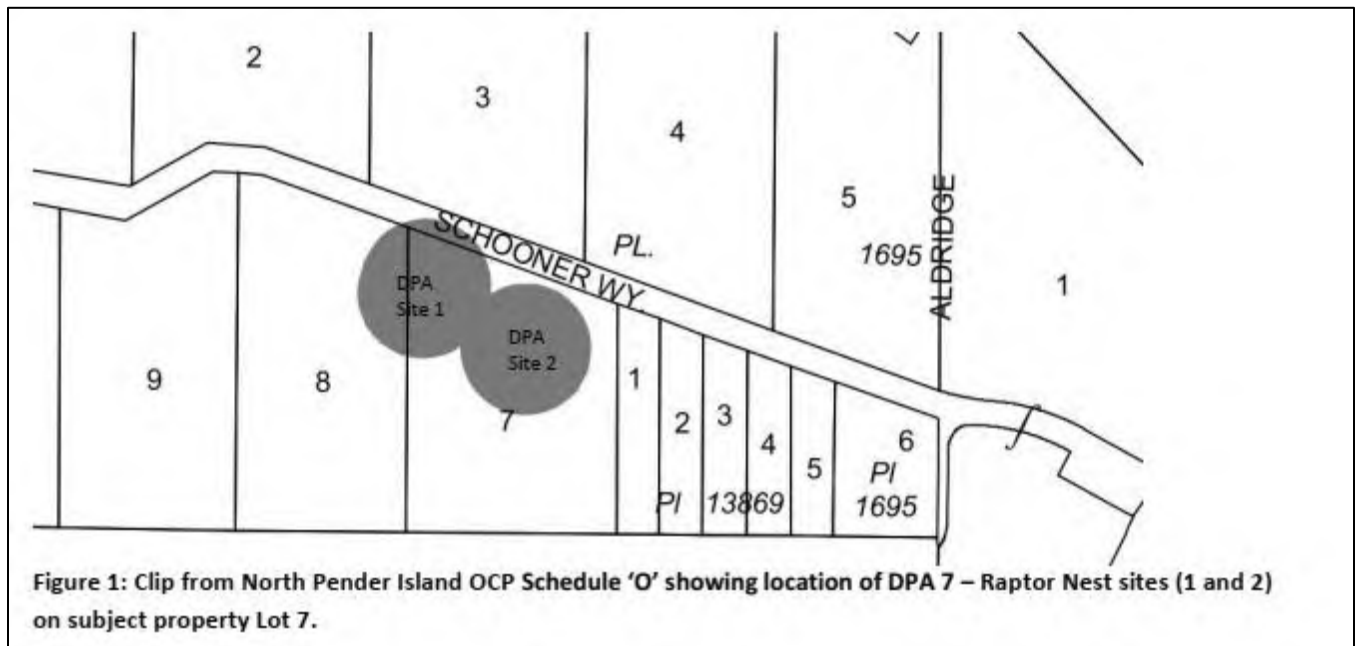
The purpose of this report is for the North Pender Local Trust Committee (LTC) to further consider a Development Permit (DP) application to require restoration of forest habitat impacted by unauthorized tree removal within Development Permit Area 7 – Raptor Nests (DPA 7), on the above noted property.

The recommendation is supported as:

- In the absence of a DP issued prior to development, a DP requiring restoration will impose conditions for site restoration and future protection;
- The conditions within the draft DP are based on a well-considered and comprehensive assessment report completed by a professional biologist and are supported by staff;
- The inclusion of a security deposit will provide further assurance that restoration activities will be completed consistent with the conditions of the DP;
- The draft DP also includes specific conditions for Douglas-Fir nesting tree protection and future development within the DPA; and,
- Bylaw enforcement staff continues to seek additional remedies including potential court action for the unauthorized tree removal.

BACKGROUND

In the fall of 2022, the subject property was purchased by the current owners (Figure 1). Portions of the land were subsequently logged, with the applicants' explanation that it was intended to establish residential building sites, to provide materials for future construction, and to generate income through firewood and timber sales. The tree removal included areas of forest habitat impacted by unauthorized logging within Development Permit Area 7 – Raptor Nests (DPA 7).



The LTC first considered this DP application at the July 28, 2023 meeting. At that meeting, the LTC deferred making a decision on the application and passed the following resolution:

NP-2023-081

It was Moved and Seconded,

that North Pender Local Trust Committee defer NP-DP-2023.3 (Shave) and direct staff to obtain an estimate for a security deposit.

CARRIED

Based on this resolution, a cost estimate for restoration has been provided from the professional biologist that also completed the ecological assessment report.

The July 28, 2023 staff report can be found starting on p 134 of the agenda package located here:

<https://islandstrust.bc.ca/document/north-pender-ltc-regular-meeting-agenda-package/>

ANALYSIS

Cost Estimate for Restoration

The following is an estimate of costs for undertaking restoration consistent with the conditions of the DP.

4815 Schooner Way Pender Island - Restoration - Rough Estimate (based on prescription in Keith Erickson Report)		
Native Plants/Trees	95 @ \$17	\$1,615
Fencing materials	55 @ \$12	\$660
Labour	24 @ \$42	\$1008
Machine Time + move	6 @ \$165	\$990
QEP monitoring/report	8 @ \$95	\$760
Total Rough Estimate		\$5,033

The consultant emphasizes this is a rough estimate only and has not been costed out specific to labour on North Pender Island. Staff are of the view that the cost estimates are reasonable for establishing a security deposit at 150% of the estimate. However, the LTC could seek a more detailed cost estimate including actual quotes for proposed work prior to making a decision.

Amended Development Permit

The attached draft DP (Attachment 1) has been amended to include the following condition with respect to a security deposit. Consistent with Islands Trust practice, an additional 50% has been included above the quoted estimate to ensure cost overruns are covered. Other than this addition, there are no other changes to the draft permit that was presented to the LTC on July 28, 2023.

Security Deposit

- W. Pursuant to Section 502 of the *Local Government Act*, the Local Trust Committee requires security to ensure that any conditions respecting nesting tree protection, ecological restoration and monitoring elements are satisfied:
- a. Where the Local Trust Committee considers that a condition in the permit respecting restoration has not been satisfied the Local Trust Committee may undertake and complete the works required to satisfy the condition, at the cost of the permit holder, and may apply the security in payment of the cost of the works with any excess to be returned to the permit holder.
 - b. Any interest earned on the security provided under Condition W shall accrue to the permit holder and be paid to them immediately on return of the security or, on default, become part of the amount of the security.
 - c. The security provided by the permit holder shall be in the form of:
 - j. An irrevocable letter of credit with a clause for automatic renewal, or cash equivalent.
 - ii. Payable to the Islands Trust,
 - iii. In the amount of 150% of the quoted landscaping cost of \$5033.00 based upon the cost estimate provided by Keith Erikson, RP Bio, dated September 12, 2023 and included as Schedule E.
 - d. The applicant shall submit to the North Pender Island Local Trust Committee, within two years of the date of permit issuance, a letter from a qualified professional stating that the nesting tree protection and ecological restoration conditions have been completed substantially in accordance with Schedules A, B, C, D, and E and will, upon standard upkeep, become established.
 - e. Where the development authorized by this permit has been completed, the security shall be returned to the permit holder provided the conditions have been met.

Bylaw Enforcement Update

Bylaw enforcement continues to seek further remedy through the courts. The next court date is scheduled for October 11, 2023, where the court will receive a report from bylaw enforcement staff prior the province deciding whether to pursue prosecution.

Consultation

There is no public or agency consultation regularly associated with a Development Permit application. In addition, there is no statutory notification required.

Rationale for Recommendation

The recommendation on page one (1) is supported as:

- A DP is the best tool available to establish conditions for site restoration and future protection;
- The conditions within the draft DP are based on a well-considered and comprehensive assessment report completed by a professional biologist and are therefore supported by staff;
- The inclusion of a security deposit will provide further assurance that restoration activities will be completed consistent with the conditions of the DP;

- The draft DP also includes specific conditions for Douglas-Fir nesting tree protection and future development within the DPA; and,
- Bylaw enforcement staff continue to seek additional remedies including potential court action for the unauthorized tree removal.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the North Pender Island Local Trust Committee request that the applicant submit to the Islands Trust _____.

2. Deny the application

The LTC may deny the application. If this alternative is selected, the LTC MUST state the reasons for denial.

Recommended wording for the resolution is as follows:

That the North Pender Island Local Trust Committee deny application NP-DP-2023.3 (Shave) for non-compliance with the following guideline(s) _____.

Submitted By:	Brad Smith, Island Planner	September 21, 2023
Concurrence:	Robert Kojima, Regional Planning Manager	September 21, 2023

ATTACHMENTS

1. Draft Amended Development Permit



**NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT PERMIT
NP-DP-2023.3**

To: Linda Shave

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

Lot 7, Section 7, Pender Island, Cowichan District, Plan 1695
PID: 007-094-591

2. This Development Permit NP-DP-2023.3 authorizes retroactive habitat restoration and shrub/tree planting within Development Permit Area 7 – Raptor Nests (DPA 7) to address unauthorized tree removal. It also sets out conditions for protection of the designated Douglas-Fir nesting tree and future development within the DPA.

General

- A. All land alteration, habitat restoration and shrub/tree planting shall be substantively consistent with Schedules 'A', 'B' 'C' 'D' and E attached to and forming part of this permit.

Nesting Tree Protection

- B. A 'critical rooting zone' (CRZ) is established around the protected Douglas-Fir where no disturbance to the natural vegetation or soil shall occur, except within the footprint of the pre-existing cabin site and driveway. For the purposes of this permit the CRZ is determined using a 1 to 12 ratio or 12cm of buffer radius for every 1cm of diameter at breast height (dbh). The dbh of the subject Douglas-fir is 140cm, which results in a 16.8 m protected radius around the tree. The CRZ boundaries may be adjusted in accordance with a certified arborist report.
- C. There shall be no cutting, removal, or otherwise damage to remaining trees within the DPA (50m radius around subject Douglas-fir) except in accordance with North Pender Island OCP Section 5.2.8.4.i that exempts "the removal of dangerous trees posing an immediate threat to life or property", or Section 5.2.8.4.j exempting "the removal of invasive, non-indigenous trees or vegetation".
- D. No additional construction, development of infrastructure, or land alteration is permitted within 30 m of the base of the protected Douglas-fir.
- E. A qualified environmental professional (QEP) shall be consulted if future development or construction is planned outside of the 30m buffer but within the 50m DPA setback area. The QEP must determine if a raptor nest has been established and if so, whether it is occupied or active. If necessary, a subsequent DPA application shall then be made with specific recommendations pertaining to such future development.
- F. There shall be no widening or expansion of the pre-existing driveway surface (as surveyed in Schedule B) within the DPA.

- G. Where the driveway passes through the CRZ, there shall be no excavating below the top dressing to minimize further impacts to the rooting zone. This measure may be adjusted in accordance with a certified arborist report.
- H. BC Hydro lines, water lines, and other utilities travelling through the DPA shall be buried under or immediately alongside the footprint of the existing driveway (as shown on Map2), except for the portion of driveway located within the CRZ (as per condition (i) below).
- I. If establishing a power line connection from the pre-existing cabin to a future development site outside of the DPA, the installer shall minimize impact to the CRZ by locating trenching and/or pole excavation outside of the CRZ and/or as far away from the subject Douglas-fir tree as possible. This measure may be adjusted in accordance with a certified arborist report.
- J. All excavating, landscaping, forestry or construction contractors and personnel who will be working on the property shall be notified of the location of the subject Douglas-fir, the boundaries of the CRZ and the boundaries of the DPA along with the conditions of the Permit.

Ecological Restoration - General

- K. Remediation of areas where soils have been compacted and/or stripped shall rely on use of the 'rough and loose' methodology. A description and methodology for making sites 'rough and loose', can be found at the following link:
https://www.cclmportal.ca/sites/default/files/2020-02/Making_Site_Rough_and_Loose.pdf
- L. Existing seedlings or young trees shall be managed to provide the best opportunity for survival (i.e. removal of competing vegetation and non-native species as needed, protection from deer browsing).
- M. The planting methodology described in Schedule C shall be utilized to maximize planting survivability.
- N. All planted trees and shrubs, except for Douglas-fir and sword fern, shall be fenced to protect them from deer browse while they establish a healthy root system. Individual plants can be protected using 1.3 m tall stucco wire or chicken wire made into a circle with an 0.45 - to 0.60 m diameter, placed over top of the seedling, and secured to the ground by tying (using rebar wire or zap straps) to a " to 0.75 m length of rebar that is pounded into the ground.
- O. All replanting shall be maintained by the property owner including necessary irrigation for a period of 3 (three) years from the date of completion of the planting, or until they have reached a suitable 'free to grow' stage of 1.5 metres, to ensure survival. Unhealthy, dying or dead stock shall be replaced at the owner's expense in the next regular planting season.
 - a. Contractors shall inspect their equipment and vehicles to ensure they do not transport invasive plant species seeds onto or off the property. All equipment shall be washed prior to arrival. Manual removal of weeds from equipment shall be performed regularly.
 - b. A spill control kit shall remain on site for the entire period when machines are being used.

Ecological Restoration – "Restoration Area" Site Prescriptions

- P. Site specific restoration prescription boundaries shall be defined by *Restoration Areas 1, 2a, 2b, 3a, 3b, and 3c, Driveway Rehabilitation Area, Gravel Storage/Landing Area, and Restoration Area 4* as shown on Map 2 -Schedule A.
- Q. The site specific restoration prescriptions included as Schedule D for Restoration Areas 1, 2a, 2b, 3a, 3b, and 3c, Driveway Rehabilitation Area, Gravel Storage/Landing Area, and Restoration Area 4 shall be implemented substantively in accordance with the specific conditions described for each Restoration Area within Schedule D.

- R. The number and type of plantings shall be consistent with the summary planting list included in Schedule D.

Timing

- S. Machine work including rough and loose treatments and dispersal of debris and topsoil shall be completed in late summer to early fall (September – October).
- T. Planting and fencing shall be completed in late fall to early spring (November –March).

Monitoring

- U. Monitoring and guidance is to be conducted by a registered professional biologist (R.P. Bio.) to ensure that all restoration conditions herein have been met to the satisfaction of the R.P. Bio.
- V. The monitoring QEP(s) shall prepare and submit to the Islands Trust written confirmation of compliance with all conditions with this permit as issued within three months (3) of the development work being completed.

Security Deposit

- W. Pursuant to Section 502 of the *Local Government Act*, the Local Trust Committee requires security to ensure that any conditions respecting nesting tree protection, ecological restoration and monitoring elements are satisfied:
 - a. Where the Local Trust Committee considers that a condition in the permit respecting restoration has not been satisfied the Local Trust Committee may undertake and complete the works required to satisfy the condition, at the cost of the permit holder, and may apply the security in payment of the cost of the works with any excess to be returned to the permit holder.
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 - c. The security provided by the permit holder shall be in the form of:
 - i. An irrevocable letter of credit with a clause for automatic renewal, or cash equivalent.
 - ii. Payable to the Islands Trust,
 - iii. In the amount of 150% of the quoted landscaping cost of \$5033.00 based upon the cost estimate provided by Keith Erikson, RP Bio, dated September 12, 2023 and included as Schedule E.
 - d. The applicant shall submit to the North Pender Island Local Trust Committee, within two years of the date of permit issuance, a letter from a qualified professional stating that the nesting tree protection and ecological restoration conditions have been completed substantially in accordance with Schedules A, B, C, D, and E and will, upon standard upkeep, become established.
 - e. Where the development authorized by this permit has been completed, the security shall be returned to the permit holder provided the conditions have been met.
3. The area described herein shall be developed in accordance with the terms, conditions and provisions of this Permit, and any plans and specifications attached to this Permit, which shall form a part thereof.

4. Any further development within the designated Development Permit Areas will require a new Development Permit, or a Development Permit Amendment.
5. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of North Pender Island Land Use Bylaw No. 224, 2003 and to obtain other approvals necessary for the lawful completion of the proposed development.

AUTHORIZING RESOLUTION PASSED BY THE NORTH PENDER ISLAND LOCAL TRUST COMMITTEE THIS DAY OF , 2023.

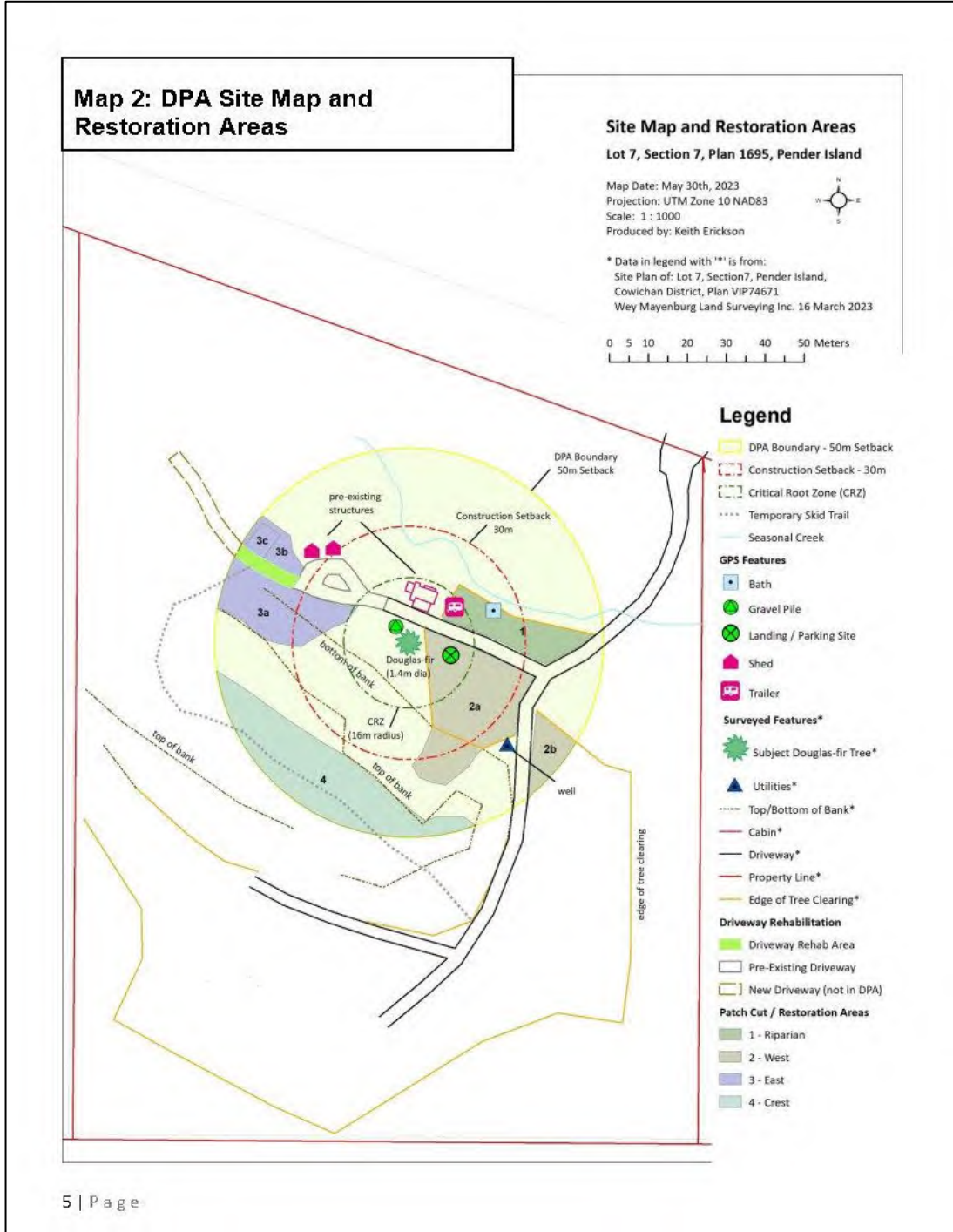
Deputy Secretary, Islands Trust

Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ___ DAY OF _____, 2025, THIS PERMIT AUTOMATICALLY LAPSES.

NORTH PENDER ISLAND LOCAL TRUST COMMITTEE

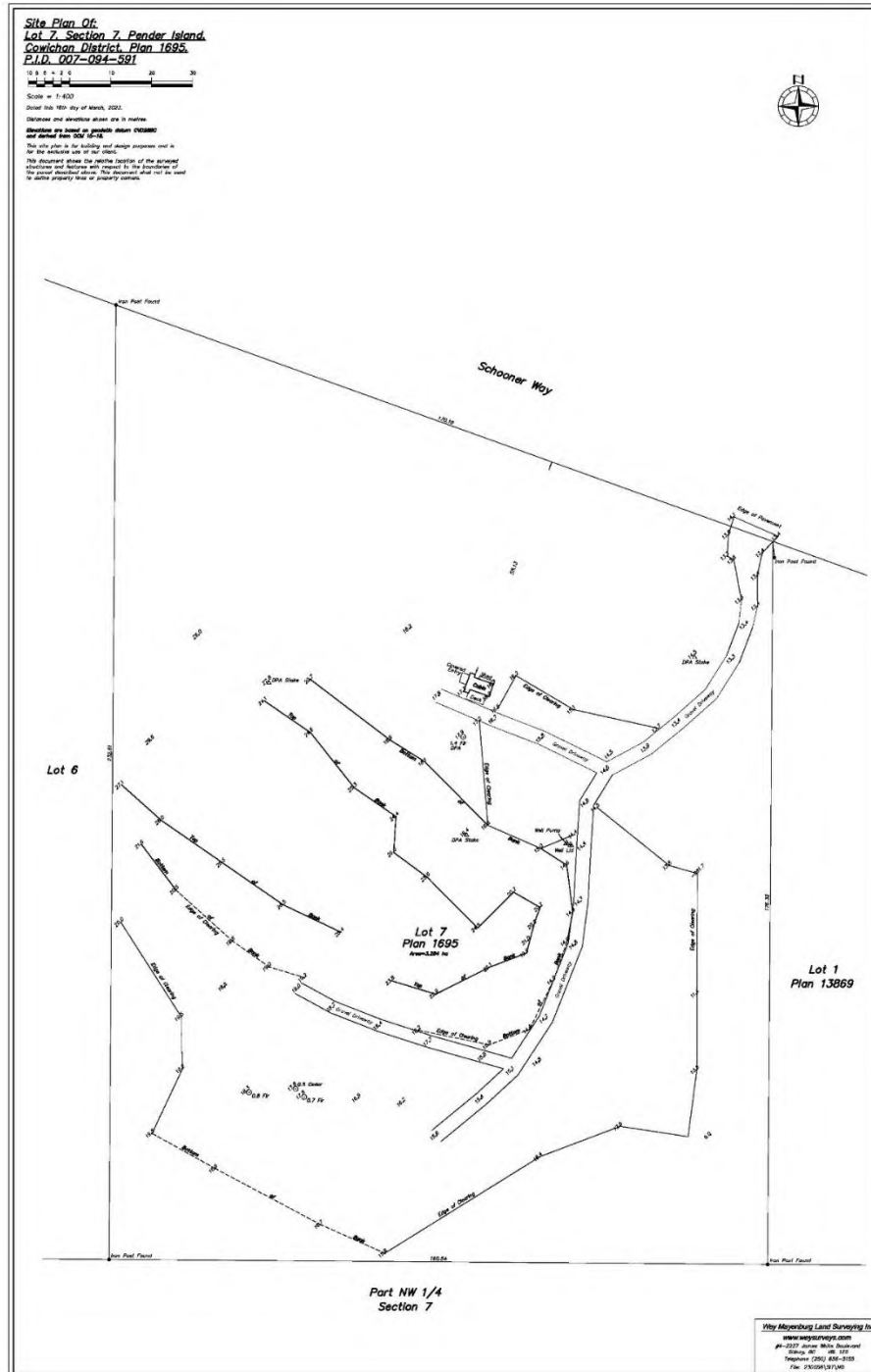
DEVELOPMENT PERMIT 2023.3
Schedule "A" - Site Map and Restoration Areas



NORTH PENDER ISLAND LOCAL TRUST COMMITTEE

DEVELOPMENT PERMIT 2023.1

Schedule "B" – Site Plan



NORTH PENDER ISLAND LOCAL TRUST COMMITTEE

DEVELOPMENT PERMIT 2023.1
Schedule "C" – Planting Methodology

5. Planting: The following excerpt provides guidance on planting (from *Technical Note #6 Planting Trees on Upland Forested Sites* Milo Mihajlovich and Pat Wearmouth, 2012, *The Boreal Research Institute* <https://www.nait.ca/applied-research/technical-resources>)

"The best microsite provides moisture, nutrients, light, and warmth to the seedling. This means planting a seedling mid-slope at the micro level, where roots will not dry out or be flooded. Rocks, lumps of soil, or logs and stumps absorb heat from the sun during the daytime and radiate that heat at night. A seedling planted next to these obstacles stays warmer during the night, so has more energy for establishment and growth. Obstacles also reduce the wind at ground level, and catch snow during the winter, further protecting the planted seedling.

At the chosen microsite, the seedling needs to be planted correctly. First, the planting hole needs to be deep enough that the seedling is planted to the top of the root plug. If any portion of the root plug is exposed to the sun and wind the roots will dry out quickly, killing the seedling. If the hole is too shallow, the planter may have to force the root plug into the hole, damaging the roots, or causing the roots to bend upwards – a condition known as a "J-root". This impairs the future growth of the seedling. Planting deep is better than shallow.

After backfilling around the root plug with soil the seedling should be upright and firmly placed, with no air pockets around the roots. Often bark, moss and leaf litter are used for backfilling. These materials are not suitable as they are highly aerated so result in the root plug drying out. J-roots, air pockets and poor backfilling can be judged by digging up a sample of seedlings to check the root position, and then replanting the seedling. Firmness can be checked by pulling gently on the top of the seedling. Seedlings that have not been backfilled properly or with unsuitable materials will easily lift out of the ground."

NORTH PENDER ISLAND LOCAL TRUST COMMITTEE

DEVELOPMENT PERMIT 2023.1

Schedule "D" – Restoration Area Prescriptions and Planting List

Prescription

Restoration area 1(~300m2)

1. Relocate travel trailer to a site outside of the 50m DPA setback. Apply 'rough and loose' treatment to area of compacted and leveled soil in and directly around the footprint of the trailer.
2. Rehabilitate concrete bath area to reduce impacts from use and clearing directly adjacent to the seasonal creek. The concrete bath is located only a meter or so from the edge of the creek channel and its depth is not known. Removal of the bath from the site would require excavation very close to the channel resulting in a potential breach and potential sediment contributions through erosion. It is recommended instead that the bath be filled and covered to the natural grade with topsoil (use soil from pile immediately adjacent to bath). While depth of soil over the concrete will not be sufficient to support rooting and growth of large trees/shrubs, it occupies a very small area and will readily support growth of a variety of ferns and smaller shrubs.
3. Remove slash pile from site. Do not burn slash pile in place – the extreme heat will sterilize the soil underneath the pile and impede revegetation of the site. Large diameter slash (branch or log diameter greater than 7.5cm) can be spread across the patch cut sites in a more natural pattern and not in thick accumulations or piles.
4. Remove soil piles from site. Topsoil can be used to rehabilitate compacted landing and road areas or should be stored outside the DPA. When moving, minimize excavation and compaction to native soils under the piles. Ensure site is left rough and hummocky rather than flat and graded.
5. Augment natural regeneration by planting and fencing.
 - a. 6 x sword fern in trailer site after rough and loose.
 - b. 4 x sword fern on bath site after burial and grading with topsoil.
 - c. Plant 12 trees (6 x western redcedar, 2 x Douglas-fir, 2 x bigleaf maple, 2 x red alder (*Alnus rubra*), scattered throughout the polygon 1 area with a rough guide of 5m spacing
 - d. 20 x shrubs scattered within a 5m buffer of the creek channel and over its entire length. Shrub species should include salmonberry and Scouler's willow (*Salix scouleriana*) and may also include thimbleberry (*Rubus parviflora*), mock orange (*Philadelphus Lewisii*), red-osier dogwood (*Cornus stolonifera*), nootka rose (*Rosa nootkensis*), or other suitable native species for moist, rich soil conditions.

Restoration Area 2a (~700m²)

1. Apply 'rough and loose' treatment to the soils in the compacted landing/parking site in polygon 2a (see Map 2).
2. Coarse woody debris (diameter >7.5cm) can be added to polygon 2a, sources from slash piles in other restoration polygons.
3. Plant and fence 28 trees (6 x western redcedar, 16 x Douglas-fir, 4 x bigleaf maple, 2 x grand fir), scattered throughout the polygon with a rough guide of 5m spacing.

Restoration Area 2b (135m²)

1. This small polygon, located on the opposite side of the driveway to the subject Douglas-fir, and on the margin of the 50m setback, has includes a large pile of slash that can be used as a source of large woody debris for restoration of Polygon 2a. It is otherwise recommended that the slash accumulation be removed from the site (burned / chipped etc.) to reduce fire risk.

Restoration Area 3a and 3b (~500m²)

1. Remove slash pile from site. Do not burn slash pile in place – the extreme heat will sterilize the soil underneath the pile and impede revegetation of the site. Large diameter slash (branch or log diameter greater than 7.5cm) can be spread across the patch cut sites in a more natural pattern and not in thick accumulations or piles to provide essential coarse woody debris related ecological services (habitat, moisture retention, long-term nutrients).
2. Remove soil piles from site. Topsoil can be used to rehabilitate compacted landing and road areas or should be stored outside the DPA. When moving, minimize excavation and compaction to native soils under the piles. Ensure site is left rough and hummocky rather than flat and graded.
3. Plant and fence 20 trees (4 x western redcedar, 12 x Douglas-fir, 2 x bigleaf maple, 2 x grand fir), scattered throughout the polygons with a rough guide of 5m spacing.

Restoration Area 3c (~40m²)

1. Relocate timber and or other stored material outside of the DPA.
2. Apply rough and loose treatment to the compacted soil area.
3. Scatter coarse woody debris (diameter >7.5cm), sourced from slash piles within the DPA, across the site.
4. Plant and fence 2 trees (any - Western redcedar / Douglas-fir / bigleaf maple / grand fir) in the rough and loose area.

Driveway Rehabilitation Area (~60m²)

1. Strip crush rock off driveway surface and relocate outside of DPA.
2. Add topsoil to driveway surface using piles located throughout the DPA (roughly to grade if enough material available).
3. Apply rough and loose treatment to the roadbed area.
4. Scatter coarse woody debris (diameter >7.5cm), sourced from slash piles within the DPA, across the site.
5. Plant and fence 3 trees (any - Western redcedar / Douglas-fir / bigleaf maple / grand fir) in the rough and loose area.

Gravel Storage / Landing Area (~25m²)

1. Remove gravel from this site immediately. Be careful not to damage underlying native soils through excavation or compaction while moving gravel.
2. Scarify or gently loosen top 4 inches of compacted duff/soil directly under gravel with tines of excavator bucket. Deeper excavation will increase the risk of damage to the root systems of surrounding trees, including the subject Douglas-fir.
3. Scatter coarse woody debris (diameter >7.5cm), sourced from slash piles within the DPA, across the site.
4. Fence or otherwise block access to this area where it meets the edge of the driveway to prevent compaction of the soils.

Restoration Area 4 (~840m²)

1. This polygon is located on the periphery of the DPA outside of the 30m buffer area, on the crest of the hill and is buffered from the subject Douglas-fir by a stand of maturing trees where only single tree selection logging was completed. Impacts from the patch cut in this polygon on the subject Douglas-fir tree are minimal. A single skid trail was used to access this site by tracked machine and resulting compaction is limited. Allowing for natural forest regeneration and vegetation growth in this area is considered adequate.

Timing

- Machine work including rough and loose treatments and dispersal of debris and topsoil should be completed in late summer to early fall (September – October).
- Planting and fencing should be completed in late fall to early spring (November – March).

Summary Planting List

Western redcedar	16
Douglas-fir	30
bigleaf maple	8
grand fir	4
red alder	2
Any (cedar/fir/doug-fir/maple)	5
Scouler's willow / Salmonberry / other shrubs	20
Sword fern	10
TOTAL PLANTINGS	95

4815 Schooner Way Pender Island - Restoration - Rough Estimate (based on prescription in Keith Erickson Report)

Native Plants/Trees	95 @ \$17	\$1,615
Fencing materials	55 @ \$12	\$660
Labour	24 @ \$42	\$1008
Machine Time + move	6 @ \$165	\$990
QEP monitoring/report	8 @ \$95	\$760
Total Rough Estimate		\$5,033



DATE OF MEETING: September 29, 2023

TO: North Pender Island Local Trust Committee

FROM: Charly Caproff, Planner 1
Salt Spring Island Team

COPY: Robert Kojima, Regional Planning Manager

SUBJECT: Temporary Use Permit NP-TUP-2023.4
Applicant: Laurie Rupert
Location: 4801 Pirates Road

RECOMMENDATION

1. That the North Pender Island Local Trust Committee approve issuance of Temporary Use Permit NP-TUP-2023.4 (Gu)

REPORT SUMMARY

The purpose of this report is for consideration of a Temporary Use Permit (TUP) for a Short Term Vacation Rental (STVR) within a dwelling unit.

In summary the above recommendation for the issuance of the TUP is supported as the application substantively meets the TUP guidelines and comments have been received from the North Pender Fire Department and Island Trust Senior Freshwater Specialist that the water supply as proposed is sufficient for the proposed STVR use.

BACKGROUND

The property is located at 4801 Pirates Road and is 4.13 ha (10.2 ac) in area. The property is zoned Rural – R and is adjacent to the Magic Lake Estates and residential properties on large lots (i.e. greater than 4 ha). Additional site information can be found as Attachment 1. As per subsection 2.1.1.3 and 6.4.1 of the North Pender Island Official Community Plan (OCP), a TUP is required for the proposed use as the owner would not be residing on the property. Photos from the site visit can be viewed as Attachment 2.

A bylaw enforcement file, NP-BE-2023.20, has been opened following a complaint that the property is already being operated as vacation rental. Currently there is no evidence (e.g. advertisement on rental property websites) that it is being rented and the owner states only family and friends have been staying at the property. Notwithstanding, the owner has been advised to not rent short term as it is not permitted without a TUP.

The dwelling is 296 m² (3184 ft²) with four bedrooms. The owner is seeking a maximum of eleven (11) guests per stay, with the dwelling available three and a half (3.5) weeks per month, with exception to the period between May 1 and September 30 where STVR use is limited to 30 days. The application substantively meets the TUP guideline requirements, which can be found as Attachment 3.

This application was deferred at the July 28th 2023 Local Trust Committee (LTC) meeting until the following had been addressed or completed:

- The size of the cistern;
- Refer the application to Senior Freshwater Specialist William Shulba for comment; and
- Refer to the local fire department for comment.

The applicant has confirmed that the cistern placed on the property is 7571 litres (2000 gallons). According to the owner, in addition to the cistern, they have contacted a company specializing in rainwater collection and purification systems to further minimize impact on groundwater resources. Staff provided the Senior Freshwater Specialist and Fire Chief with the North Pender LTC resolution, the well report, the cistern capacity, and the staff report (including attachments) presented on July 28th 2023. The Senior Freshwater Specialist William Shulba and Fire Chief Michael Dine have provided comment that the water supply as proposed is sufficient for the STVR use. Additional details can be found in the Analysis section of this report.

During the notification period for the July 28th LTC meeting, correspondence was received five (5) submissions in opposition to the application were received, which have been summarized in the Analysis section of this report and can be found as Attachment 4. A letter suggesting amendments to the draft permit was received during the current notification period and can also be found as Attachment 4.

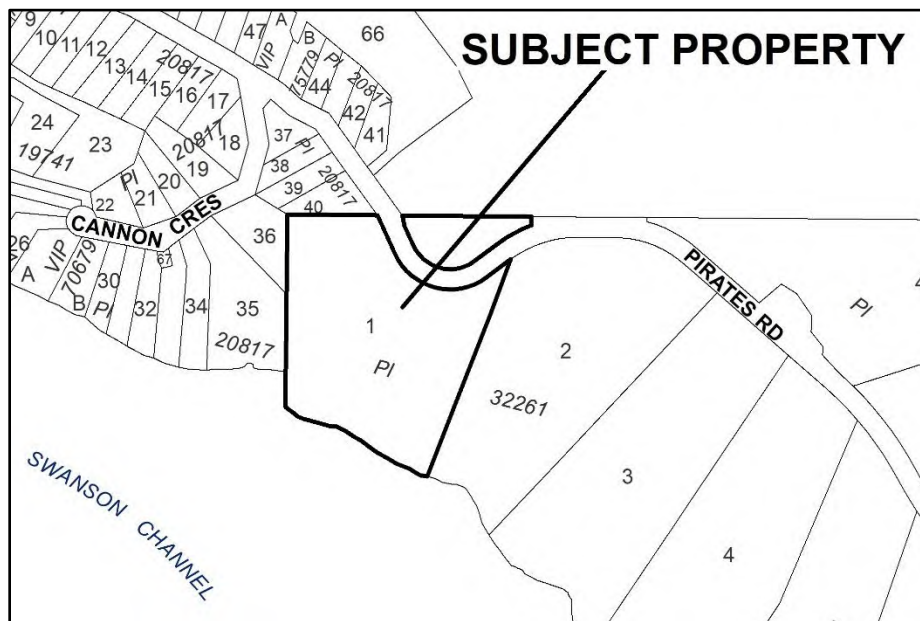


Fig. 1 – Subject Property

ANALYSIS

Policy/Regulatory

Official Community Plan:

The property is designated as **Rural (R)** in the North Pender Island Official Community Plan No. 171, 2007 (OCP). As per subsection 2.1.1.2, short term vacation rentals shall not be permitted as a principal use except where authorized by a TUP. Staff have reviewed Part 6 of the OCP which provides guidelines for STVRs and find that the

application substantively meets the guidelines. The guideline checklist can be found as Attachment 3 and key sections are summarized below.

STVR Location

The dwelling is located more than 200 m from other STVRs (Figure 2). The property entrance off of Pirates Road is fenced and the dwelling is not visible from the road. There is mature vegetation that provides screening from the adjacent neighbours to the east and desktop review shows that the distance between the two properties is over 100 metres. The dwelling is not sited near the adjacent neighbour to the west (Figure 3).

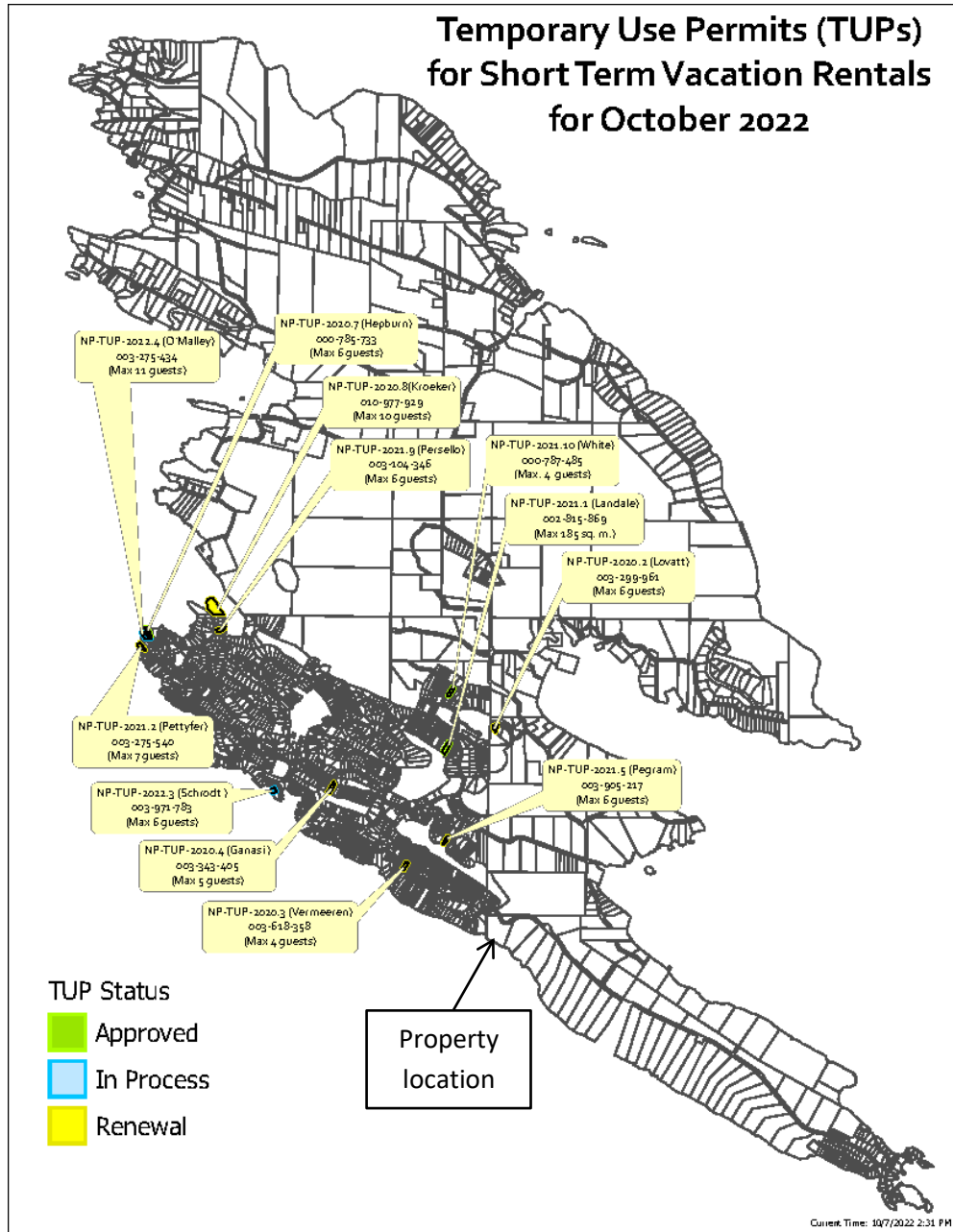


Fig. 2 – Property location relative to other STVR TUPs



Fig 3. Aerial view of property

Water Quality and Supply

Results for the groundwater well found that all constituents tested meet Canadian and B.C. drinking water standards. The permit does include a requirement for UV water treatment and the owner stated they have purchased the water treatment equipment as recommended by Plumbing on Tap. The owners have also purchased a 2000 gallon cistern which is on-site. They are also researching options for rainwater collection and purification on-site. Water quality and quantity reports can be found as Attachment 5.

The Senior Freshwater Specialist has reviewed the proposed temporary use permit conditions for NP-TUP-2023.4 and has provided the following comments:

A detailed groundwater demand analysis was not completed by staff nor a professional engineer or geoscientist with competency in hydrogeology. If serviced by a sustainable water supply, it is likely that proposed temporary use permit condition 3.a) *“installation of a cistern with greater than 7000 litre capacity connected to a water treatment system;”*, will meet the daily potable water demand of the proposed use. It is noted that this condition is inconsistent with ‘new building’ cistern requirements of the North Pender Land Use Bylaw No.224, 2022, Section 3.11; *“A building permit for a lot outside a community water system shall not be issued for a new building to be used as a dwelling, including a cottage, unless a cistern (or combination of cisterns) is located on the lot for the storage of freshwater having a total capacity of at least 18,000 litres.”*

The Fire Chief has reviewed the application and responded with the following comments:

There is **not** an increased requirement for ‘water for fire suppression’ required for this property resulting from this application. The Fire Department does **not** currently derive its fire suppression water supply, for this property, from the well and cistern system on the property. The civic address must be clearly visible from the roadside. All buildings and access ways must meet the requirements set out within the BC Building and Fire Codes.

Cumulative Effects

Correspondence received from adjacent and surrounding neighbours raised the following concerns for a STVR within a residential neighbourhood:

- Difficulty locating the street address;
- Opposition to a STVR use beside their property;
- The number of proposed guests per stay and water usage;
- That guests were already staying at the property and accessing the foreshore; and
- Noise and congestion generally on North Pender

The owner states that he has spoken to neighbours concerned with the house address and will change the number if required. Along Pirates Road other addresses do not appear to be in numerical order and therefore is not unique to this property (Figure 4). The draft permit requires for the property owner or operator to post contact information and permit information at the entrance of the property.



Fig 4. Property addresses along Pirates Road

The property contains the following DPAs: DPA One (1) – Woodland Ecosystems, DPA Five (5) – Cliff Ecosystems, and DPA Ten (10) – Riparian and Aquatic Development (Attachment 2). There is no development as part of this application, and therefore no Development Permit is required. The draft permit requires the applicant to provide guests with information on the sensitive ecosystems and how to avoid impacting these areas, consistent with subsection 6.40.10 of the OCP. The owner has been advised that if there are any access points to the cliff ecosystem that they should be locked or cordoned off.

Land Use Bylaw:

The property is zoned **Rural (R)** in the North Pender Island Land Use Bylaw No. 224, 2022 (LUB).

Issues and Opportunities

Potential issues arising from the proposed use include:

- Increased traffic on Pirates Road and noise in a residential with a maximum of eleven (11) guests;
- Pressure on the existing well to support a maximum of eleven (11) guests;
- Impact on the availability of rental housing for long-term residents; and

- Impacts to the DPAs on the property

The house is not visible from the road and the entrance is gated. The caretaker lives nearby and according to her, the property will not be bookable if she is unavailable. The owners have installed a noise monitoring alarm system which alerts the caretaker. The Senior Water Specialist and Fire Chief have provided comment that the water supply as proposed would support the use. There is ample off-street parking to accommodate guests. According to the owner, the maximum number of people nineteen (19) years or older per booking is eight (8). The owners do not intend to rent the property full-time and according to the owner, they will be moving to North Pender full-time once their youngest child has graduated high school. They have installed fencing and signage to discourage guests from entering the cliff ecosystem and providing information regarding DPAs on the property is a permit condition. The existing guest information book can be found as Attachment 7. As proposed this application is for a short-term vacation rental and does not provide long-term rental housing.

Consultation

Statutory Requirement - Notification

TUP notices were re-circulated to surrounding property owners and residents on September 8, 2023. The notice was published in the Driftwood on September 20, 2023. The notification period ended on September 20, 2023. There were five (5) submissions in opposition and one (1) submission with no comment/interests not affected from CRD received during the previous notification period for the July 28 2023 LTC. The submissions in opposition have been summarized in the Cumulative Effects section above. One submission suggesting amendments to the draft permit was received during the current notification period. The writer suggests that the draft permit duration be reduced from three years to one year and for the draft permit to include conditions for guests (and their pets) to prevent them from trespassing onto adjacent properties. At the time of writing this report no submissions have been received from neighbours regarding the proposed use. Any submissions received after the agenda is published will be sent to LTC prior to the September 29th meeting and will be raised by the planner at that meeting.

First Nations

Although no development is proposed for this application, property owners will be notified that there are areas of archaeological potential on the property and forwarded the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on the *Heritage Act* directly to the applicants.

Rationale for Recommendation

The recommendation on page one (1) is supported as:

- The application overall complies with the TUP guidelines;
- There are no other permitted STVRs in the vicinity of the property;
- The property is adequately screened from the street and neighbours; and
- There are conditions in the proposed permit intended to mitigate adverse impact on neighbours

Despite complying with the TUP guidelines, the issuance of a TUP is a discretionary approval on the part of the LTC and factors such as the general concerns of neighbours are considerations that the LTC may take into account.

ALTERNATIVES

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request.

Recommended wording for the resolution is as follows:

That the North Pender Island Local Trust Committee request that the applicant submit to the Islands Trust the following information:_____.

2. Amend the TUP and Approve Issuance as Amended

The LTC may opt to amend the proposed permit by adding further restrictions (conditions, including reducing the total number of guests).

Recommended wording for the resolution is as follows:

That the North Pender Island Local Trust Committee amend application NP-TUP-2023.4 (Gu) by adding_____.

3. Deny the application

The LTC may deny the application.

Recommended wording for the resolution is as follows:

That the North Pender Island Local Trust Committee deny application NP-TUP-2023.4 (Gu).

NEXT STEPS

Submitted By:	Charly Caproff, Planner 1	September 6, 2023
Concurrence:	Robert Kojima, Regional Planning Manager	September 7, 2023

ATTACHMENTS

1. Site Context
2. Maps, Plans, Photographs
3. TUP Guidelines
4. Correspondence – July 28th LTC and September 29th LTC
5. Water quality and quantity reports
6. Draft TUP NP-TUP-2023.4
7. Guest information

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	LOT 1, SECTION 7, PENDER ISLAND, COWICHAN DISTRICT, PLAN 32261
PID	001-080-539
Civic Address	4801 Pirates Rd

LAND USE

Current Land Use	Residential
Surrounding Land Use	Residential

HISTORICAL ACTIVITY


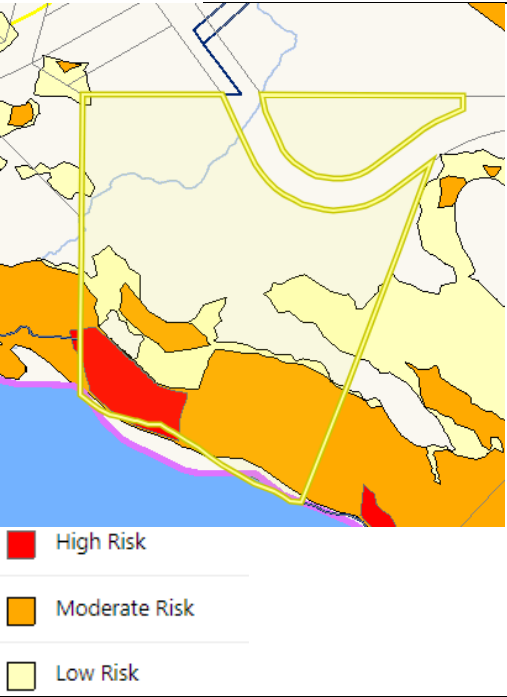
File No.	Purpose

POLICY/REGULATORY

Official Community Plan Designations	<p>The property is designated Rural (R) in the North Pender Official Community Plan No. 171, 2007 (OCP)</p> <p>Development permit areas (DPA) include: DPA One (1) – Woodland Ecosystems DPA Five (5) – Cliff Ecosystems DPA Ten (10) – Riparian and Aquatic Development</p> <p>There is no development as part of this application, and therefore not Development Permit is required.</p>
Land Use Bylaw	The property is zoned Rural (R) in the North Pender Island Land Use Bylaw No. 224, 2022
Other Regulations	
Covenants	
Bylaw Enforcement	

SITE INFLUENCES

Islands Trust Fund	
Regional Conservation Strategy	Application does not impact RCS
Species at Risk	

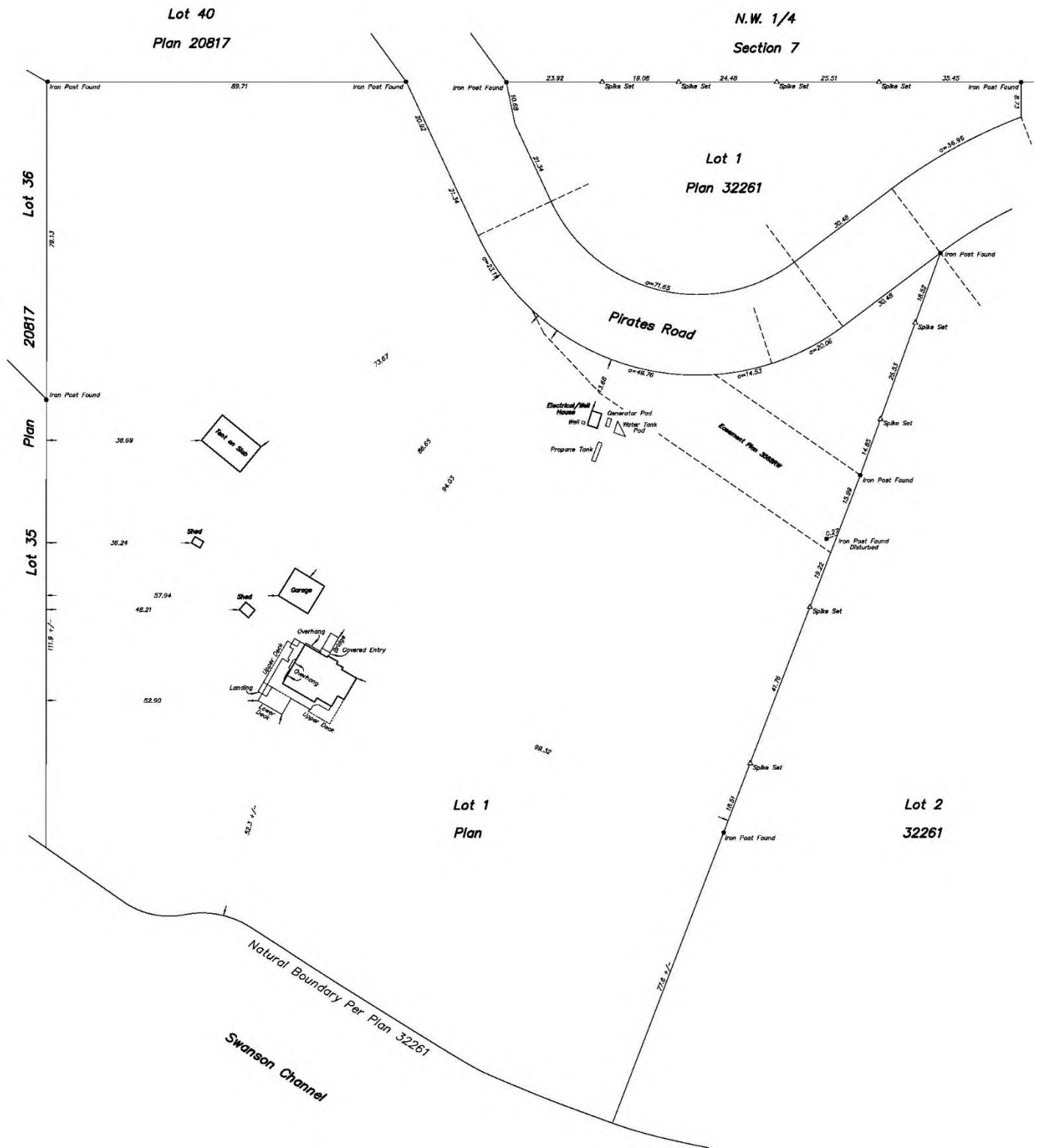
<p>Sensitive Ecosystems</p>		
<p>Hazard Areas</p>		
<p>Archaeological Sites</p>	<p>Although no development is proposed for this application, property owners will be notified that there are areas of archaeological potential on the property and forwarded the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on the Heritage Act directly to the applicants.</p>	
<p>Climate Change Adaptation and Mitigation</p>	<p>Minimal impact.</p>	
<p>Shoreline Classification</p>	<p>Rock Shoreline - Low Rock/Boulder</p>	
<p>Shoreline Data in TAPIS</p>	<p>SAR Critical Habitat Southern Resident Orca</p>	

ATTACHMENT 2 – MAPS, PLANS, PHOTOGRAPHS

2.1 AERIAL VIEW



2.2 SITE PLAN



2.3 SITE VISIT JUNE 21, 2023

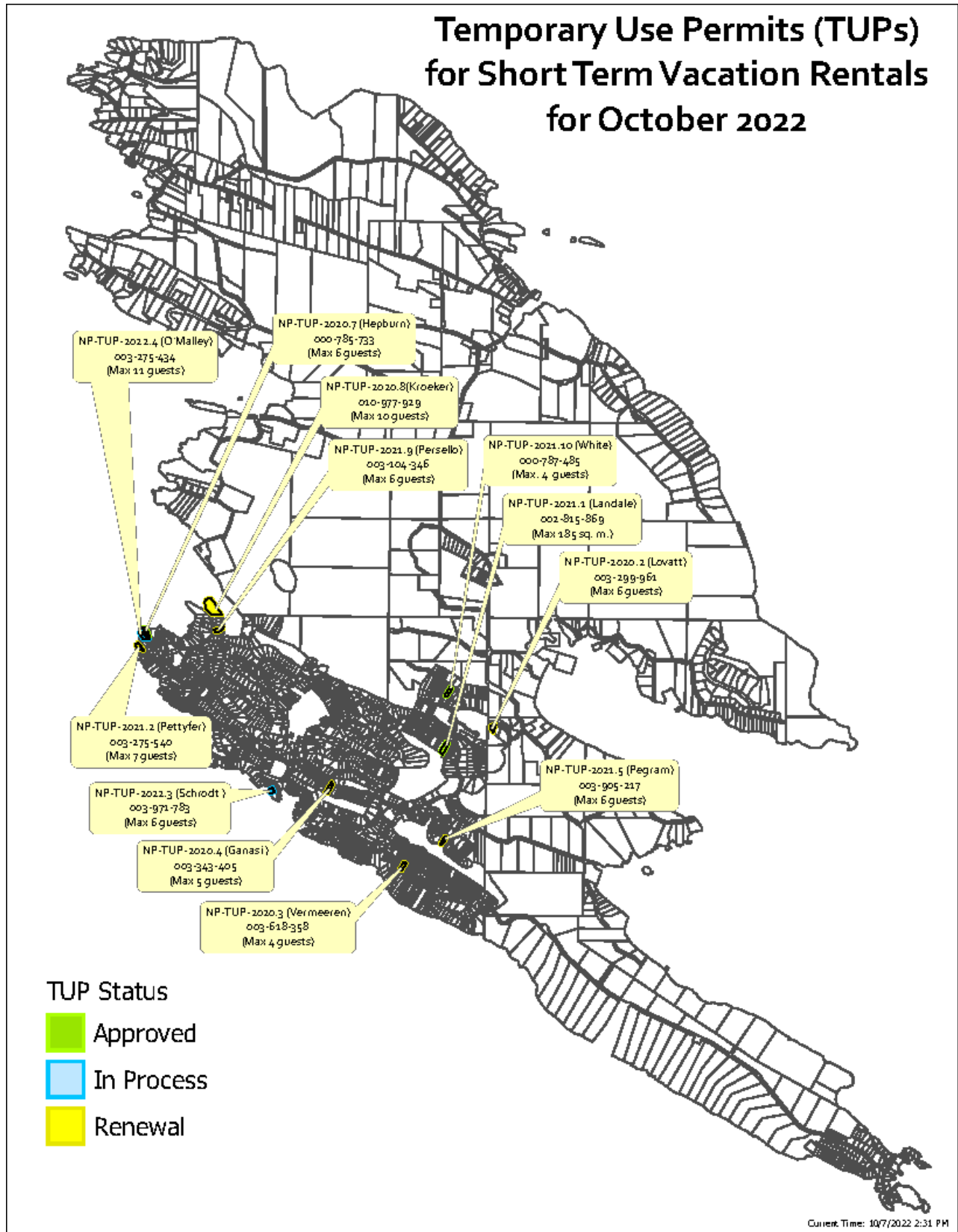








2.4 TUP MAP NORTH PENDER



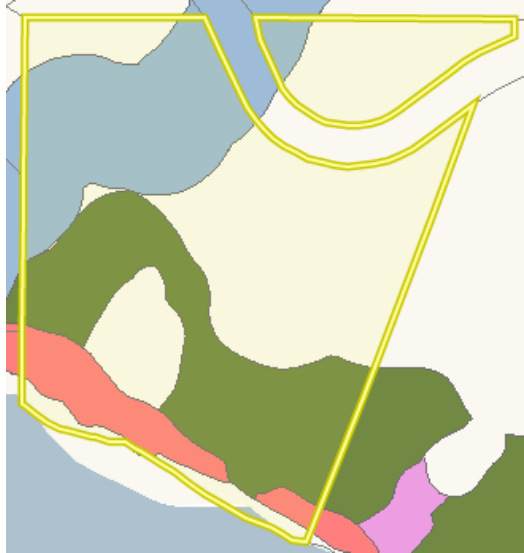
Attachment 3: TUP Checklist for Short Term Vacation Rental

NP-TUP-2023.4 (Gu)

4801 Pirates Road North Pender

Guidelines	Comments
Overall TUP Guidelines	
a) Time Period - For the purpose of a temporary use permit, “short term vacation rental” means the use of a dwelling or cottage as temporary commercial accommodation for a period of less than a month at a time by persons, other than the owner or a permanent occupier.	N/A
b) Residential Appearance - The Local Trust Committee may consider issuance of a short term vacation rental permit provided the proposal would not alter the residential appearance of the residence	Staff Comment: Complies, no alterations proposed to the dwelling.
c) Cumulative Effects - The Local Trust Committee may consider the cumulative effects on the neighborhood and Island of all the temporary use permits issued for commercial vacation rentals.	Staff Comment: Less than 20 active TUPs on Pender Island currently. Property is sited outside of the Magic Lake Estates Water System Area. Neighbourhood concerns include noise, number of guests, water usage, and people using the property accessing the foreshore from the steep cliff. This is a discretionary application and the LTC can amend the TUP and approve issuance as amended if applicable.
d) Distance to Another STVR - The Local Trust Committee should not approve more than one short term vacation rental temporary use permit within a 200 metre radius from another short term vacation rental temporary use permit.	Staff Comment: Closest TUP (NP-TUP-2021.5) is more than 200 metres from the proposed STVR.
e) Water Supply - The landowner should demonstrate an adequate supply of water and septic capacity for the duration of the proposed use:	
i. Private Well - If the property is serviced by a private well, the applicant must demonstrate the well has adequate quality and quantity of water for the short term vacation use. A pump test or other report may be requested in the application process. Where there is inadequate groundwater, a rainwater cistern may be required as a condition of the permit.	Staff Comment: Applicant has demonstrated adequate water quality and quantity. Comment has been provided by the Fire Chief and Senior Freshwater Specialist. A 2000 Gallon cistern is now on-site.
ii. Community Water System (Magic Lake & Razor Point) - If the property is serviced by a community water system, the draft permit must be sent to the water system for information.	Staff Comment: N/A

Attachment 3: TUP Checklist for Short Term Vacation Rental

Guidelines	Comments
<p>iii. Trincomali Improvement District - A short term vacation rental temporary use permit must not be issued if located within the Trincomali Improvement District.</p>	<p>Staff Comment: N/A</p>
<p>f) Parking - the landowner should demonstrate that the property is able to accommodate off-street parking for a minimum of two (2) vehicles</p>	<p>Staff Comment: Application states there is parking space for 6 cars. Confirmed during site visit.</p>
<p>g) Sensitive Ecosystems - If the proposal is located on a property identified as containing a sensitive ecosystem, the permit should require that the landowner provide information for guests indicating the location of the sensitive areas, and information on how to avoid impacting the sensitive features.</p>	<p>Staff Comment: Property has the following DPAs:</p>  <p> DPA 1 - Woodland DPA 5 - Cliff DPA 10 - Riparian and Aquatic </p> <p>Owner will be required as a condition of the permit to provide guests with information on the location of the Woodland, Cliff, and Riparian and Aquatic Sensitive Ecosystem located on the property, and how to avoid or minimize impacts on the sensitive feature.</p> <p>Fencing and signage has been installed to discourage impact to DPA 5. Complaints have been received that people staying at the property have accessed the foreshore via the steep cliffs.</p>
<p>h) Signage - The Permit should restrict advertising to one unilluminated sign, with a maximum area of 0.6 m².</p>	<p>Staff Comment: Included as a permit condition.</p>
<p>i) Operator Contact - The permit should require that the owner or other contact be available on North or South</p>	<p>Staff Comment: Included as a permit condition.</p>

Attachment 3: TUP Checklist for Short Term Vacation Rental

Guidelines	Comments
Pender Island by telephone 24 hours/day, seven days per week.	
j) Operator Contact & TUP to Neighbours - The permit should require the owner or manager provide neighbours within a 100 metre radius of the vacation rental with the owner or manager's phone number, and a copy of the temporary use permit	Staff Comment: Included as a permit condition.
k) Guest Information - The permit should require the landowner post the following information for guests:	
i. remind guests that the property is located in a residential area;	Staff Comment: Included as a permit condition.
ii. information on noise bylaws, water conservation, fire safety, storage and disposal of garbage and recycling, septic care and control of pets (if pets are permitted);	Staff Comment: Included as a permit condition.
iii. emergency services contact information, and to provide a means for contacting them if the property is located in an area with no cellular service; and,	Staff Comment: Included as a permit condition.
iv. the applicant provide the name and contact information of the property owner or designated contact who is available on North or South Pender Island at all times when the short term vacation rental is in use.	Staff Comment: Included as a permit condition.
l) Permit Conditions - In addition to any other conditions the LTC may consider appropriate, the permit may:	
i. limit the number of bedrooms that can be used for short term vacation rentals;	Staff Comment: Four bedrooms are proposed
ii. limit the number of guests to six (6) for properties located within the Magic Lake Estates Water System Area;	Staff Comment: Not within the Magic Lake Estates Water System Area – up to 11 guests is proposed.
iii. limit the number of days the short term vacation rental may be in use from the period of May 1 to September 30 in a calendar year to a total of thirty days;	Staff Comment: Complies.
iv. require mitigating measures to address neighbours' concerns , such as retention of existing screening and fencing, or installation of additional screening;	Staff Comment: North Pender LTC can require additional TUP conditions
v. require the landowner/operator to post contact information and permit information at the entrance to the property;	Staff Comment: Included as a permit condition.
vi. prohibit camping or occupancy of RVs on the property;	Staff Comment: Included as a permit condition.
vii. prohibit the rental or provision of motorized personal watercraft;	Staff Comment: Included as a permit condition.

Attachment 3: TUP Checklist for Short Term Vacation Rental

Guidelines	Comments
viii. prohibit watercraft that has been brought from off island to be used on Magic Lake or Buck Lake;	Staff Comment: N/A
ix. prohibit outdoor fires; and	Staff Comment: Included as a permit condition.
x. establish the dates during which the use may occur.	Staff Comment: Included as a permit condition.
m) Agriculture Land Reserve - A temporary use permit a short term vacation rental on a parcel in the Agricultural Land Reserve must require the approval of the Agriculture Land Commission prior to the permit being issued.	Staff Comment: N/A
n) Owner Occupancy - An application for a short term vacation rental temporary use permit must not be considered if the dwelling unit is not occupied on a regular basis by the property owners.	Staff Comment: According to the applicant has been used regularly by family. The proposal is to rent the property 3.5 weeks per month, excluding the period between May and September in a calendar year. According to the owner, he plans to live full-time on North Pender.
o) Maximum Number of STVRs - The Local Trust Committee must not approve more than twenty (20) temporary use permits for short term vacation rentals within the Magic Lake Estates Water System Area.	Staff Comment: Property is not within the Magic Lake Estates Water System Area
p) Occupancy Permit - A short term vacation rental temporary use permit must not be issued in a dwelling or cottage that does not have Occupancy Permit approval	Staff Comment: Confirmed with CRD 06/21/2023
q) Bylaw Enforcement - The Permit should include a provision stating that the bylaw enforcement officer may enter the property between certain hours, without prior consultation, if a complaint is received	Staff Comment: Included as a permit condition.

From: Carole Sheaves <[REDACTED]>
Sent: Friday, July 14, 2023 7:39 PM
To: SouthInfo <SouthInfo@islandstrust.bc.ca>
Subject: STVR.

Dear Mr. C. Caproff

We are totally opposed to the STVR property @ 4801 Pirates Rd. Pender Island, B.C.
V4C4X1

We bought our property in 1980 as strictly Residential property & are dismayed to hear the Wenjun Gu. Owners now want it to be a Commercial Enterprise.

They assured us & Property Mgr. Lori Roberts that they were moving here "FULLTIME" in Sept. 2023.

We want to reiterate that we are totally OPPOSED to their proposal.

Furthermore, we were under the understanding that from CRD Authorities that when the property changed hands, the street address would be changed to 4901 Pirates Rd, as the Fire Dept., Ambulance, RCMP & Building Inspection Dept. had difficulty locating the residence with the "out of sync" number.

The new building being erected beside us has upgraded their # to 4909 Pirates Rd.

Please accept this email as our TOTAL OPPOSITION to the proposal to change this property @ 4801 Pirates Rd., Pender Island, B.C to a Commercial operation.

Yours truly,
Ken & Carole Sheaves

[REDACTED]

Pender Is. B.C
Sent from my iPad

From: Brad Smith
Sent: Monday, July 24, 2023 9:59 AM
To: Jas Chonk
Subject: FW: NP-TUP-2023.4

Referral response.

From: Aggie Chan <AChan@crd.bc.ca>
Sent: Friday, July 21, 2023 8:35 AM
To: SouthInfo <SouthInfo@islandstrust.bc.ca>
Subject: NP-TUP-2023.4

Good morning,

The CRD has the following comment regarding the notice of the above mentioned temp use permit:

Integrated Water Services – no comment
Environmental Services – no comment
Regional Parks – Interests not affected

Regards,

Aggie Chan

Senior Administrative Secretary | Real Estate Services
T: 250.360.3176
[Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#) | www.crd.bc.ca



Capital Regional District
625 Fisgard Street
Victoria, BC V8W 1R7

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From: frank horvat <[REDACTED]>
Sent: Tuesday, July 25, 2023 12:09 PM
To: Brad Smith <bsmith@islandstrust.bc.ca>
Cc: Horvat Frank <[REDACTED]>
Subject: Temporary Use Permit

Hello to you Brad Smith, Tuesday July 25 2023

My name is Elaine Horvat, my address is [REDACTED], Pender Island. I am writing on behalf of my husband Frank Horvat and myself. We are very concerned about the temporary use permit that is being considered for 4801 Pirates Road. We are very very much against this. We are strongly, very strongly opposed to this. We live beside this property. We enjoy our property and do not look forward to a vacation rental beside us. This just adds to the crowds at The Swimming Hole, which we already notice big time, particularly during the summer months. We feel that there are way too many B&BS and Short Term Rentals on this Island.

Sincerely,
Elaine and Frank Horvat

To whom it may concern,

Pender Island, Aug.7, 2023

I am writing in regards to NP-TUP-2023-4.

My name is Andy Nowak and I live at [REDACTED].

The applicant, Wenjan Gu, makes it sounds like they are doing Pender Islanders a big favour by embarking on their business venture. Really?

First of all, they claim to be new residents. They, to me, appear to be new property owners, not residents, otherwise they would not require a manager to run their STVR.

There may be an economic benefit created for some Pender Islanders but I would suggest not for most of us. There will be more negative than positive impacts.

For the people living in the immediate neighbourhood there will be increased noise levels by cars coming and going and by people enjoying the property out of doors. Visual screens are great, but sound travels easily and far.

Increased traffic on Pirates Rd. will affect many more people and we have already noticed a significant increase in traffic over the last few years, particularly during the summer months.

A STVR with up to 8 guests per night will most likely put another 2-4 cars on our roads and, maybe more concerning, on our ferries.

Another concern is water. How do we know what impact this operation will have on our aquifer?

I commend the applicant for trying to address this concern in their application, but how do you effectively control the amount of water used? Can one realistically expect people who pay 2 or 3 hundred dollars a night for lodging to take a 2 minute shower? And then there is all the laundry!

We have a B&B and a B&B/STVR across the road from us. The B&B has a very small noise impact on us (other than traffic) whereas the other business has a much greater impact. I believe it's due to the fact that the latter allows a greater number of guests and because the owner does not live in the rented house but on another residence on the property.

I would suggest a compromise to mitigate some of the concerns:

Lower the number of guests to 4 and have an owner or manager live in the residence. In other words, make it a B&B rather than a STVR.

The best option of course would be to make the residence available for long term rental, which is the biggest need on Pender.

Sincerely,

Andy Nowak

From: AARON GU <[REDACTED]>
Sent: Wednesday, August 9, 2023 4:30 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Cc: Charly Caproff <ccaproff@islandstrust.bc.ca>
Subject: Re: CORRESPONDENCE: NP-TUP-2023.4

Hi Emily and Charly,

First and foremost, I thank my neighbor, [REDACTED], for his thoughtful concerns. As a future resident of Pender Island, I deeply understand his apprehensions and would like to address them.

Regarding the claim of being new residents:

4801 is my future home. We often come here for a few days, we just haven't given all the neighbors a shout out yet. I'm planning to move here once my youngest child finishes high school in Vancouver (My youngest daughter got into the college of her choice this year and went to live at the college after summer vacation). My love for these islands has driven me to plan my life here, including building a cottage and garden.

Noise Consideration:

I empathize with the concerns over noise. Rest assured, we have purchased an advanced noise monitoring alarm system to mitigate any disturbances. I appreciate the sounds of rural island life but will ensure our property does not contribute to any unpleasant noise.

Traffic on Pirates Rd:

The increased traffic is likely a broader issue tied to the population growth in the Greater Vancouver area and other factors such as inflation and pandemic. While we cannot prevent people from visiting the island, we can act responsibly within our premises to minimize our impact.

Water Consumption:

The island's water concerns are complex, it may be related to the global climate environment, and we are willing to be part of the solution. The idea of collecting rainwater and using bottled water dispensers are efforts to minimize our impact on the aquifer. Regarding laundry, it's worth noting that Big data provided by artificial intelligence shows that: the short-term renters may even use washing machines less frequently, as they often bring enough clothes for their stay or wait to wash them after take them home.

On the topic of STVR Management:

I understand the concern over employing a manager for STVR operations. The main reason for this arrangement is my limited English proficiency (Mainly poor listening and speaking). In addition, I also reserved time for business trips and vacations with my family. My manager lives nearby and can attend to any urgent needs, and we have planned for surveillance equipment to handle emergencies.

So I still wish to proceed with the STVR permit, even after moving to the residence myself. I assure you that we will take every step necessary to be responsible neighbors and to preserve the

integrity and beauty of Pender Island.

Please feel free to let us know if there's anything else we can do to improve, we're all willing to cooperate.

I firmly believe that with responsible actions and technology, we can address the concerns while preserving the island's beauty, tranquility, and vitality. I hope you will consider my application with an understanding of my commitments to the community.

Sincerely,

Wenjun Gu

From: CAMERON MCDOWELL <[REDACTED]>

Sent: Friday, August 11, 2023 3:13 PM

To: SouthInfo <SouthInfo@islandstrust.bc.ca>

Subject: Lot 1 Section 7 Pender Island Cowichan District, Plan 32261 4801 Pirates Road.

I understand that the two dates for feedback have passed but feel these notes need to be entered on this file!

My name is Cameron McDowell, my wife and I reside at [REDACTED]. We are long term lessors of this property and represent the concerns of both ourselves and the [REDACTED] family who own this property. This property is adjacent to the property in question to be registered as a Short Term Vacation rental. We have been aware that this property has had guests by the sounds emanating from people enjoying the outdoors deck. At this point the noise has not been overly intrusive and we still get our enjoyment of our outside space. Of bigger concern and I see some mention of it in the proposed action is one of safety and trespass. We have had one incident this year of a group of people from this location finding their way to the beach area below by scrambling down the lessor dangerous slope and travelling through this property. I was alerted to their presence by my dog that is tame and smart enough to be allowed run of the property, he heard sounds before I did and went down our path to where the visitors(trespassers) were enjoying the waters edge. I was kind and advised that they shouldn't be there for our privacy and for their safety. They went back up our trail then veered off where the hillside wasn't a cliff. Still I saw one of them slip on the steep slope and fall face forward. The cliff face at this property is indeed dangerous! The second incident occurred when a tenant at the Short Term Rental paddled from Boat Nook on a paddle board and came ashore at the beach abutting our property. I heard and saw someone down there an travelled down to ensure they were ok and we keep some personal items down in that area so there is a security issue. The paddler was not there when I got to the shore but returned down our path minutes later. He apologizes for trespassing and the reason, he had lost his paddle and couldn't see paddling by hand all the way to boat nook. He advised that he would deflate the paddle board and carry it back up the path. I advised him that going on his own was bad enough but trying to carry the deflated paddle board would make it more precarious. I offered to loan one of our kayak paddles to save him the trouble and I walked all the way up and back down with the kayak paddle. He paddled off with my address in hand to return the paddle which he did. A good resolve to a tough situation for him. As part of the orientation for people staying there they need to be more aware of the danger and courtesy with staying at that location. The man with the paddle board said there were warning signs about the Cliff area but seemingly they are not followed. In addition to the danger input there should be a focus on courtesy to adjacent properties.

That is my input.

'Sincerely,

C. A. McDowell

[REDACTED]

From: Mary Reher <[REDACTED]>
Sent: Friday, August 11, 2023 1:25 PM
To: SouthInfo <SouthInfo@islandstrust.bc.ca>; Deb Morrison <dmorrison@islandstrust.bc.ca>; Aaron Campbell <acampbell@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>
Subject: Re: NP-TUP-2023-4

Dear Trustees and Staff,

This comment is regarding the recently bought property on Pirates Road where the owner wishes to open a STVR.

I am opposed to this for the following reasons:

Noise. We live across the valley from one of these and through the summer, there is excessive noise that reaches us, even though we are not next door. People who rent these places like to party outside on the decks, in the summer! Typically, there is no consideration how this is for neighbours.

We do not wish to experience more traffic on this road. The island also does not need increased ferry usage related to one person's business enterprise.

Water. I am concerned about increased drawing from this area's aquifer. We need to be doing the opposite, and determining how we can conserve the water resources we have, for the residents who live here. The owner (and manager, through employment) will be the sole beneficiary of this enterprise.... but at what cost to the long term residents who are committed to this community? Yes, there may be more groceries bought and more meals at restaurants - many of which are operating at reduced capacity because of staff shortages! Which brings me to my last point - housing shortage.

If the owner wishes to do something to benefit the community, he should consider turning his real estate acquisition into a long term monthly rental. Pender has an urgent need, which has left employees and families with no place to live.

Sincerely,

Mary

From: AARON GU <[REDACTED]>
Sent: Monday, August 14, 2023 7:54 PM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Subject: Re: CORRESPONDENCE: NP-TUP-2023.4

Hi Emily & Charly,

Thank you for providing me with Mrs. Mary's letter for reference, and also for her concerns regarding the plan for short-term vacation rentals at the 4801 Pirates Road property. I would like to respond to her raised issues individually.

Regarding the Noise Issue:

I understand the nuisance that summer party noises might create for residents. To address this issue, we can implement the following solutions: 1) Install an advanced noise monitoring alarm system to alleviate any potential disturbances (<https://www.minut.com>). If the noise exceeds a safe range, the system will immediately notify guests via text, phone calls, or emails to stop or reduce the noise, and, if necessary, have nearby managers communicate directly with guests (this noise monitoring system has been widely and successfully applied in short-term rentals worldwide); 2) We will clearly define noise restrictions in the rental agreement and ensure guests comply; 3) Increase the minimum rental days: Analysis shows that guests renting for more than three days are far less likely to host wild parties; 4) Control the number of guests, increasing party costs. We suggest in the rental agreement that the number of guests be 6-8 people, with additional costs for more people (monitored by the manager via monitoring equipment or personal inspection).

Regarding Traffic Issues:

Although I understand the concerns about increased traffic, blaming individual homeowners is not fair. The island's traffic involves many complex factors, such as the influx of outsiders to the Greater Vancouver area in recent years and BC's promotion of island tourism strategies, etc., and the impact of individual properties on traffic flow is relatively small. Additionally, concerns about ferry usage cannot be solely attributed to short-term rentals.

Regarding Water Issues:

I am highly concerned about groundwater resources, which are closely linked to global climate change factors. I have already and plan to take measures to alleviate our property's pressure on water sources. For example, I plan to collect and store rainwater during the rainy season to irrigate the plants in the yard, reducing dependence on groundwater. Furthermore, we will provide bottled drinking water to guests, further reducing groundwater usage. At the same time, compared to short-term rental clients, long-term tenants use washing machines more frequently, which may lead to more water waste (speaking of water waste, long-term tenants should indeed bear greater responsibility than short-term tenants).

Regarding Community Contributions:

I recognize the community's concerns about property use, so I plan to contribute not only economically but also culturally. Once we obtain a short-term rental permit, we will cooperate with artists from the Southern Islands, showcasing their artwork both inside and outside, accompanied by detailed descriptions. We will also create an interactive website to introduce our

property while giving guests a comprehensive understanding of the island's culture, promoting economic, trade, and cultural exchanges. This will not only help boost the local economy but also add cultural color to the community. Personally, I suggest an additional tax on short-term rentals to subsidize the community.

Regarding Housing Shortage Issues:

I fully understand the issue of long-term rental housing shortage on Pender Island. However, attributing this problem entirely to STVR is not appropriate. It's a success of BC's island tourism strategy. Encouraging long-term rentals may negatively affect short-term tourists, possibly leading to a decrease in the number of visitors. This could further lead to a decrease in long-term rental demand, creating a vicious cycle.

Lastly, I would like to emphasize that although I plan to use my property for short-term rentals, I am committed to being a responsible landlord and neighbor. I will closely monitor any issues that might affect the community and take measures to resolve them.

Sincerely,
Wenjun Gu

From: AARON GU [REDACTED]
Sent: Monday, August 14, 2023 10:53 PM
To: Emily Bryant
Subject: Re: CORRESPONDENCE: NP-TUP-2023.4
Attachments: 2023-08-14 225105.png

Hi Emily & Charly,

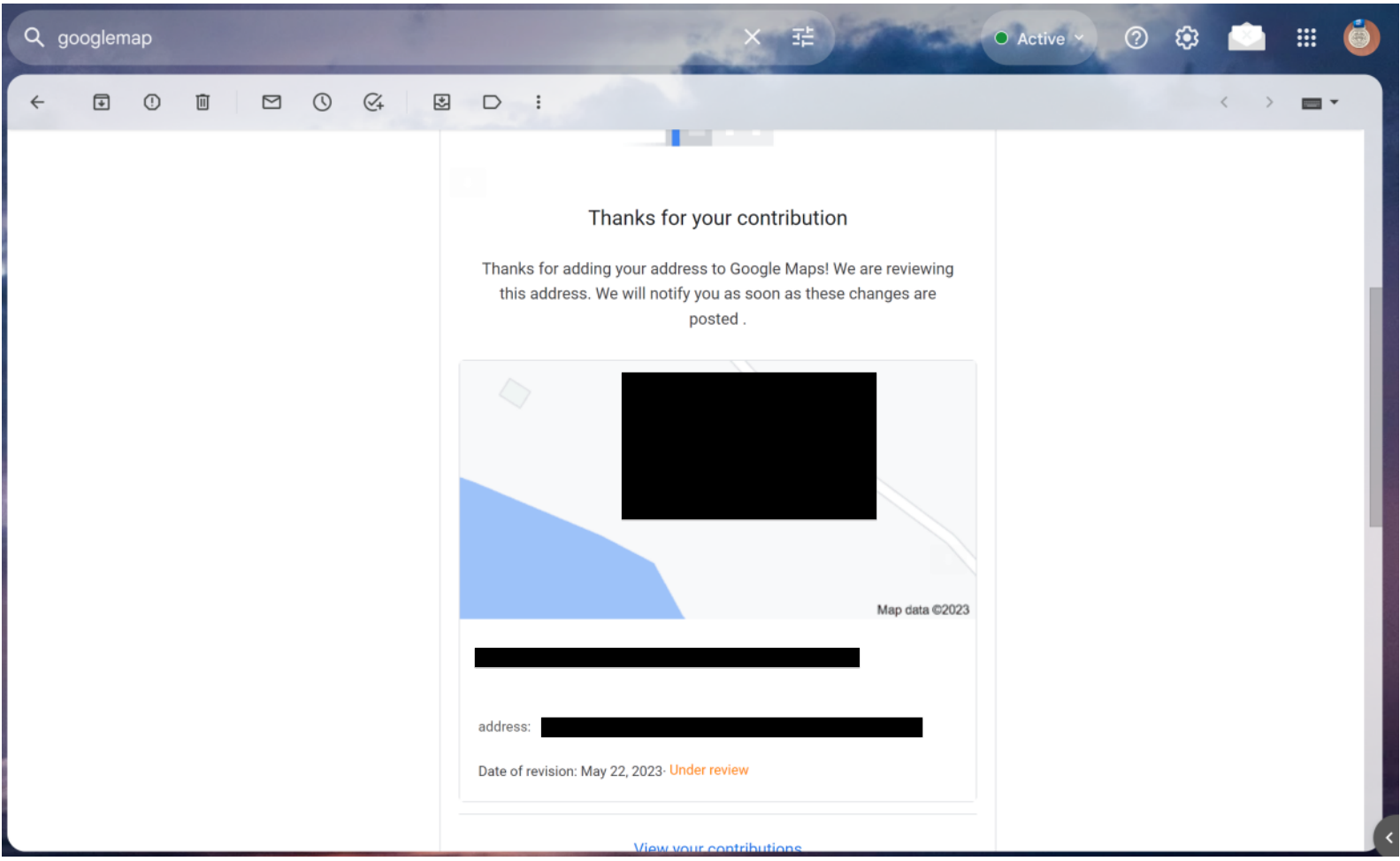
I apologize for overlooking this email that you forwarded to me.

After reading this message, I feel somewhat sad.

I've met with Ken and Carole twice and had discussions, during which they didn't express direct opposition to my proposal. I believe there might have been a miscommunication between Carole and me due to my limited English proficiency in both listening and speaking. Carole did raise concerns about changing the house number. They're worried about vehicles not being able to access their residence during emergencies, and I genuinely empathize with the concerns of the elderly couple. I explained to them that changing the house number is not an issue. However, I suggested that updating the address on digital maps would be a more comprehensive solution. This way, any vehicle can locate both their home and mine, providing a long-term fix. She seemed to agree at that time. Moreover, I've already assisted in submitting a request to Google to update their address to [REDACTED] and it has been successfully amended (please refer to the attached screenshot). I believe Carole might not have grasped my intention or perhaps, due to her age, she's not familiar with the concept of Google Maps. Nevertheless, if there's indeed a need to change 4801 to 4901, I have no objections. Whether or not my property is permitted for short-term rentals, I can make that change. I understand the sentiments of the elderly and sincerely wish not to cause any misunderstandings. As newcomers, we hope to maintain good relationships with our neighbors. In any case, I hope you'll be informed about the actual situation. Upsetting the elderly couple was not my intention. I hope this misunderstanding won't adversely affect my short-term rental permit application. We've been processing each matter as per the regulations, showing our respect for the community and adherence to its rules. We strive to be good residents who respect the community and abide by its regulations.

Sincerely,

Wenjun Gu



From: AARON GU <[REDACTED]>
Sent: Thursday, August 17, 2023 11:32 AM
To: Emily Bryant <ebryant@islandstrust.bc.ca>
Subject: Re: CORRESPONDENCE: NP-TUP-2023.4

Hi Emily & Charly,

Firstly, I want to express my sincere appreciation to Mr. McDowell for providing his feedback. My friends, as well as my children's friends, frequently visit during weekends and holidays. I have identified certain issues and have advised them to be aware of potential dangers and to respect our neighbors' daily lives. Maintaining a harmonious neighborhood is crucial, and I deeply value the feedback and experiences shared by our neighbors.

To address the issues raised:

Noise Concerns: While Mr. McDowell acknowledges that the noise has not been overly intrusive, I will ensure that all future guests are made aware of the need to respect the tranquility of the neighborhood, especially when enjoying outdoor spaces.

Safety and Trespassing: This is a grave concern for me. I understand the potential dangers posed by the cliff face and the importance of respecting private property boundaries.

I will enhance the visibility and clarity of warning signs around the cliff area and explicitly highlight the risks during the guest orientation.

To prevent trespassing and ensure guests are well-informed about the boundaries, I'll provide them with clear instructions and a property map, underlining areas they should avoid for their safety and out of respect for neighboring properties.

Courtesy to Neighbors: Building on Mr. McDowell's experiences with the paddle boarder and the group that ventured to the beach, I'll reiterate the importance of courtesy and respect for neighbors during guest orientation. Making sure they understand the significance of these values will, I believe, reduce any future incidents.

Mr. McDowell's experiences and feedback are invaluable in ensuring that my property operates as a responsible and considerate Short Term Vacation rental. I am committed to making all necessary adjustments to address these concerns and ensure the safety, peace, and privacy of our community.

Thank you for forwarding this feedback and allowing me the opportunity to address these issues. I believe that with these measures in place, my property will be better suited for short-term vacation rental while ensuring the well-being and harmony of the neighborhood.

Sincerely,

Wenjun Gu

Linda Smith
[REDACTED]
[REDACTED]
[REDACTED]

20 September, 2023

Re: Application for Temporary Use Permit NP-TUP-2023.4 (4801 Pirates Road)

Dear Charly Caproff,

I am the property owner of [REDACTED], which is [REDACTED] to the property at 4801 Pirates Road, the landowner of which is applying for a Temporary Use Permit to allow Short Term Vacation Rental. [REDACTED] 4801 Pirates Road property.

Presently, my property is rented long-term to [REDACTED]
[REDACTED]

I am writing to reiterate and support the concerns raised by Cameron McDowell in his 11 August, 2023 email submission regarding the Temporary Use Permit to allow Short Term Vacation Rental at 4801 Pirates Road. In his submission he outlined 2 recent incidents of trespassing by rental guests on [REDACTED] which is of grave concern to me. I have attached the email submission below for reference.

As a concerned property owner, I would like to propose the following changes to the proposed permit and conditions:

- Reduce the duration of the initial permit issuance from three (3) years to one (1) year to allow a review of adherence to the permit conditions prior to considering a renewal of the permit.
- Add the following to condition 3.g) the property owner must post within the dwelling the following **information for guests:**
 - *advise guests that trespassing onto adjacent properties, for any reason, is forbidden*
 - *advise guests that pets (should they be allowed) must be prevented from venturing onto adjacent properties*

Please provide this letter with my comments to the North Island Local Trust Committee for their review and consideration.

Regards,
Linda Smith



Ewan Smith

Fwd: Lot 1 Section 7 Pender Island Cowichan District, Plan 32261 4801 Pirates Road.

1 message

CAMERON MCDOWELL

Sat, Sep 2, 2023 at 1:32 PM

To: Ewan Smith

This is the email about the short term rental!

----- Forwarded Message -----

From: CAMERON MCDOWELL

To: southinfo@islandstrust.bc.ca

Sent: Fri, 11 Aug 2023 16:13:05 -0600 (MDT)

Subject: Lot 1 Section 7 Pender Island Cowichan District, Plan 32261 4801 Pirates Road.

I understand that the two dates for feedback have passed but feel these notes need to be entered on this file!

My name is Cameron McDowell, my wife and I reside at [REDACTED] We are long term lessors of this property and represent the concerns of both ourselves and the [REDACTED] family who own this property. This property is adjacent to the property in question to be registered as a Short Term Vacation rental. We have been aware that this property has had guests by the sounds emanating from people enjoying the outdoors deck. At this point the noise has not been overly intrusive and we still get our enjoyment of our outside space. Of bigger concern and I see some mention of it in the proposed action is one of safety and trespass. We have had one incident this year of a group of people from this location finding their way to the beach area below by scrambling down the lessor dangerous slope and travelling through this property. I was alerted to their presence by my dog that is tame and smart enough to be allowed run of the property, he heard sounds before I did and went down our path to where the visitors(trespassers) were enjoying the waters edge. I was kind and advised that they shouldn't be there for our privacy and for their safety. They went back up our trail then veered off where the hillside wasn't a cliff. Still I saw one of them slip on the steep slope and fall face forward. The cliff face at this property is indeed dangerous! The second incident occurred when a tenant at the Short Term Rental paddled from Boat Nook on a paddle board and came ashore at the beach abutting our property. I heard and saw someone down there an travelled down to ensure they were ok and we keep some personal items down in that area so there is a security issue. The paddler was not there when I got to the shore but returned down our path minutes later. He apologizes for trespassing and the reason, he had lost his paddle and couldn't see paddling by hand all the way to boat nook. He advised that he would deflate the paddle board and carry it back up the path. I advised him that going on his own was bad enough but trying to carry the deflated paddle board would make it more precarious. I offered to loan one of our kayak paddles to save him the trouble and I walked all the way up and back down with the kayak paddle. He paddled off with my address in hand to return the paddle which he did. A good resolve to a tough situation for him.

As part of the orientation for people staying there they need to be more aware of the danger and courtesy with staying at that location. The man with the paddle board said there were warning signs about the Cliff area but seemingly they are not followed. In addition to the danger input there should be a focus on courtesy to adjacent properties.

That is my input.

'Sincerely,

C. A. McDowell

[REDACTED]

WATER WELL DRILLER'S REPORT

TRI-K DRILLING LIMITED

478 5064

Retain in Safe Place
for future Reference

WELL CONTRACTOR	WELL OWNER	LOCATION				
Tri K Drilling Ltd., 3298 Galloway Rd. Victoria, B. C.	M.P.T. Engineering Ltd. 8151 Cook Rd., Richmond, B. C.	1/4	Sec.	Twp.	Rge.	West of Meridian
Address:		Well location marked 'X' in diagram below.				
Permit No: _____		<p style="text-align: center;">1 Quarter Section</p>				
Year 19 _____						
Neptune Estates - Lot #1 North Pender Island DATE WELL COMPLETED Month <u>FEB..</u> Year 19 <u>79</u>						

USE:	QUALITY of WATER:	TYPE of CONSTRUCTION:
Domestic <input type="checkbox"/> Stock <input type="checkbox"/> Municipal <input type="checkbox"/> Industrial <input type="checkbox"/>	Hard <input type="checkbox"/> Medium Hard <input type="checkbox"/> Soft <input type="checkbox"/> Turbid <input type="checkbox"/> Was Analysis made: Chem. <input type="checkbox"/> Bac. <input type="checkbox"/>	Rotary, Rig <input type="checkbox"/> Cable Tool Rig <input type="checkbox"/> Jet <input type="checkbox"/> Bored <input type="checkbox"/> Dug <input type="checkbox"/>

FORMATION LOG DESCRIPTION		
Depth in Feet	from	to
Ground Level	450	depth of well
0	3	top soil
3	20	clay
20	24	clay & gravel
24	43	clay
	43	sandstone
	70	trace of water
	245	water - 1 gpm
	320	: - 1 1/2 gpm
		Total - 2 1/2 gpm.

WELL COMPLETION DATA	
CASING	49 ft.
Type:	
Inside Diam:	in.
Wt. per ft.	lb.
Bottom set at:	ft.
SEAL:	
Grout	<input type="checkbox"/>
Driven	<input type="checkbox"/>
Loose	<input type="checkbox"/>
LINER:	
Type:	
Inside Diam:	in.
Wt. per ft.	lb.
Bottom set at:	ft.
Perf.	ft. to ft.
Perf.	ft. to ft.
Completed Depth of Well:	ft.
SCREEN:	
Make	
Metal	
Length	ft. in.
I.D. (clear)	in.
Slot No.	
POSITION IN WELL:	
Top at:	ft.
Bottom at:	ft.
Fittings at Top:	
Fittings at Bottom:	
Lead Packer at:	ft.
SAND PACK:	
Size:	Amount:
PUMP:	
Make:	H.P.
Type:	Volts: Ph:
Size:	
Serial No.	
Drop Pipe:	
Depth of Intake:	ft.

PUMP TEST			
Water Level	_____		
Pumping Rate	_____ g.p.m.		
Duration of	_____ hrs.		
Pumping	_____ min.		
Total Drawdown	_____		
Recovery Test			
Time since Pump stop	Water level in Well	Time since Pump stop	Water level in Well
1 min.		3 hrs.	
2 "		4 "	
3 "		5 "	
4 "		6 "	
5 "		7 "	
6 "		8 "	
7 "		9 "	
8 "		10 "	
9 "		11 "	
10 "		12 "	
15 "		14 "	
20 "		16 "	
25 "		18 "	
30 "		20 "	
40 "		22 "	
50 "		24 "	
1 hr.		28 "	
1 " 15 min.		32 "	
1 " 30 "		36 "	
1 " 45 "		40 "	
2 hrs.		44 "	
2 " 30 "		48 "	
Final static Level _____ ft.			

WATER WELL DRILLER'S REPORT

TRI-K DRILLING LIMITED

Retain in Safe Place
for future Reference

WELL CONTRACTOR	WELL OWNER	LOCATION				
Tri K Drilling Ltd., 3298 Galloway Rd., Victoria, B. C.	M.P.T. Engineering Ltd., 8151 Cook Rd., Richmond, B. C.	¼	Sec.	Twp.	Rge.	West of Meridian
Address:		Well location marked 'X' in diagram below.				
Address:		<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto; position: relative;"> N S W E </div>				
Permit No: _____	DATE WELL COMPLETED					
Year 19 _____	Month _____ Year 19 _____					
Address:		Neptune Estates - Lot #1				

USE:	QUALITY of WATER:	TYPE of CONSTRUCTION:
Domestic <input type="checkbox"/> Stock <input type="checkbox"/> Municipal <input type="checkbox"/> Industrial <input type="checkbox"/>	Hard <input type="checkbox"/> Medium Hard <input type="checkbox"/> Soft <input type="checkbox"/> Turbid <input type="checkbox"/> Was Analysis made: Chem. <input type="checkbox"/> Bac. <input type="checkbox"/>	Rotary Rig <input type="checkbox"/> Cable Tool Rig <input type="checkbox"/> Jet <input type="checkbox"/> Bored <input type="checkbox"/> Dug <input type="checkbox"/>

FORMATION LOG DESCRIPTION		PUMP SET @ 340'
Depth in Feet		
from	to	
Ground Level		
40	8.00am	12 gpm
45	8.01am	12 gpm
50	8.02am	12 gpm
56	8.03am	12 gpm
61	8.04am	12 gpm
87	8.05am	12 gpm
111	8.10am	12 gpm
131	8.15am	9 gpm
149	8.20am	8 gpm
166	8.25am	7 gpm
223	8.30am	6 gpm
248	9.00am	5gpm
268	9.30am	4 gpm
280	10.00am	3 1/2 gpm
288	11.00am	3 gpm
291	12.00	2 1/2 gpm
"	12.30pm	2 gpm
"	1.00pm	2 gpm
"	1.30pm	2 gpm
"	2.00pm	2 gpm
"	2.30pm	2 gpm
"	5.00pm	2 gpm
"	6.45am	2 gpm
"	no change from 5.00pm to 6.45am	

WELL COMPLETION DATA	
CASING	
Type:	
Inside Diam:	in.
Wt. per ft.	lb.
Bottom set at:	ft.
SEAL:	
Grout <input type="checkbox"/>	
Driven <input type="checkbox"/>	
Loose <input type="checkbox"/>	
LINER:	
Type:	
Inside Diam:	in.
Wt. per ft.	lb.
Bottom set at:	ft.
Perf. ft. to	ft.
Perf. ft. to	ft.
Completed Depth of Well:	ft.
SCREEN:	
Make	
Metal	
Length	ft. in.
I.D. (clear)	in.
Slot No.	
POSITION IN WELL:	
Top at:	ft.
Bottom at:	ft.
Fittings at Top:	
Fittings at Bottom:	
Lead Packer at:	ft.
SAND PACK:	
Size:	Amount:
PUMP:	
Make:	H.P.
Type:	Volts: Ph:
Size:	
Serial No.	
Drop Pipe:	
Depth of Intake:	ft.

PUMP TEST			
Water Level	36		
Pumping Rate	2 g.p.m.		
Duration of	22 hrs.		
Pumping	45 min.		
Total Drawdown	291		
Recovery Test			
Time since Pump stop	Water level in Well	Time since Pump stop	Water level in Well
1 min.		3 hrs.	
2 "		4 "	210
3 "		5 "	
4 "		6 "	
5 "	267	7 "	
6 "		8 "	
7 "		9 "	
8 "		10 "	90
9 "		11 "	
10 "	259	12 "	
15 "	250	14 "	
20 "	242	16 "	
25 "	236	18 "	
30 "	230	20 "	64
40 "	221	22 "	
50 "	213	24 "	
1 hr.	207	28 "	
1 " 15 min.		32 "	
1 " 30 "	286	36 "	
1 " 45 "		40 "	
2 hrs.	267	44 "	
2 " 30 "	250	48 "	
Final static Level <u>36</u> ft.			

for Neptune Estates

* Lot 10 Nov 30/78 365' 6 gpm

* Lot 10 Mar 79 172' 1 3/4 gpm

Lot 15 (tested 10/4/79)

* Lot 25 Feb 79 575' 7 1/4 gpm

* Lot 25 S (tested 12/3/79)

Lot 25 E (tested 23/03/79)

Lot 25 S (tested 21/3/79)

* Lot 29 for lot 30 Feb 77 400' 3 gpm

* Lot 29 Mar 79 220' 2 gpm

Well 29 E (tested 12/3/79)

Well 29 S (tested 16/4/79)

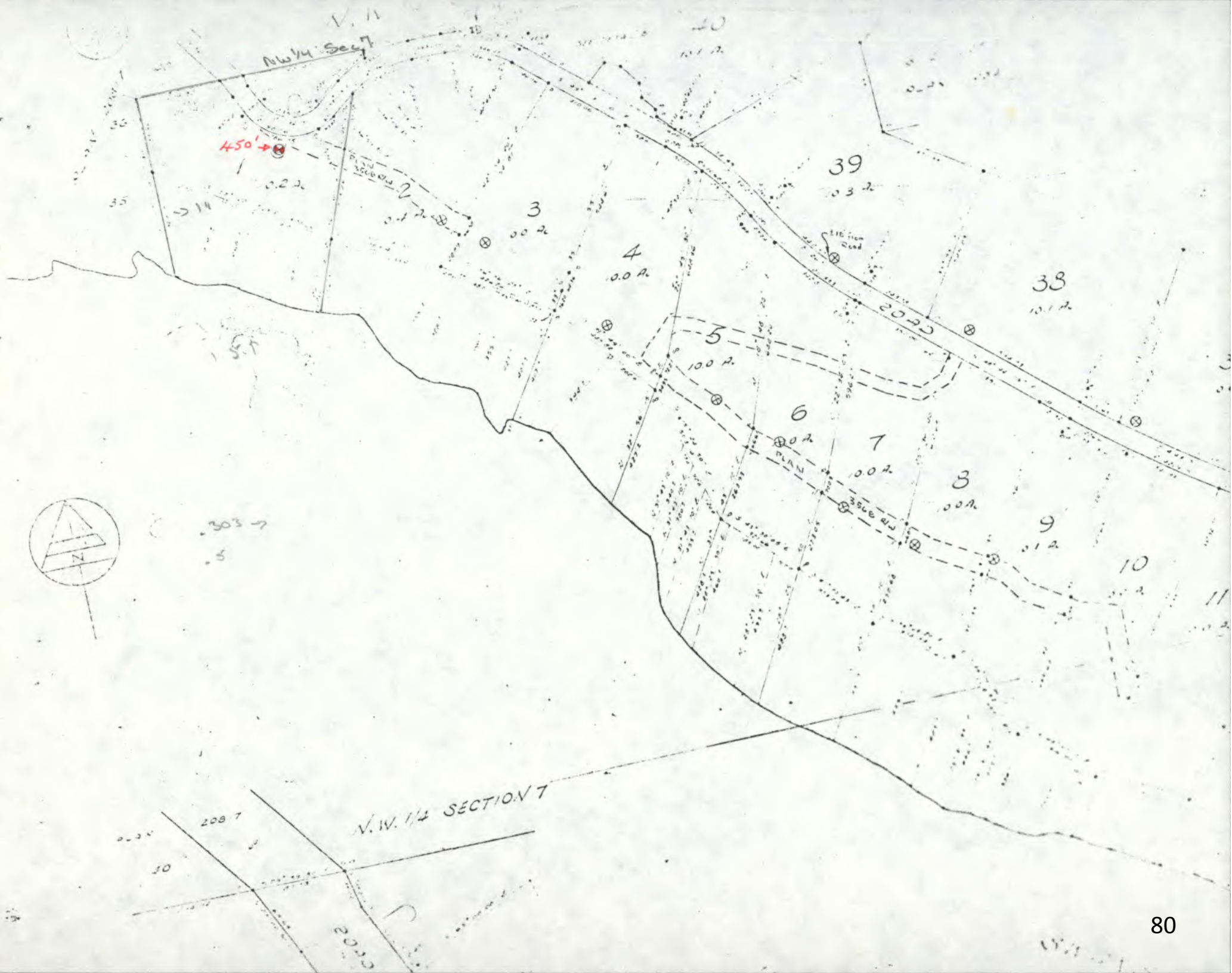
NEPTUNE ESTATES WATER QUALITY

Parameter Analyses	12/03/79 WELL 1	10/04/79 WELL 1	23/03/79 WELL 2	23/03/79 WELL 3	23/03/79 WELL 4	23/03/79 WELL 5
Total Dissolved Solids, mg/l	323		237	153	198	268
pH	8.07		6.53	6.03*	6.45*	7.24
Alkalinity, mg/l	219		145	82.9	215.2	157.9
Calcium, mg/l	13.4		11.7	21.4	16.3	9.3
Magnesium, mg/l	9.5		4.6	9.4	7.0	3.8
Total Hardness, mg/l	96		52	93	70	40
Manganese, mg/l	0.13*	0.04	0.10*	0.13*	0.10*	0.06*
Iron, mg/l	13.0*	1.67*	2.0 *	0.26	0.43*	0.75*
Zinc, mg/l	87		68	13	40	74
Fluoride, mg/l	26.3		19	13.1	15.1	17.4
Chloride, mg/l	10.1		0.3	0.3	0.2	0.3
Phosphate, mg/l	11.3		22.0	22.0	15.5	15.0
Nitrogen (NO ₂ + NO ₃), mg/l	10.02		0.07	0.04	0.03	0.03
Conductivity, umhos/cm	401		329	217	278	353
Tour, TCU	15		20*	20*	20*	20*
Turbidity, NTU	48*	15.4*	6.9*	0.58	2.8	4.3

* is than G = Greater than

K.L. OK 5-22-80

79 WILL CUNLIFF



92B-074-4-11

WTN 41666 #1

WATER WELL RECORD

DEPT. OF ENVIRONMENT, WATER RESOURCES SERVICE, WATER INVESTIGATIONS BRANCH VICTORIA, BRITISH COLUMBIA

LEGAL DESCRIPTION: LOT _____ SEC. 7 TP. _____ R. _____ D.L. _____ LAND DISTRICT Cowichan PLAN _____DESCRIPTIVE LOCATION NEPTUNE ESTATES LOT #1 NORTH PENDER ISLAND LICENCE NO. _____ DATE _____OWNER'S NAME M.P.T. ENGINEERING LTD. ADDRESS 8151 COOK ST. RICHMOND, B.C.DRILLER'S NAME TRI-K DRILLING ADDRESS VICTORIA DATE COMPLETED FEB 1979DEPTH 450' OF _____ ELEVATION 135 ESTIMATED SURVEYED CASING DIAM. _____ LENGTH _____

METHOD OF CONSTRUCTION _____ CASING DIAM _____ LENGTH _____

SCREEN LOCATION _____ SCREEN SIZE _____ LENGTH _____ TYPE _____SANITARY SEAL YES NO SCREEN SIZE _____ LENGTH _____ TYPE _____PERFORATED CASING LENGTH _____ PERFORATIONS FROM _____ TO _____GRAVEL PACK LENGTH _____ DIAM. _____ SIZE GRAVEL, ETC. _____DISTANCE TO WATER _____ ESTIMATED WATER LEVELFROM _____ MEASURED ELEVATION _____ ARTESIAN PRESSURE _____

DATE OF WATER LEVEL MEASUREMENT _____ WATER USE _____

CHEMISTRY

TEST BY Environmental Services Div. DATE 3/12/79TOTAL DISSOLVED SOLIDS 323 mg/l TEMPERATURE _____ °C pH 8.07 SILICA (SiO₂) _____ mg/lCONDUCTANCE 401 ^{µmhos/cm} AT 25°C TOTAL IRON (Fe) 13.0 mg/l TOTAL HARDNESS (CaCO₃) 96 mg/lTOTAL ALKALINITY (CaCO₃) 219 mg/l PHEN. ALKALINITY (CaCO₃) _____ mg/l MANGANESE (Mn) 0.13 mg/lCOLOUR <5(CU) ODOUR _____ TURBIDITY 48 (NTU)

ANIONS	mg/l	epm
CARBONATE (CO ₃)		
BICARBONATE (HCO ₃)		
SULPHATE (SO ₄)		
CHLORIDE (Cl)	<u>26.3</u>	
NO ₂ + NO ₃ (NITROGEN)	<u>20.02</u>	
* TKN. (NITROGEN)		
PHOSPHORUS (P)		

CATIONS	mg/l	epm
CALCIUM (Ca)	<u>13.4</u>	<u>Fl. - 20.1</u>
MAGNESIUM (Mg)	<u>9.5</u>	<u>Sulphate - 11.3</u>
SODIUM (Na)	<u>87</u>	
POTASSIUM (K)		
IRON (DISSOLVED)		

* TKN = TOTAL KJELDAHL NITROGEN
NO₂ = NITRITE NO₃ = NITRATECHEMISTRY SITE NO. 1401584

CHEMISTRY FIELD TESTS

TEST BY _____ DATE _____ EQUIPMENT USED _____

CONTENTS OF FOLDER

 DRILL LOG SIEVE ANALYSIS PUMP TEST DATA GEOPHYSICAL LOGS CHEMICAL ANALYSIS REPORT

OTHER _____

SOURCES OF INFORMATION DRILLER + Confidential Report - 92 B/14 # 24

Z _____ WELL NO. _____

E _____

N _____

Z _____ X _____ Y _____ NO. _____

NAT. TOPO. SHEET NO. _____

PRODUCTION TEST SUMMARY

DATE _____
 TEST BY _____
 BAIL TEST PUMP TEST DURATION OF TEST 22 HRS 45 MIN
 RATE 2 gpm DRAWDOWN 291'
 WATER LEVEL AT COMPLETION OF TEST 36'
 AVAILABLE DRAWDOWN _____ SPECIFIC CAPACITY _____
 PERMEABILITY _____ STORAGE COEFF. _____
 TRANSMISSIVITY _____
 RECOMMENDED PUMPING RATE _____
 RECOMMENDED PUMP SETTING _____

LITHOLOGY

FROM	TO	DESCRIPTION
0	3'	TOP SOIL
3	20'	CLAY
20	24'	CLAY AND GRAVEL
24	43'	CLAY
	43'	SANDSTONE
	70'	TRACE OF WATER
	245'	WATER - 1 gpm
	320'	WATER - 1 1/2 gpm

TOTAL 2 1/2 gpm

(B)

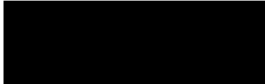
SEE PUMP TEST INSIDE

Brent Marsden
*BCC

S# - M

07Jun23 10:08a
Well

W174750



water
1

TEL: [Redacted]
[Redacted]

Arrival temp.: 18.6C
PD B1122B 0706E

Site Code	Date	Time	CFU/100 ml		CFU/100 ml		CFU/100 mL
			TC	T-NC	FC	F-NC	E.coli
4801 Pirates Rd	06Jun23	03:00p	2	3800	0	0	0
4801 Pirates Rd	DUP		2	3800	0	0	0

TC = total coliform bacteria
FC = fecal coliform bacteria (aka thermotolerant coliforms)
NC = non-coliform bacteria
CFU/100 ml = colony forming units per 100 milli-litres

Results may be adversely affected if samples are submitted to the laboratory more than 24 to 30 hours after collection.

E. coli = Escherichia coli, FDA/BAM 9th ed, Oct 2020
Bergy's Manual of Systematic Bacteriology vol 1, AOAC 1984; J.Clin.Micro., J.Intern.System.Bact.

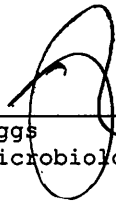
Comments:

For Interpretation of Results:

Total or Fecal Coliforms present greater than 0 CFU/100mL (0 CFU/mL):
IF Coliform numbers exceed safe limits for drinking water-
water is not suitable for drinking without treatment.

Total Non-coliform bacteria (=Lactose Fermentors) equal to or greater than
200 CFU/100mL (2.0 CFU/mL):
IF the number of organisms present exceed recommended guidelines for
drinking water; treatment is strongly recommended.

- see following page for chemistry results -



W. Riggs
Sr. Microbiologist

M.B. LABS LTD
T: 250 656-1334

E: info@mblabs.com

W: www.mblabs.com

EMAILED
JUN 09 2023
9:31 AM

Brent Marsden
*BCC

S# - M

07Jun23 10:08a
Well

W174750 pg2

water
1

TEL: [REDACTED]

Arrival temp.: 18.6C
PD B1122B 0706E

Sample: 4801 Pirates Rd 06Jun23 03:00p

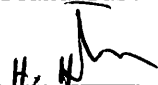
<u>ELEMENTS</u>		<u>SAMPLE</u>	<u>UNITS</u>	<u>Maximum Limits Permissible In Drinking Water*</u>
1) Aluminium	Al	0.155	mg/L	no limit listed
2) Antimony	Sb	<0.500	ug/L	6.00 ug/L
3) Arsenic	As	<0.500	ug/L	10.0 ug/L
4) Barium	Ba	0.013	mg/L	2.00 mg/L
5) Beryllium	Be	<0.003	mg/L	no limit listed
6) Boron	B	0.581	mg/L	5.00 mg/L
7) Cadmium	Cd	<0.010	ug/L	7.00 ug/L
8) Calcium	Ca	8.47	mg/L	200 mg/L
9) Chromium	Cr	<0.003	mg/L	0.050 mg/L
10) Cobalt	Co	<0.005	mg/L	no limit listed
11) Copper	Cu	<0.008	mg/L	1.00 mg/L
12) Gold	Au	<0.040	mg/L	no limit listed
13) Iron	Fe	0.034	mg/L	0.300 mg/L
14) Lanthanum	La	<0.020	mg/L	no limit listed
15) Lead	Pb	0.785	ug/L	5.00 ug/L
16) Magnesium	Mg	2.92	mg/L	50.0 mg/L
17) Manganese	Mn	0.019	mg/L	0.120 MAC 0.020 AO
18) Mercury	Hg	<0.010	ug/L	1.00 ug/L
19) Molybdenum	Mo	<0.005	mg/L	no limit listed
20) Nickel	Ni	<0.004	mg/L	no limit listed
21) Phosphorus	P	<0.010	mg/L	no limit listed
22) Potassium	K	1.35	mg/L	no limit listed
23) Scandium	Sc	<0.050	mg/L	no limit listed
24) Selenium	Se	<0.500	ug/L	5.0 ug/L
25) Silicon	Si	7.00	mg/L	no limit listed
26) Silver	Ag	<0.010	mg/L	no limit listed
27) Sodium	Na	108	mg/L	200 mg/L
28) Strontium	Sr	0.110	mg/L	no limit listed
29) Tin	Sn	<0.020	mg/L	no limit listed
30) Titanium	Ti	<0.010	mg/L	no limit listed
31) Tungsten	W	<0.050	mg/L	no limit listed
32) Vanadium	V	<0.010	mg/L	no limit listed
33) Zinc	Zn	0.018	mg/L	5.00 mg/L
Hardness (mg/L CaCO ₃)		33.2	mg/L	0-75 mg/L = soft
pH		8.14	units	7.0 to 10.5

* As per Canadian or B.C. Health Act Safe Drinking Water Regulation BC Reg 230/92, & 390 Sch 120, 2001. Task Force of the Canadian Council of Resource and Environment Ministers - Guidelines for Canadian Drinking Water Quality, 2020.

Comments:

All constituents tested meet Canadian and B.C. drinking water standards.

R. Bilodeau
Analytical Chemist



H. Hartmann
Sr. Analytical Chemist

M.B. LABS LTD
T: 250 656-1334

E: info@mblabs.com

W: www.mblabs.com

Plumbing On Tap

30Jun23 9:17a

W175198



Well

water

1

TEL: [Redacted]

Arrival temp.: 18.6C

PD B1126 3006A

Sample: 4801 Pirates Rd Pender Island

Site Code	Date	Time	CFU/100 ml		CFU/100 ml		CFU/100 mL
			TC	T-NC	FC	F-NC	E.coli
Well Pump House	29Jun23	21:00p	0	0	0	0	0

TC = total coliform bacteria

FC = fecal coliform bacteria (aka thermotolerant coliforms)

NC = non-coliform bacteria

CFU/100 ml = colony forming units per 100 milli-litres

Results may be adversely affected if samples are submitted to the laboratory more than 24 to 30 hours after collection.

E. coli = Escherichia coli, FDA/BAM 9th ed, Oct 2020
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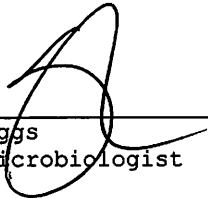
Comments:

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Total or Fecal Coliforms present greater than 0 CFU/100mL (0 CFU/mL):
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- see following page for chemistry results -


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Sr. Microbiologist

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**North Pender Island Local Trust Committee
Temporary Use Permit
NP-TUP-2023.4 (Gu)**

4801 Pirates Road

To: Wenjun Gu
c/o Laurie Rupert

1. This Permit applies to the land described below:

LOT 1, SECTION 7, PENDER ISLAND, COWICHAN DISTRICT, PLAN 32261
(PID: 001-080-539).

2. This Permit is issued for the purpose of permitting the owner to conduct the following use on their property:

a) a **Short Term Vacation Rental** within the Dwelling Unit.

3. and is subject to the following conditions:

- a) installation of a cistern with greater than 7000 litre capacity connected to a water treatment system;
- b) a **parking** area that will accommodate a minimum of two (2) vehicles for the STVR is required and must be wholly contained on the subject property;
- c) the property owner shall provide information for guests indicating the location of the **Woodland, Cliff, and Riparian and Aquatic Development sensitive areas**, and information on how to avoid impacting the sensitive features;
- d) **signage** advertising the STVR use may not exceed 0.6 m²;
- e) either the property owner or other designated **contact** must be available on North or South Pender Island by telephone 24 hours per day, seven days per week when the STVR is in use, and the name (s) and contact information shall be provided to STVR guests upon arrival;
- f) either the property owner or other designated **contact** must provide neighbours within a 100 metre radius of the vacation rental with the owner or manager's phone number, and a copy of the temporary use permit;
- g) the property owner must post within the dwelling the following **information for guests**:
 - i. remind guests that the property is located in a residential area;
 - ii. information on noise bylaws, water conservation, fire safety, storage and disposal of garbage and recycling, septic care and control of pets (if pets are permitted); and
 - iii. emergency services contact information, and to provide a means for contacting them if the property is located in an area with no cellular service;
 - iv. the name and contact information of the property owner or designated contact who is available on North or South Pender Island at all times when the STVR is in use;
- h) *the **maximum number of bedrooms** that can be used for the STVR use is limited to four (4);*
- i) the **maximum number of guests** is limited to **eleven (11)**;



Islands Trust

- j) the STVR use is limited to a **thirty (30) days** from the period of May 1 to September 30 in a calendar year;
 - k) the following **mitigating measures** are required:
 - i. retention of existing screening and fencing;*
 - l) the property owner or operator shall **post contact information and permit information** at the entrance to the property;
 - m) The following activities are **prohibited**:
 - i. camping and occupancy of recreational vehicles;*
 - ii. the rental or provision of motorized personal watercraft; and*
 - iii. outdoor fires;*
 - n) the holder of this Permit, will be held accountable for any violation of the conditions of this Permit. The Islands Trust Bylaw Investigations Officer may enter the property between the hours of 9:00 am and 5:00 pm on any day without prior consultation with the holder of the Permit, or STVR renter for the purpose of investigating a complaint.
4. This permit is valid for **three (3)** years from date of issuance of the permit and upon expiry of the permit the owner of the site shall discontinue the temporary use to the satisfaction of the Islands Trust, or apply for a renewal of this permit.
5. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of "North Pender Island Land Use Bylaw No. 224, 2022" and to obtain other approvals necessary for completion of the proposed development, including approvals from the Capital Regional District, Island Health and Ministry of Transportation and Infrastructure.

AUTHORIZING RESOLUTION PASSED BY THE NORTH PENDER ISLAND LOCAL TRUST COMMITTEE THIS ##TH DAY OF MONTH, 202#.

Deputy Secretary, Islands Trust

Date Issued

ATTACHMENT 7 – GUEST INFORMATION

Pirates Hideaway

***CHECK-IN/CHECK-OUT PROCEDURES**

CHECK-IN TIME 4 P.M PST

There is only a 6 hour window to completely clean, disinfect and set up for the next guest.

Please respect the work schedule

***THINGS TO NOTE UPON ARRIVAL**

The water will be on already

The electrical panel is downstairs.

CHECK-OUT 10 AM PST

The day you are scheduled to leave. We must be able to enter the home at 10 a.m., If you do not vacate the premises on time, you will be charged for one additional night's stay

CHECK-OUT PROCEDURES: Upon departure guests are required to leave the property in the same general condition as it was when they arrived. Please comply with the following before check-out:

- a) Dishes, pots pans, silverware and utensils should be washed and put away. If you don't have time, please load all dishes into the dishwasher and leave it running on a normal cycle.
- b) BBQ cleaned and propane turned off
- c) Windows and doors closed and locked, all lights turned off to conserve energy
- d) Turn down Thermostat
- e) All garbage must be taken away, Recycling bins are out side the kitchen door, we can take that away but if garbage is left there is a \$40.00 per bag to be charged
- f) Garbage can be dropped off at Magic Lake Liquor store

GARBAGE/REC

Welcome to our home:

We hope that you have arrived safely and had no trouble finding our home. We take special pride in keeping our home immaculate and as comfortable as possible for our guest.

We ask that all guests go through the home and report any dissatisfaction to us within the first 24 hours of your stay. It is our desire to provide you the best accommodations possible and will make every attempt to address any concerns you may have.

Please enjoy the orcas (that hopefully swim by) the deer (that often browse near the house) and the eagle nest (north east part of the property, you will see a lot of eagles).

There are many things to do on the island such as hiking, kayaking, golf, wine tasting, cider tasting, disc golf, paddle boarding, swimming and dining out

Please take a few moments to look through this book. It includes contract numbers, house information, local attractions and check-out instructions

We hope that your stay is comfortable and enjoyable

*Welcome to our Pender
Island Retreat*



Guest Book

ISLAND DETAILS

About Pender Island

Pender Island is a popular destination for cycling, fishing, hiking, boating, sailing, scuba diving and other outdoor pursuits. The island also boasts a 9-hole golf course as well as a 27-hole disc golf course (frisbee golf). Pender Island also has numerous art galleries, shops, restaurants and hosts a variety of vocal events throughout the year, including the Pender Island Fall Fair and Lantern Festival. On Saturday mornings during the summer, the Pender Island Farmers Market at the Community Hall offers local produce and handcrafts.

Pender is a choice weekend and year-round holiday destination. Summer is generally a busy time, while the island pace slows down considerably during the winter months. Spring and fall are pleasant times of the year, with fewer tourists and mild weather.

Contacts

Taxi 250-629-2222 Hours of Service is 6:30 – 1:30am (other times by reservation) Advanced bookings are encouraged to ensure prompt service during peak times.

Supermarkets

Tru Value Foods, Pender Island's supermarket is located in the Driftwood Centre, and now offering 8,000 square feet of wide aisles, well stocked shelves, and a deli and coffee bar, as well as lots of parking.

Southridge Farms on Port Washington Road features health foods, country produce, some bulk produce, a small café and video rentals.

Medicine Beach Market – a small convenience store, next door is the Medicine Beach Liquor Store.

Liquor Store

BC Liquor Store is located in the Driftwood Centre. It is open 10-6pm every day except Sunday.

Medicine Beach Liquor Store is a small beer and wine store and is located beside Medicine Beach Market.

Gas Stations is located in Driftwood Shopping Centre with auto repairs.

ATMS is located in Tru-Value, Gas Station, Pharmacy, Medicine Beach Liquor Store, Poets Cove Resort, and Browning Pub.

Churches

Chapel of Saint Teresa Roman Catholic Church (250) 629-3141

Pender Island United Community church (Inter-Denominational) (250)629-3822

St. Peter's Anglican Church (250)629-3634

Pirates Hideaway

*CHECK-IN/CHECK-OUT PROCEDURES

CHECK-IN TIME 4 PM PST

There is only a 6-hour window to completely clean, disinfect and set up for the next guest.

Please respect the work schedule.

*THINGS TO NOTE UPON ARRIVAL

The water will be on already.

The electrical panel is downstairs.

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- c) Windows and doors closed and locked, all lights turned off to conserve energy
- d) Turn down Thermostat
- e) All garbage must be taken away. Recycling bins are out side the kitchen door, we can take that away but if garbage is left there is a \$40.00 per bag to be charged
- f) Garbage can be dropped off at Magic Lake Liquor store

POWER OUTAGES

Sometimes in intense storms, the power may go out. We have a built-in Generator it will come on but will not run the whole house. If you have any problems call the house manager [REDACTED]

WATER AND SEPTIC SYSTEM

The water is ok to drink. The toilet water however, uses a septic system. Please DO NOT FLUSH anything other than toilet paper and natural waste down the toilet (Please conservative with the TP).

No feminine products should be flushed at any time.

- Use one-ply paper whenever possible
- No paper towels, Kleenex, tampons, pads, matches, hair, grease, no bleach, no chemicals, etc.
- These are guaranteed to back up the system.
- Also, it is easier on the system if you flush only when absolutely necessary

SMOKING

This is a **NON-SMOKING** home. You are permitted to smoke outdoors on the driveway, butts are to be disposed of properly and not left anywhere on the property. Smoking in the house will result in the damage deposit being held.

NO DAILY HOUSEKEEPING SERVICE

No daily housekeeping service- White Linens and bath towels are included in the unit, daily maid service is not included so please do not take the towels to the beach with you.

FIREPLACE

Please enjoy the fireplace but always be sure to open the flue before starting any fire, if smoke is coming out of the front of the fireplace, put out the fire immediately and ventilate the house. There is firewood outside by the garage. Do not overfill the fireplace and create a blazing fire that could cause damage to the firebox or cause a fire. Keep the fire to a respectable blaze at all times to prevent damage, particularly to the floor. **DO NOT** cut down trees on the property for firewood.

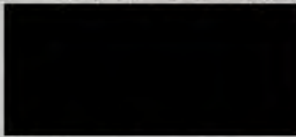
FIRST AID & FIRE EXTINGUISHER

A first aid kit is located in the cabinet in the laundry room where the washer and dryer are located (off the kitchen)

The fire extinguisher is located in the kitchen under the kitchen sink

SHAW: WIRELESS INTERNET

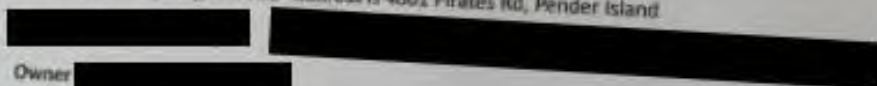
There is Shaw WIFI available for your use, the router is located downstairs



EMERGENCY NUMBERS AND CONTRACTS:

We hope you enjoy your home. Here is some useful information for your stay

In case of emergency, dial 911 address is 4801 Pirates Rd, Pender Island



Owner [Redacted]

Pender Island Medical Clinic 250-629-3233

BC Poison Control 24-hour line: 604-682-5050 or 1-800-567-8911

Pender Islands Recycling Society

Welcome to our beautiful islands! North and South Pender residents are avid recyclers, and we encourage you to recycle with us. Since 1989 PIRS has diverted approximately 1.7 million lbs. of waste and recyclables from landfills. Bring your recyclables to the Recycling Depot during open hours and our staff will happily show you how and ensure to drop off your recyclables.

Hours of Operation

Summer hours (June-Sept)

Thursday 9am - 3pm

Friday 9am - 4pm

Saturday 9am - 4pm

Winter hours (Oct-May)

Tuesday 10am - 3pm

Thursday 10am - 3pm

Sunday 11am - 3pm

Contact

Location: 8400 Oriskany Bay Road, 300m west of the Community Hall, on the way to the ferry terminal

Phone: 250-629-6962

Email: penderislandrecycling@gmail.com

Website: www.penderislandrecycling.com

What We Accept (see also updated attached list or see the website)

All items should be rinsed, clean and dry, please.

Tin and aluminum cans

Glass bottles and jars

Pop, juice and water bottles, cartons and cans

Milk, soup and broth cans, paper cups and containers

Beer, wine and liquor bottles and cans

Paper products and cardboard

Plastics, plastic packaging/containers and plastic bags

Styrofoam/polystyrene foam (no foam insulation or foam "padding" please)

Spinal, oval and cardboard containers - may have tin ends (from coffee, etc. etc.)

Aerosol cans, empty

Light bulbs, compact fluorescent light bulbs and light fixtures

Batteries, electronics, phones, DVDs, CDs, VCR & cassette tapes, may be in their cases

Small appliances and power tools

Large appliances for a \$25 drop-off fee each, i.e. fridge, stove, washer, dryer

Paint and paint containers, spray paint cans (all with identifying label left on)

Smoke and Carbon monoxide alarms

Scrap metal

Other Services

The ReCycle Bike Shop is located at the Depot, which offers rebuilt bicycles for sale, as well as parts, tune-ups and repairs by our bicycle mechanic.

Our Free Store has much to offer, including kitchen-ware, hardware items, books, magazines and much more. You never know what may find. Please take what you like, donations are always appreciated, and if you wish to leave anything in the Free Store, please check with staff first.

Dish-wash services are available for a donation, with plates, bowls, cups, glasses, cutlery and many



**Pender
Island
REcycling**

L 250 228 5862
P 250 7500 Hwy 66
© 2008 5000

Annual membership is voluntary.
Only \$20 per household.

Provide your mailing address and we will mail you a tax receipt for making a charitable donation. Thank you!

[Home](#) [About Us](#) [Other Services](#) [Inspiration & Links](#) [More info](#) [Membership/Donations](#)

Hours

WINTER
October through May
Tues, Thurs, Sat
10 AM to 3 PM

SUMMER
June through Sept
Tues, Thurs, Fri, Sat
10 AM to 3 PM

STATUTORY HOLIDAYS
The depot is CLOSED on:
Sat, Jul 4, Canada Day
Sat, Sept 30, National Day for Truth
and Reconciliation
Sat, Nov 11, Remembrance Day

Recyclables we accept

- Appliances - small and large, also power tools
- Batteries - household and vehicle
- Cellphones
- Books (good condition/usable)
- Cardboard/boxboard
- Drink containers
- Electronics
- Glass - non-deposit (e.g., jam jars)
- Light bulbs and fixtures
- Masks (single use PPE)
- Motor oil, oil filters, and antifreeze
- Paint (oil and latex)
- Paper: cartons and cups
- Paper: printed
- Plastic: bags, containers, non-packaging, and other flexible packaging
- Personal protective equipment
- Scrap metal
- Smoke and CO alarms
- Styrofoam
- Thermostats
- Tin cans and aluminum foil
- Tires (May only)



Every year, the depot processes approximately 217 tonnes of recyclable materials. Thank you for recycling!

Click [here](#) for more information about items that **CAN BE RECYCLED** at the depot and how to prepare them for drop off.



The depot has
recycled over
8 million lbs!

[Details About Recyclables We Accept](#) »
[What Happens To Your Recyclables](#) »
[Options For Other Types Of Recyclables](#) »



File No.: 6500-20-Raptor Nest DPA
Project

DATE OF MEETING: September 29, 2023

TO: North Pender Island Local Trust Committee

FROM: Brad Smith, Island Planner
Southern Team

COPY: Robert Kojima, Regional Planning Manager

SUBJECT: Raptor Nest Development Permit Area Review Project

PURPOSE

The purpose of this staff memo is to provide the North Pender Local Trust Committee (LTC) with an update on the Raptor Nest Development Permit Area Review Project.

PROJECT UPDATE

At the July 28, 2023 meeting, the LTC considered a preliminary staff report on the Raptor Nest Development Permit Area Review Project. At that meeting, the LTC decided to proceed with the project as a minor project, and directed staff to begin working on project deliverables. Since then, the following has occurred:

- Staff have had a follow up discussion with Dave Manning who is collecting the baseline field data. Mr. Manning is working with Dan Baxter, RP Bio on data collection and analysis. Data collection is wrapping up soon.
- The Islands Trust website is up to date with [project content](#) including the endorsed project charter and the July 28, 2023 staff report. All readily accessible public information regarding the project will be housed here.
- Staff are working with Finance staff to initiate contracts for acquiring the data. In conversation with Mr. Manning, it was agreed that a portion of the \$5,000 will be used to cover his direct expenses. The remainder, however much is needed, can be used for data acquisition and further analysis as required.
- There will also be a process step for GIS staff to map the proposed sites and create amending bylaw maps. This will be required when the initial baseline data is received as an early quality assurance step.

NEXT STEPS

When ready, staff will initiate contracts for data acquisition and further analysis.

Submitted By:	Brad Smith, PAg Island Planner	September 21, 2023
Concurrence:	Robert Kojima Regional Planning Manager	September 21, 2023

Active Projects Report

North Pender Island

0. Major project - Housing Access and Affordability Project

Responsible

Dates

Pre-project phase: establish project scope and submit business case for Trust Council approval

Rec'd: 26-May-2023

Target: 31-Dec-2023

0. Minor project - Update of Raptors Nest DPAs

Responsible

Dates

To review and update DPA mapping, DPA provisions, undertake consultation and legislative process to adopt OCP amendment

Brad Smith

Rec'd: 26-May-2023

Target: 31-Mar-2024

1. LUB Review Project

Responsible

Dates

Bylaws 223 and 229 to be considered for adoption upon Ministerial approval

Brad Smith

Rec'd: 07-Nov-2019

Kim Stockdill

Target: 01-May-2023

Future Projects Report

North Pender Island

1. <i>Coastal Douglas Fir Ecosystem</i>	Responsible	Date Received
Consider implementation of toolkit and mapping - LPC to develop model bylaw in 2021-22		01-Feb-2019
2. <i>Raptors Nests</i>	Responsible	Date Received
To update the raptor nests mapping.		27-Jan-2022
3. <i>Affordable Housing Options</i>	Responsible	Date Received
A project to review affordable housing options.		24-Mar-2022
4. <i>Accessory Dwelling Units</i>	Responsible	Date Received
Review options for accessory dwelling units on North Pender.		26-May-2022
5. <i>Review DPAs</i>	Responsible	Date Received
To review the Development Permit Areas in the NP Official Community Plan to update guidelines, requirements, and outline options for new DPAs.		11-Aug-2022
6. <i>Browning to Driftwood Corridor Plan</i>	Responsible	Date Received
Coordination on a transportation plan for the Driftwood to Port Browning corridor.		11-Aug-2022

Future Projects Report

North Pender Island

7. *Soil Bylaw Project*

Responsible

Date Received

Work on Soil bylaw was undertaken in 2021 and 2022. Project deferred prior to bylaw readings

29-Apr-2021

8. *Public engagement on groundwater data*

Responsible

Date Received

Project to present information on groundwater project to public and educate landowners

26-May-2023



Board of Variance

File Number	Applicant Name	Date Received	Purpose
NP-BOV-2023.1	Cameron, Heather	03-Jan-2023	Appeal to Board of Variance for structural alteration.

Planner: Brad Smith

Planning Status

Status Date: 22-Sep-2023

Applicant has provided updated plans - Second hearing scheduled for Sept 28, 2023

Status Date: 26-Jul-2023

BoV hearing held - BoV deferred a decision and sought additional info from applicant

Status Date: 19-Jul-2023

BoV hearing scheduled for July 26

Development Permit

File Number	Applicant Name	Date Received	Purpose
NP-DP-2018.5	PICSS c/o HARDAL MANAGEMENT INC	23-May-2018	Application for development permit for a building in a form and character DPA

Planner: Bruce Belcher

Planning Status

Status Date: 24-Aug-2023

File transferred to Bruce Belcher

Status Date: 03-Feb-2023

Emailed applicant to inquire whether they want to proceed with DP

Status Date: 19-Dec-2022

File re-assigned to Charly Caproff



Development Permit

File Number	Applicant Name	Date Received	Purpose
NP-DP-2023.3	Shave, Becky	04-May-2023	4815 SCHOONER WAY: Application for a DP for development in a DPA.

Planner: Brad Smith

Planning Status

Status Date: 22-Sep-2023

Application on Sept 29 LTC agenda, security deposit now included in draft DP

Status Date: 13-Sep-2023

Applicant provided estimate of costs for remediation to be included as security deposit

Status Date: 28-Jul-2023

Application deferred to Sept meeting - LTC requested cost estimate for restoration to establish a security deposit

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
NP-DVP-2023.4	Driessen, Peter	28-Jul-2023	181 MAPLELEAF LANE: Application for a variance for siting of a building and a solar panel in a setback.

Planner: Brad Smith

Planning Status

Status Date: 22-Sep-2023

Applicant withdrew application voluntarily given strata letter not supporting variance

Status Date: 20-Sep-2023

Planner conducted site visit

Status Date: 30-Aug-2023

Scheduled for Sept 29 LTC meeting



Subdivision

File Number	Applicant Name	Date Received	Purpose
NP-SUB-2020.1	BRADFORD & MILLIKEN	05-Mar-2020	1610 Schooner Way - A subdivision referral for two lot boundary adjustment. MoTI file #: 2020-00549

Planner: Bruce Belcher

Planning Status

Status Date: 24-Aug-2023

File transferred to Bruce Belcher

Status Date: 27-Jun-2023

Contacted applicant regarding PLR extension and next steps.

Status Date: 19-Dec-2022

File re-assigned to Charly Caproff

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
NP-TUP-2023.4	Gu, Wenjun (Aaron)	05-Apr-2023	4801 PIRATES RD: Application for a temporary use permit for a short term vacation rental.

Planner: Charly Caproff

Planning Status

Status Date: 14-Sep-2023

Staff report in agenda items folder. Will update if correspondence received by Sept 20

Status Date: 07-Sep-2023

Staff report approved, waiting to see if any correspondence is received.

Status Date: 06-Sep-2023

Staff report sent to RPM for review

Islands Trust
 LTC EXP SUMMARY REPORT F2024
 Invoices posted to Month ending July 2023

650 North Pender	Invoices posted to Month ending July 2023	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-650	LTC "Trustee Expenses"	468.00	0.00	468.00
LTC Local				
65200-650	LTC - Local Exp - LTC Meeting Expenses	1,253.00	1,463.60	-210.60
65210-650	LTC - Local Exp - APC Meeting Expenses	399.00	0.00	399.00
65220-650	LTC - Local Exp - Communications	250.00	0.00	250.00
65230-650	LTC - Local Exp - Special Projects	280.00	0.00	280.00
TOTAL LTC Local Expense		<u>2,182.00</u>	<u>1,463.60</u>	<u>718.40</u>
Projects				
73001-650-2006	North Pender OCP/LUB	3,000.00	1,392.31	1,607.69
73001-650-4115	North Pender Groundwater Strategy Implementation	2,500.00	0.00	2,500.00
73001-650-4132	North Pender Raptor Nest DPA update	5,000.00	0.00	5,000.00
TOTAL Project Expenses		<u>10,500.00</u>	<u>1,392.31</u>	<u>9,107.69</u>

Standing Resolutions Log

North Pender Island

Resolution Number	Action	Date
<p>2023-040 (Standing)</p> <p>Proposed Bylaws 224 & 229 - 4606 Razor Point Rd</p> <p>That the North Pender Island Local Trust Committee move to suspend bylaw enforcement on the Industrial zoned portion of 4606 Razor Point Road until the completion of Bylaw 224 and 229.</p>	<p>Carried</p>	<p>11-Mar-2023</p>
<p>2022-002 (Standing)</p> <p>Travel Trailer Enforcement</p> <p>that the North Pender Island Local Trust Committee direct bylaw staff to defer enforcement on unlawful dwellings, except in the following circumstances:</p> <ul style="list-style-type: none"> a. There are concerns regarding health and safety; b. There are concerns that sewage is not being disposed of in an approved septic or sewage disposal system; or that septic or sewage disposal systems are beings used in excess of capacity or ability as a result of unlawful dwellings; c. There are concerns of possible contamination of wells or other drinking water sources; d. Unlawful dwellings are in environmentally sensitive areas; e. There are non-permitted campgrounds; and f. That the North Pender Island Local Trust Committee may give direction to resume enforcement on activities on any property that poses risk to the health and safety of the neighbouring residents or the residents on the property subject to enforcement. 	<p>Carried</p>	<p>27-Jan-2022</p>

Standing Resolutions Log

North Pender Island

Resolution Number	Action	Date
<p>2020-010 (Standing)</p> <p>15.1 Policy options for Bylaw Enforcement Compliance on unlawful uses</p> <p>that the North Pender Island Local Trust Committee adopt the following policy on unlawful land uses and planning applications:</p> <p>a. Where an application is received and a use is continuing in contravention of a land use bylaw, staff are directed to request that the applicant cease the use prior to processing the application, and staff are directed to continue with enforcement until the use is ceased.</p> <p>b. The applicant may request that the Local Trust Committee proceed with consideration of the application while the use is continuing; and, where the Local Trust Committee considers there is a community need to process the application while the prohibited use is continuing, the Local Trust Committee may direct that bylaw enforcement actions, including the issuing of notices, cease.</p> <p>c. Where the Local Trust Committee does not consider that there is a community need, or the applicant has not made such a request of the Local Trust Committee, bylaw enforcement actions, including the issuing of notices will continue</p> <p>d. In deciding whether to grant land use approval for a use that was commenced in contravention of a land use bylaw, the Local Trust Committee may consider whether the applicant has suspended the prohibited land use pending a decision on the application.</p>	<p>Carried</p>	<p>30-Jan-2020</p>
<p>2019-074 (Standing)</p> <p>13.3 Model Cell Tower Strategy - Staff Briefing</p> <p>that the North Pender Island Local Trust Committee adopt the model cell tower strategy for future review and consideration of proposals.</p>	<p>Carried</p>	<p>04-Jul-2019</p>

Standing Resolutions Log

North Pender Island

Resolution Number	Action	Date
<p>2019-072 (Standing)</p> <p>13.2 Standing Resolution - Reconciliation Report</p> <p>that the North Pender Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area: Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission (TRC) Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to: a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory; c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history; d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; e) Establish and maintain government-to-government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area.</p>	<p>Carried</p>	<p>04-Jul-2019</p>
<p>2019-061 (Standing)</p> <p>16.2. Rise and Report</p> <p>that the North Pender Local Trust Community refer Short Term Vacation Rental Temporary Use Permits in the Magic Lake sewer catchment to the Magic Lake Sewer and Water Committee to confirm infrastructure capacity.</p>	<p>Carried</p>	<p>30-May-2019</p>
<p>2019-030 (Standing)</p> <p>13.2 Advisory Planning Commission - Staff Memo</p> <p>that the North Pender Island Local Trust Committee request that prior to expiration of Advisory Planning Commission members terms of office, staff write to commissioners asking if they wish to be reappointed and also advertise for expressions of interest for new commissioners.</p>	<p>Carried</p>	<p>28-Feb-2019</p>

North Pender Island

Resolution Number	Action	Date
<p>2019-016 (Standing)</p> <p>12.4 Adopted Policies and Standing Resolutions</p> <p>that the North Pender Island Local Trust Committee directs bylaw enforcement officers to commence bylaw investigations and enforcement without written complaint if bylaw violations related to disposal or storage of waste or recyclable materials or storage of vehicles or vehicle parts are observed by the bylaw enforcement officer while doing inspections for other issues or if it is reliably reported to the officer that such activity may be taking place.</p>	Carried	31-Jan-2019
<p>2018-070 (Standing)</p> <p>12.2 Retail Cannabis Licensing - Staff Report</p> <p>that the North Pender Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications: - Proposed or amended licenses for non-medical cannabis retail establishments require an application to the Local Trust Committee. - The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical. - The public consultation process shall be determined by the local trust committee after initial review of the proposal. - However, as a minimum, the Local Trust Committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property, where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: o Name of the applicant and a description of the proposal in general terms. o The location of the proposed establishment and the subject site. o The place, date and time when, both a build meeting will be held and a resolution of the Local Trust Committee is considered. o The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application. o How public comments may be submitted to the local trust committee.</p>	Carried	06-Sep-2018
<p>2006-080 (Standing)</p> <p>Communications Policy</p> <p>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.</p>	Carried	25-May-2006



BRIEFING

To: North Pender Island Local Trust Committee **For the Meeting of:** September 29th, 2023

From: Trust Area Services **Date Prepared:** July 19, 2023

SUBJECT: Census infographics

PURPOSE: To provide local trust committees with infographics regarding trends in local trust areas and the Islands Trust Area.

BACKGROUND: Trust Area Services staff contracted Statistics Canada to provide a set of infographics for both the Trust Area and local trust areas/Bowen Island (see attached).

To develop the infographics, there was a need for Statistics Canada to undertake geocoding and custom tabulations of past Census years as local trust area Census boundaries have shifted through the decades. This work completes efforts that began in 2016 to identify trends in the Trust Area and improve Census data sets for the Islands Trust Area.

ATTACHMENTS:

1. 2021 Census Infographics – North Pender Island Local Trust Area
2. 2021 Census Infographics – comparisons across the Trust Area

FOLLOW-UP: These products will inform work throughout the Islands Trust including land use planning, communications, and advocacy. They can be found under the Trend Monitoring webpage on the website, and staff plan to feature the infographics on Islands Trust social media.

Since production of the infographics, planning staff have identified that it would be helpful to also seek an infographic showing the trend in number of dwellings in each jurisdiction over time. Staff intend to order this additional data set and associated infographics at a cost between \$275 and \$457 before applicable taxes.

Prepared By: Clare Frater, Director, Trust Area Services

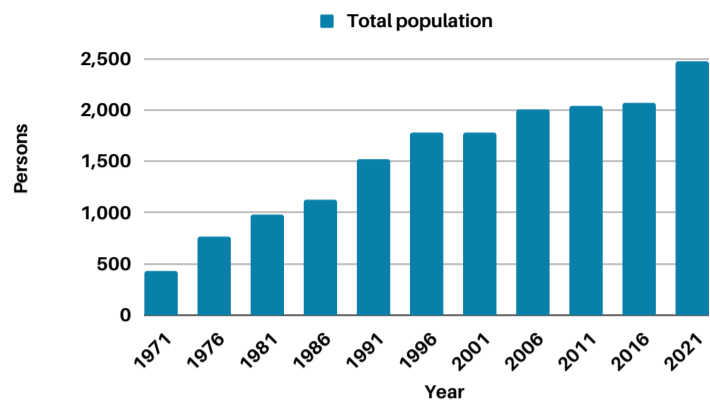
Reviewed By/Date: Robert Kojima, Regional Planning Manager, July 25, 2023

2021 Census Profile

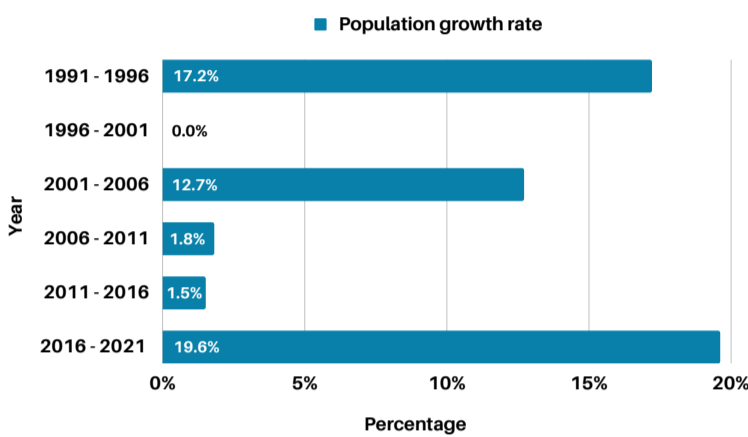
North Pender Island Local Trust Area

Total population

The total population of North Pender Island Local Trust Area was 2,470 in 2021.



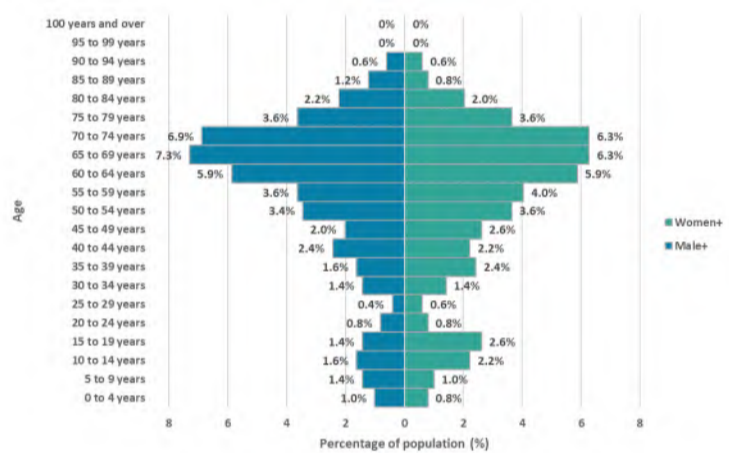
Total population growth rate



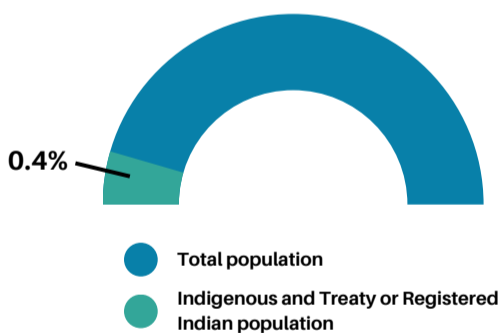
Between 1991 and 2021 the population of North Pender Island Local Trust Area grew by 63.0%.

Total population by gender, 2021

The median age of North Pender Island Local Trust Area was 61.6 in 2021.

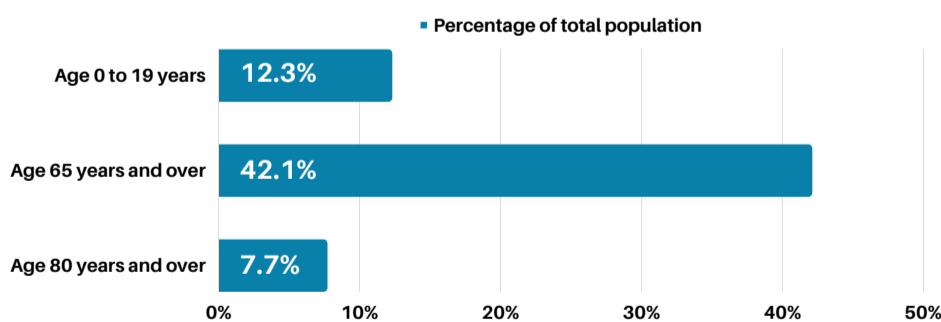


Population by Indigenous and Registered or Treaty Indian status, 2021

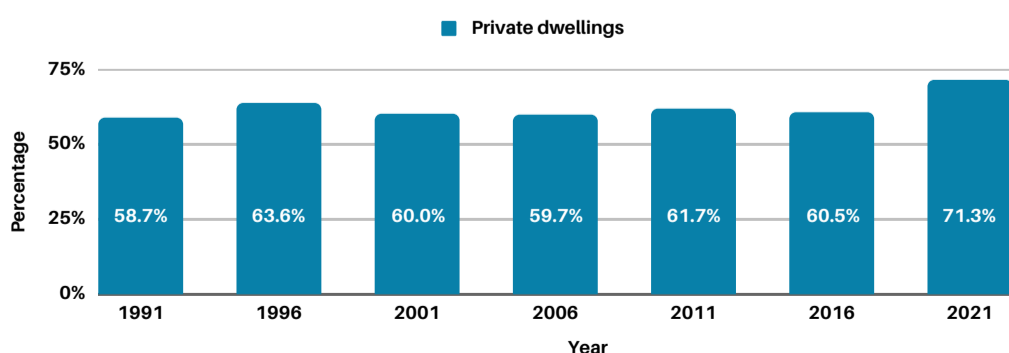


In 2021, 0.4% of the total population identified as Indigenous or Registered or Treaty Indian.

Population of children versus seniors, 2021



Percentage of private dwellings occupied by usual resident between 1991 and 2021



Notes:

- 1971 and 1976 Census, North Pender Island Local Trust Area split into North Pender Island Local Trust Area and South Pender Island Local Trust Area by using the 1981 population and dwelling proportion.
- 1981 Census, about five-sixths of EA 59005252 included here and about one-sixth of EA 59005252 included here.
- To ensure confidentiality, the values, including totals, are randomly rounded either up or down to a multiple of '5' or '10.' To understand these data, you must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%.

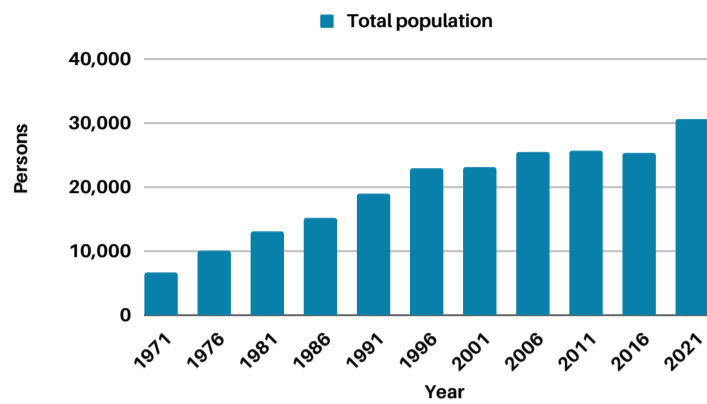
Sources: Statistics Canada, 1971 to 1986 Census of Population, Geocoding; Statistics Canada, 1981 to 2021 Census of Population, 100% Data; Statistics Canada, 2021 Census of Population, 25% Sample-based Data

2021 Census Profile

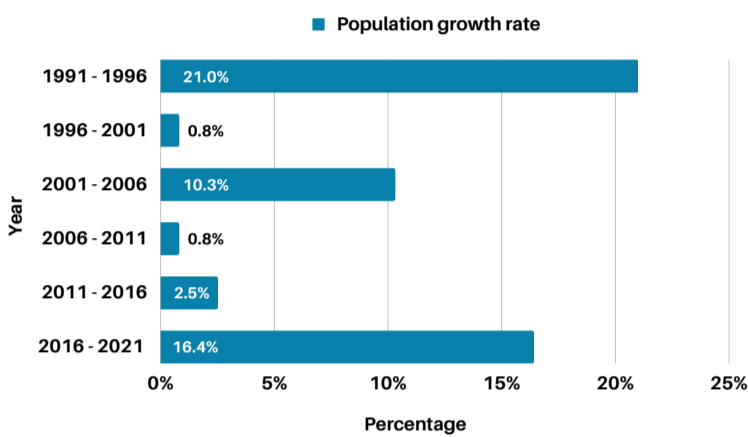
Islands Trust Area

Total population

The total population of Islands Trust Area was 30,510 in 2021.



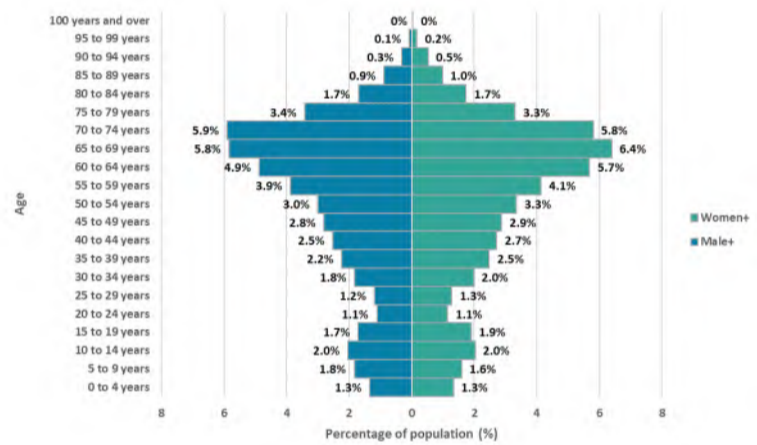
Total population growth rate



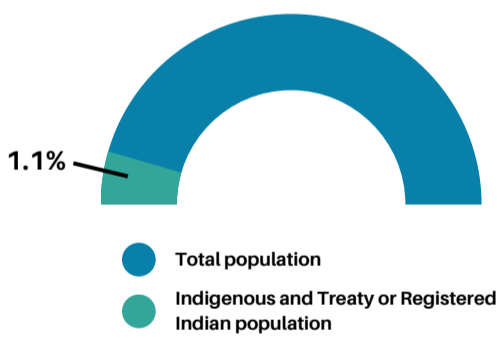
Between 1991 and 2021 the population of Islands Trust Area grew by 61.7%.

Total population by gender, 2021

The median age of Islands Trust Area was 58.8 in 2021.

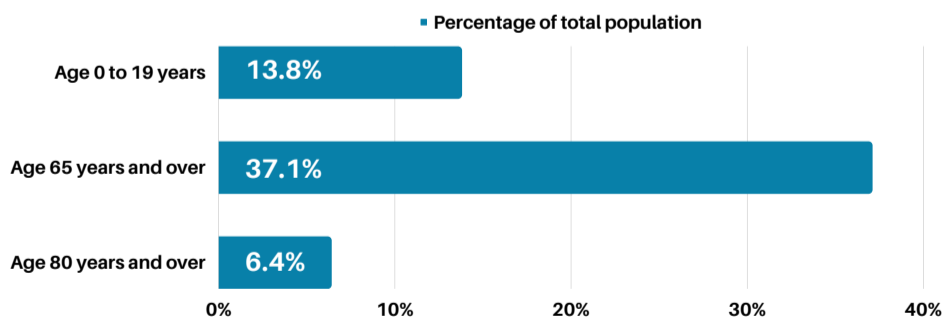


Population by Indigenous and Registered or Treaty Indian status, 2021

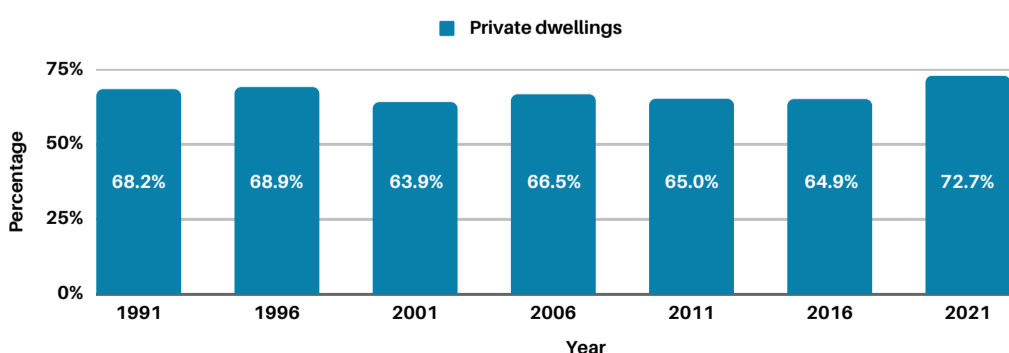


In 2021, 1.1% of the total population identified as Indigenous or Registered or Treaty Indian.

Population of children versus seniors, 2021



Percentage of private dwellings occupied by usual resident between 1991 and 2021



Notes:

- 1981 Census, about five-sixths of EA 59005252 included here and about one-sixth of EA 59005252 included here.
- To ensure confidentiality, the values, including totals, are randomly rounded either up or down to a multiple of '5' or '10'. To understand these data, you must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%.

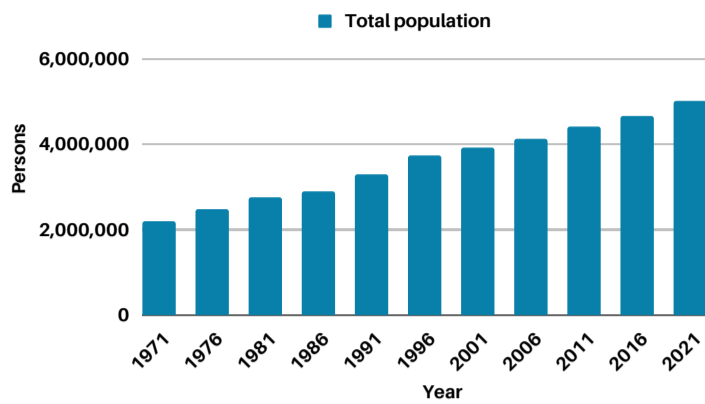
Sources: Statistics Canada, 1971 to 1986 Census of Population, Geocoding; Statistics Canada, 1981 to 2021 Census of Population, 100% Data; Statistics Canada, 2021 Census of Population, 25% Sample-based Data

2021 Census Profile

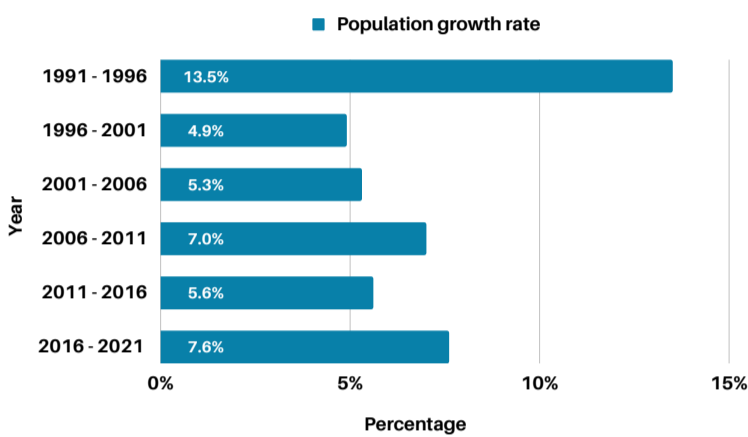
British Columbia

Total population

The total population of British Columbia was 5,000,875 in 2021.



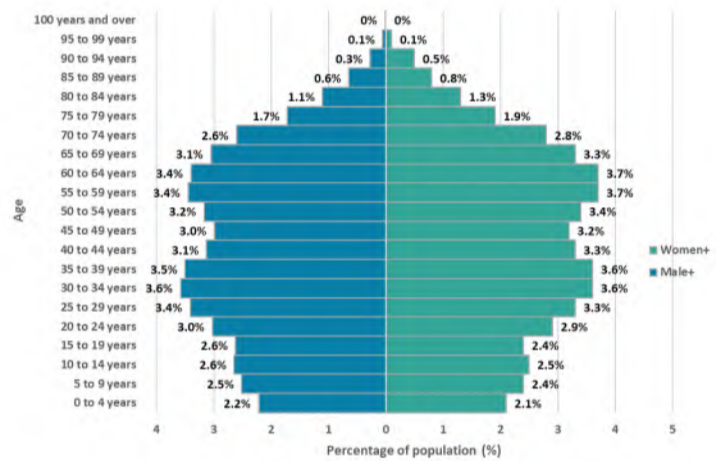
Total population growth rate



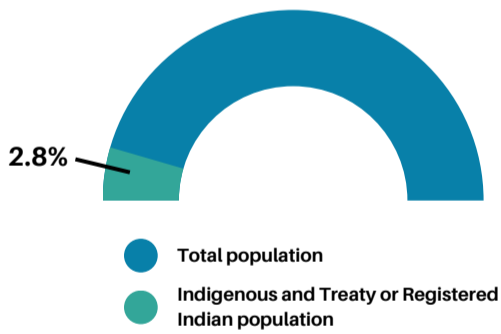
Between 1991 and 2021 the population of British Columbia grew by 52.4%.

Total population by gender, 2021

The median age of British Columbia was 42.8 in 2021.

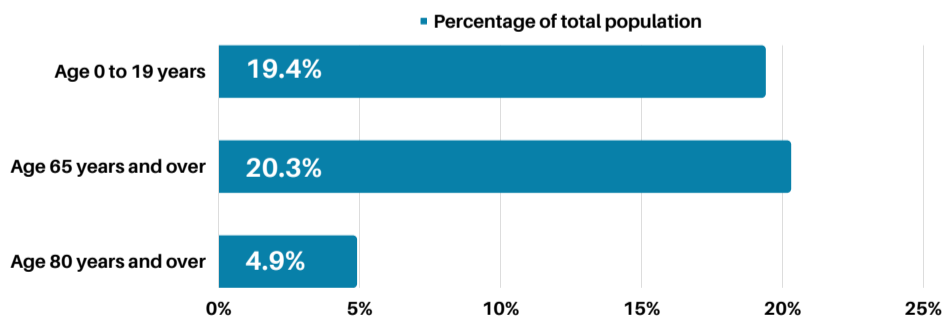


Population by Indigenous and Registered or Treaty Indian status, 2021

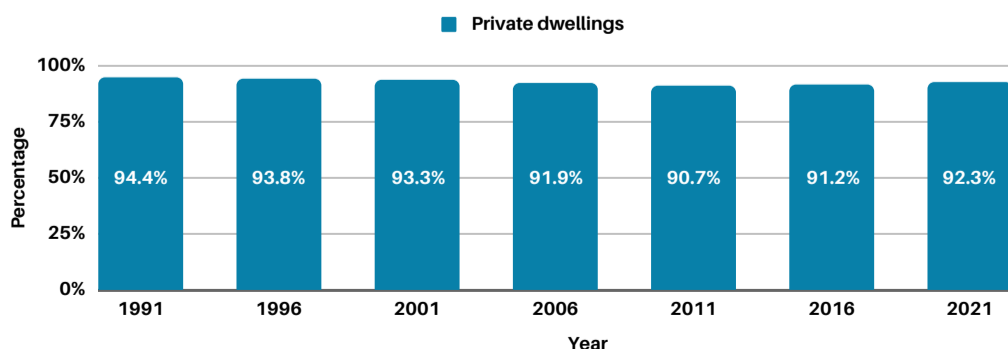


In 2021, 2.8% of the total population identified as Indigenous or Registered or Treaty Indian.

Population of children versus seniors, 2021



Percentage of private dwellings occupied by usual resident between 1991 and 2021



Note:

To ensure confidentiality, the values, including totals, are randomly rounded either up or down to a multiple of '5' or '10'. To understand these data, you must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%.

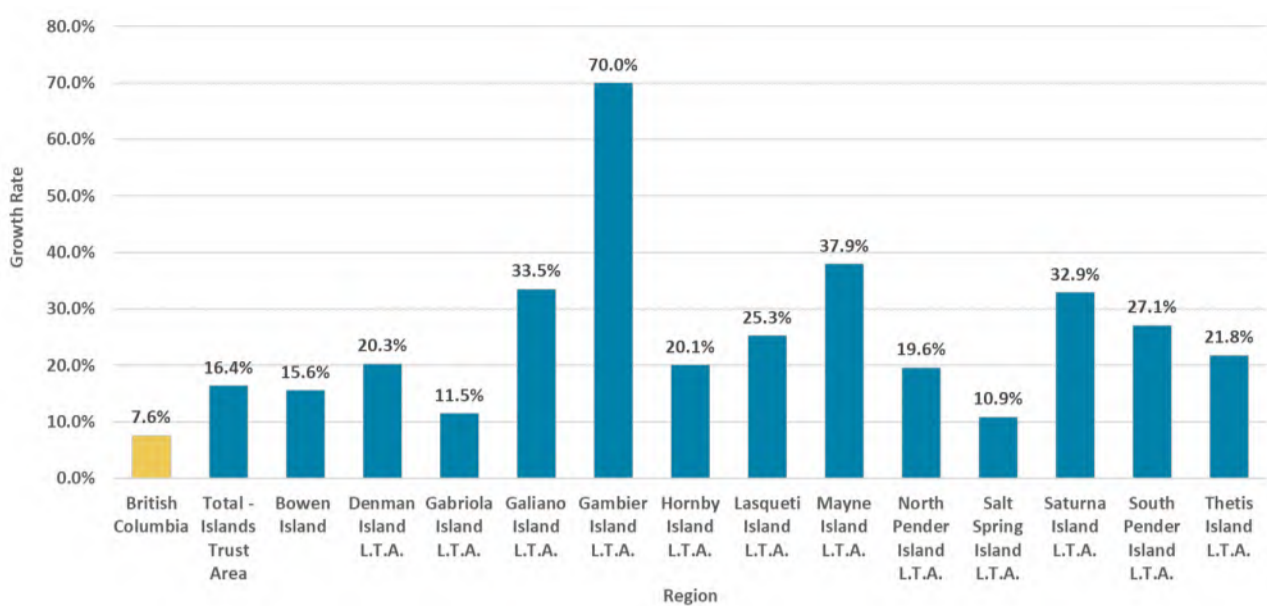
Sources: Statistics Canada, Census of Canada, 1971, vol. 1, part 2, table 14, (Catalogue 92-716); Statistics Canada, 1981 to 2021 Census of Population, 100% Data; Statistics Canada, 2021 Census of Population, 25% Sample-based Data

Islands Trust Area Census Profile 2021

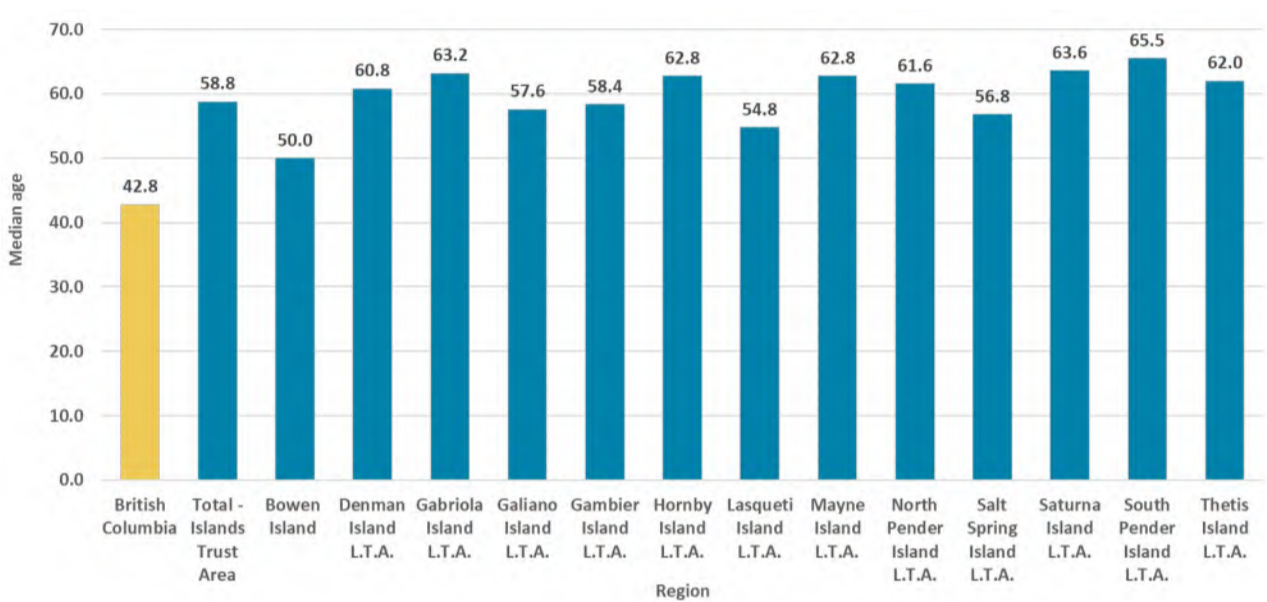


People

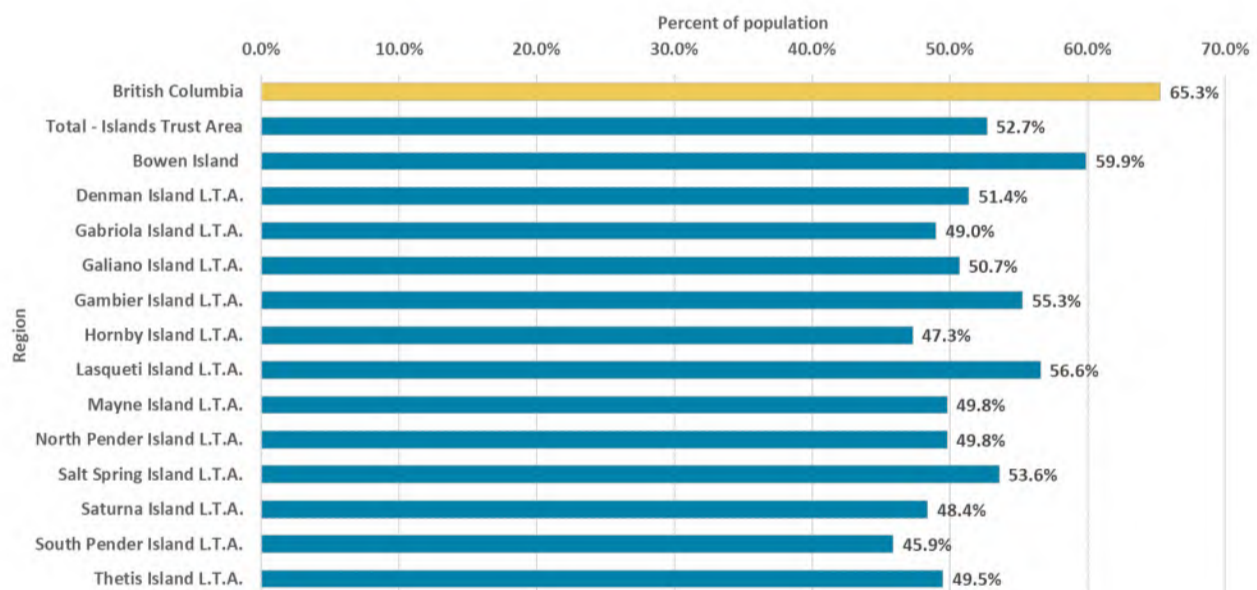
Population growth rate, 2016 to 2021



Median age of population, 2021

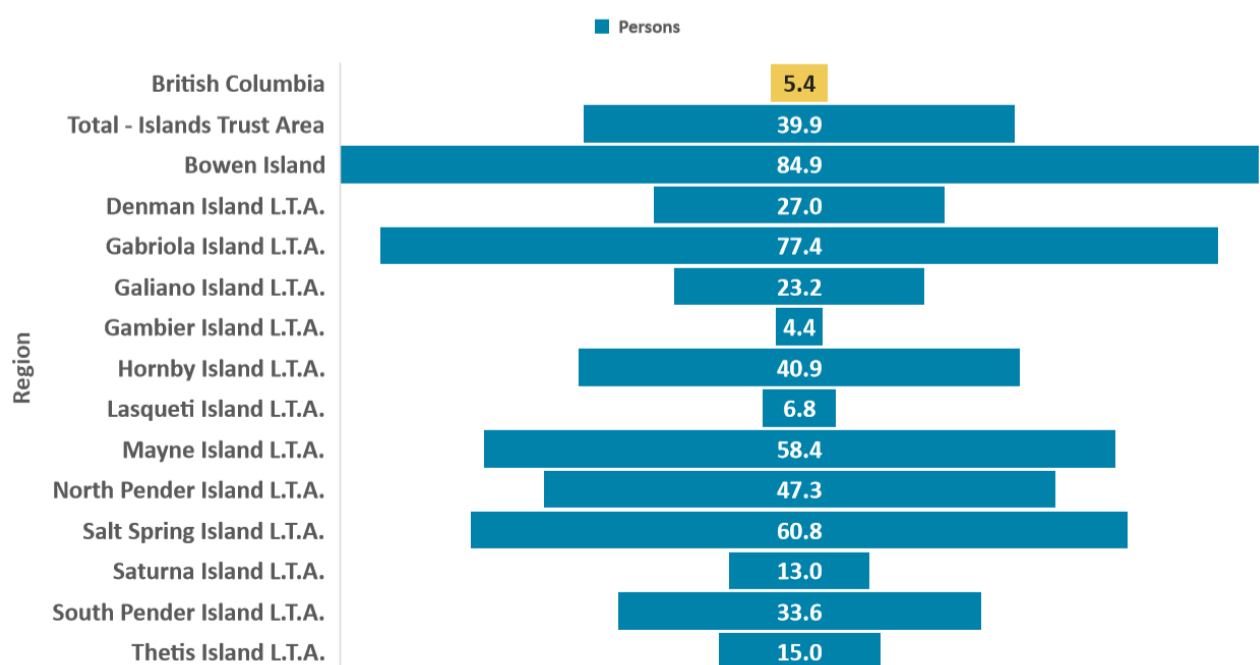


Working age population, 2021*



*Working age is 15 to 64 years old

Population density per square kilometer, 2021

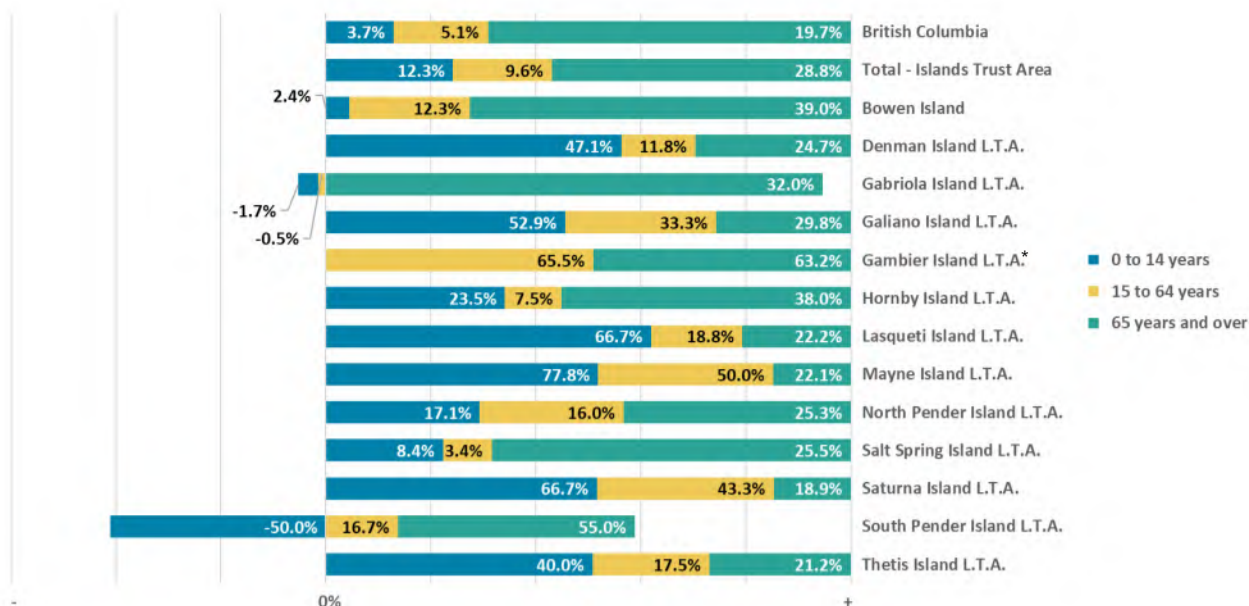


Notes:

- With high global non-response rate, the 2016 Census data for Lasqueti Island Local Trust Area data should be used with caution as counts and estimates for this community have a high risk of non-response bias.
- To ensure confidentiality, the values, including totals, are randomly rounded either up or down to a multiple of '5' or '10.' To understand these data, you must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%.
- The abbreviation 'L.T.A.' means 'Local Trust Area'.

Sources: Statistics Canada, 1991 to 2021 Census of Population, 100% Data; Statistics Canada, 2016 and 2021 Census of Population, 25% Sample-based Data

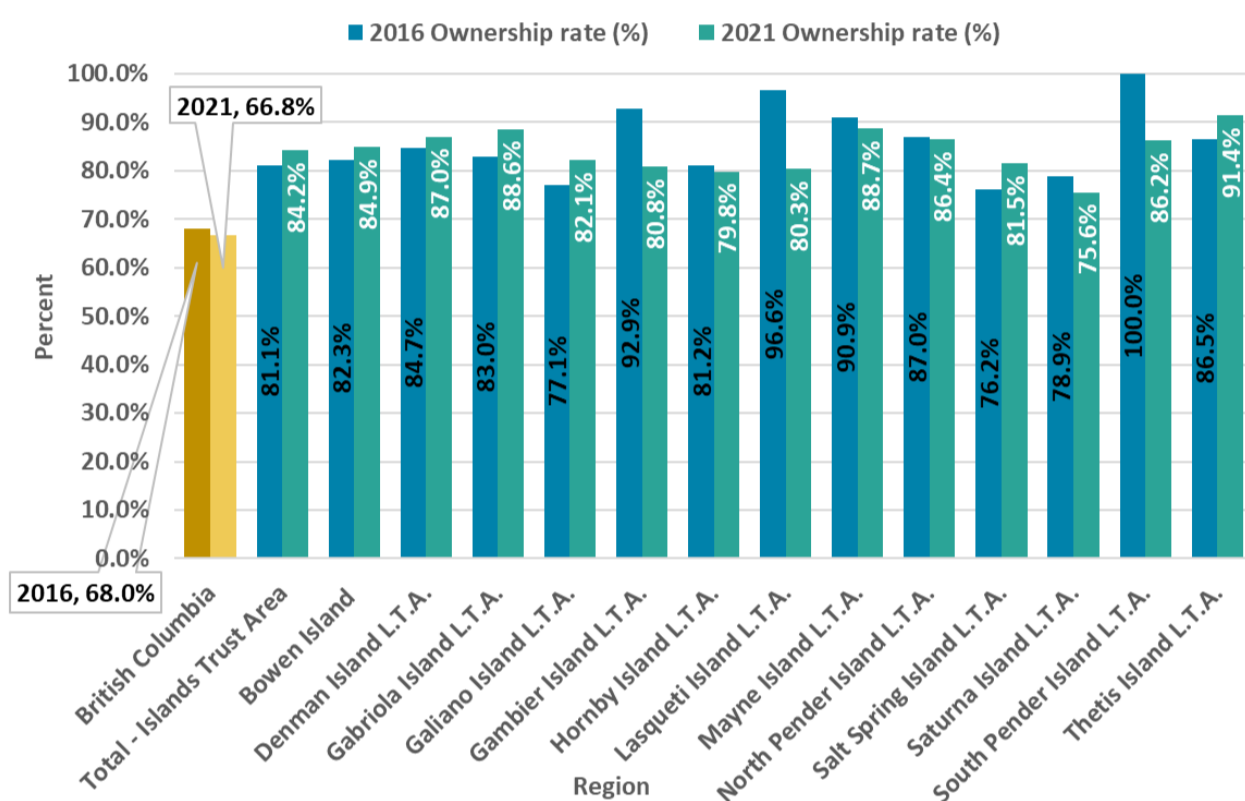
Population change by broad age group, 2016 to 2021



* The population change of 0 to 14 years age group was 250.0% in Gambier Island.

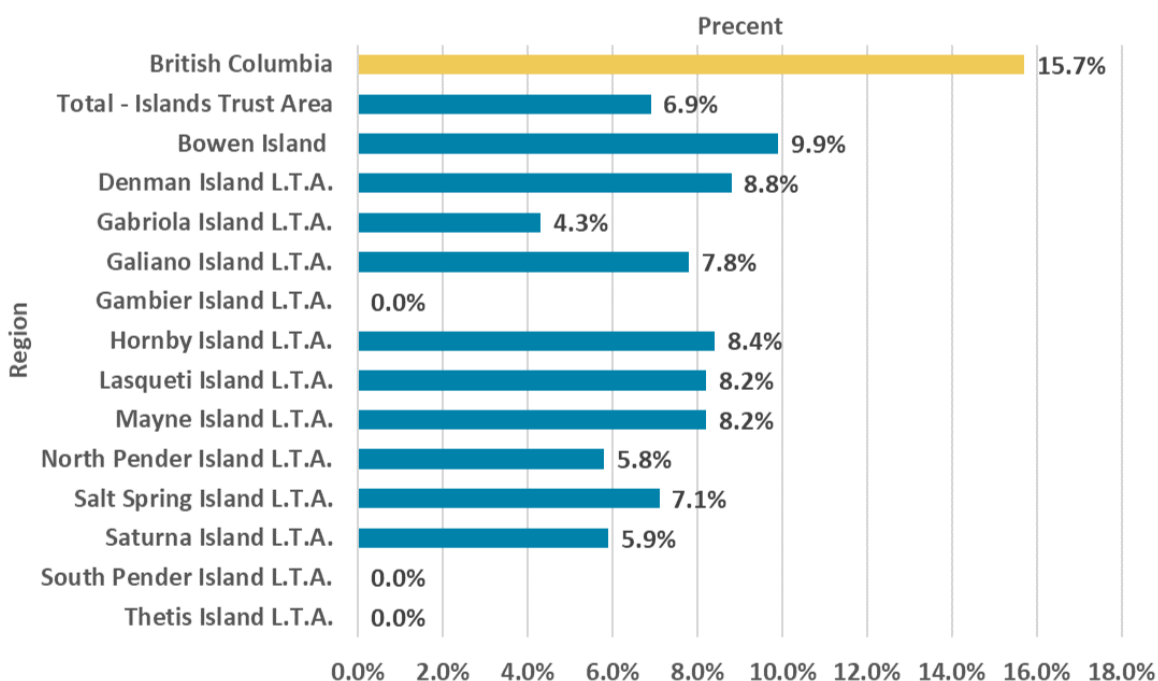
Dwelling

Homeownership rate, 2016 and 2021*

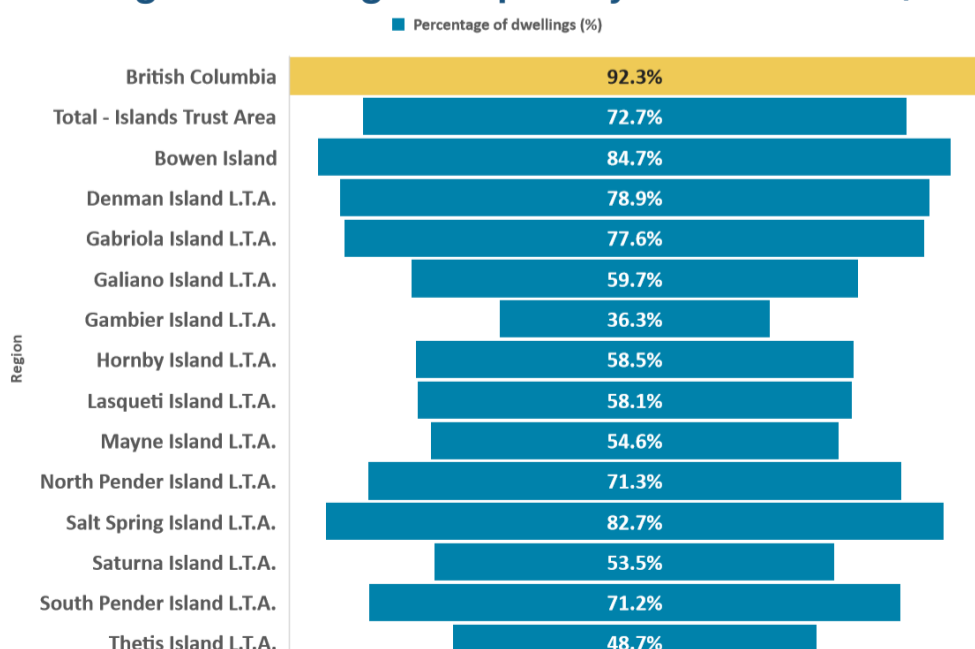


* Owner household refers to a private household where some member of the household owns the dwelling, even if it is still being paid for.

Homeownership rate among 25 to 39 year olds, 2021



Percentage of dwellings occupied by usual residents, 2021

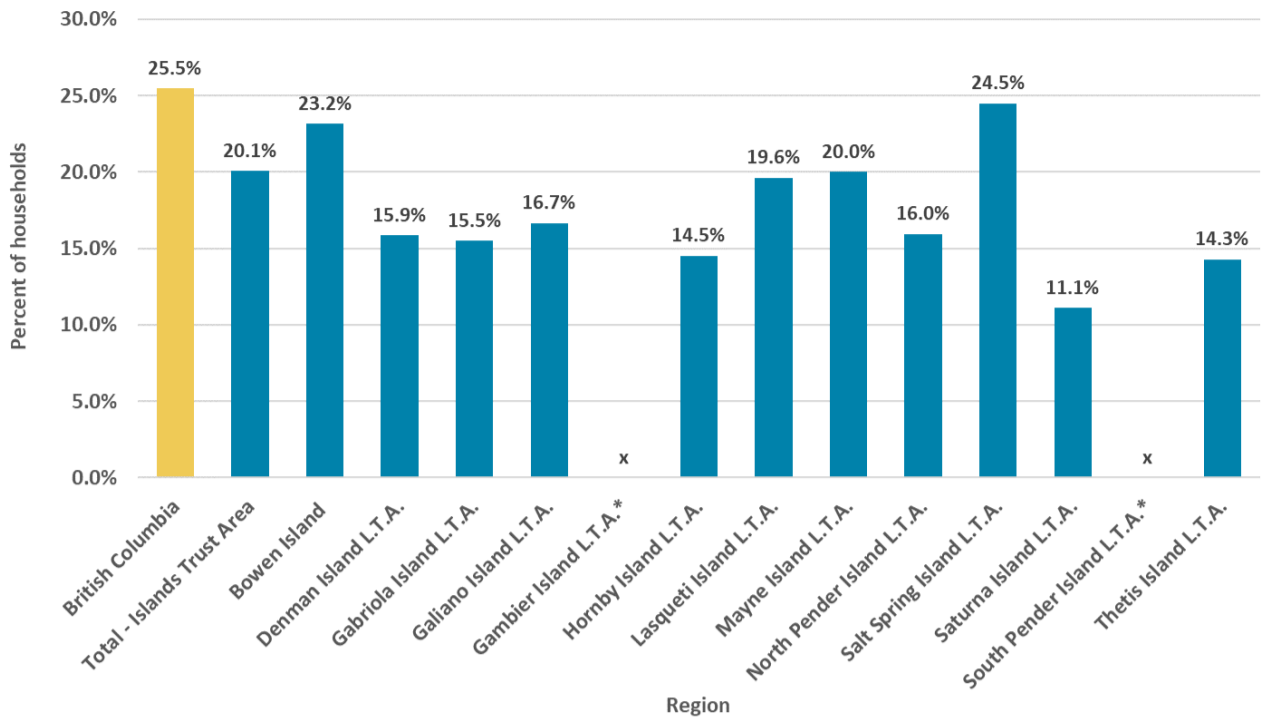


Notes:

- With high global non-response rate, the 2016 Census data for Lasqueti Island Local Trust Area data should be used with caution as counts and estimates for this community have a high risk of non-response bias.
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- The abbreviation 'L.T.A.' means 'Local Trust Area'.

Sources: Statistics Canada, 1991 to 2021 Census of Population, 100% Data; Statistics Canada, 2016 and 2021 Census of Population, 25% Sample-based Data

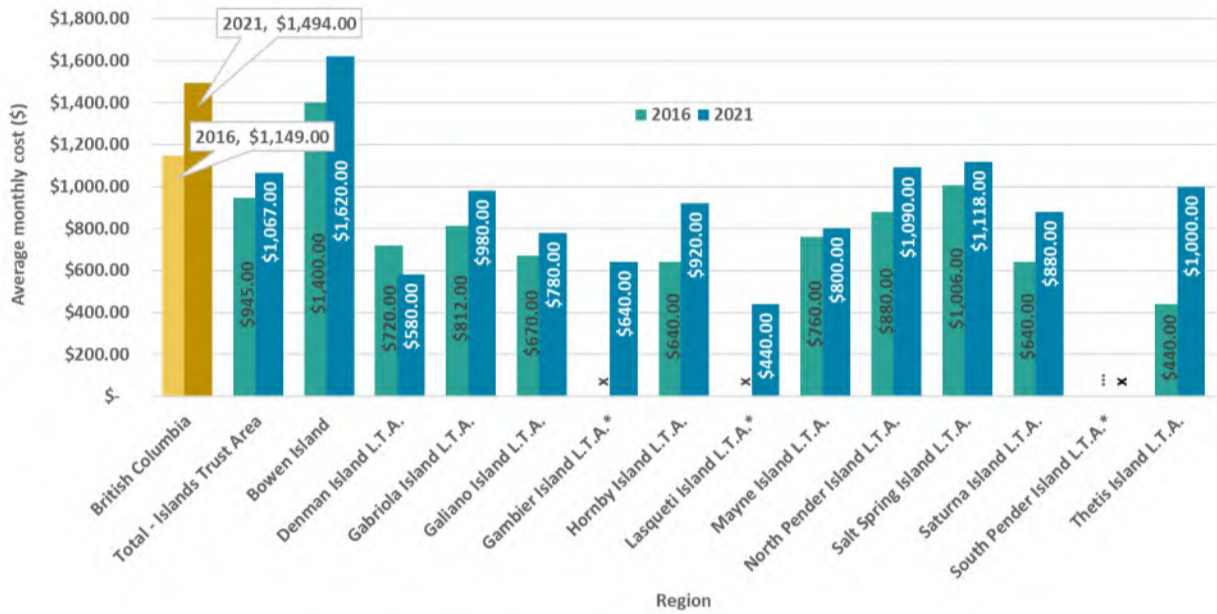
Percentage of households that spend 30% or more of income on shelter costs, 2021¹



*Data for Gambier Island Local Trust Area and South Pender Island Local Trust Area suppressed (x) to meet confidentiality requirements of the Statistics Act.

1. Total - Owner and tenant households with household total income greater than zero, in non-farm, non-reserve private dwellings by shelter-cost-to-income ratio.

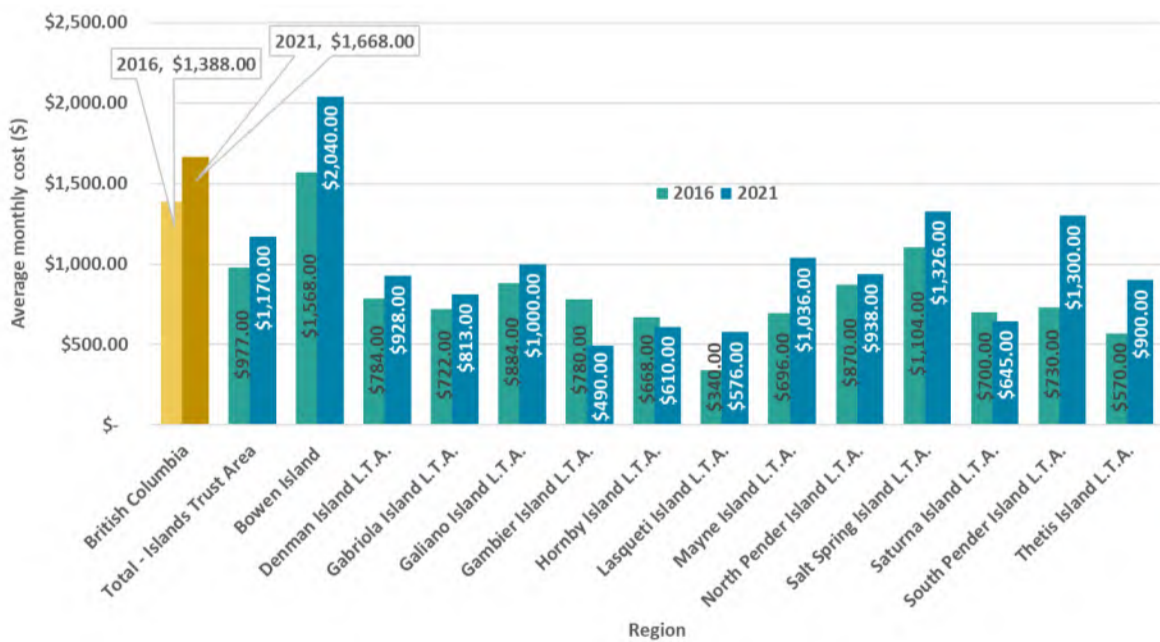
Average monthly shelter cost for renters, 2016 and 2021



Average monthly shelter costs for renters increased by 30.0% in B.C. while the Islands Trust Area saw an increase of 12.9%.

*2016 Census data for Gambier Island Local Trust Area and Lasqueti Island Local Trust Area suppressed (x) to meet confidentiality requirements of the Statistics Act. 2016 Census data for South Pender Island Local Trust Area not applicable (...). 2021 Census data for South Pender Island Local Trust Area suppressed (x) to meet confidentiality requirements of the Statistics Act.

Average monthly shelter cost for owners, 2016 and 2021



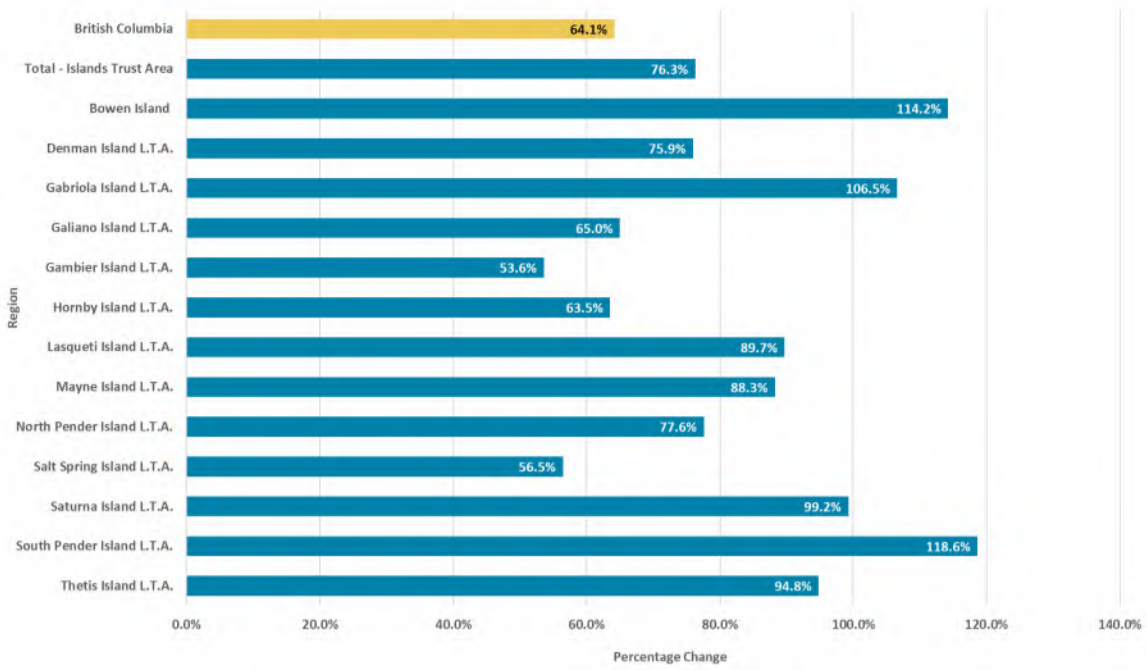
Average monthly shelter costs for owners increased by 20.2% in B.C. while the Islands Local Trust Area saw an increase of 19.8%.

Notes:

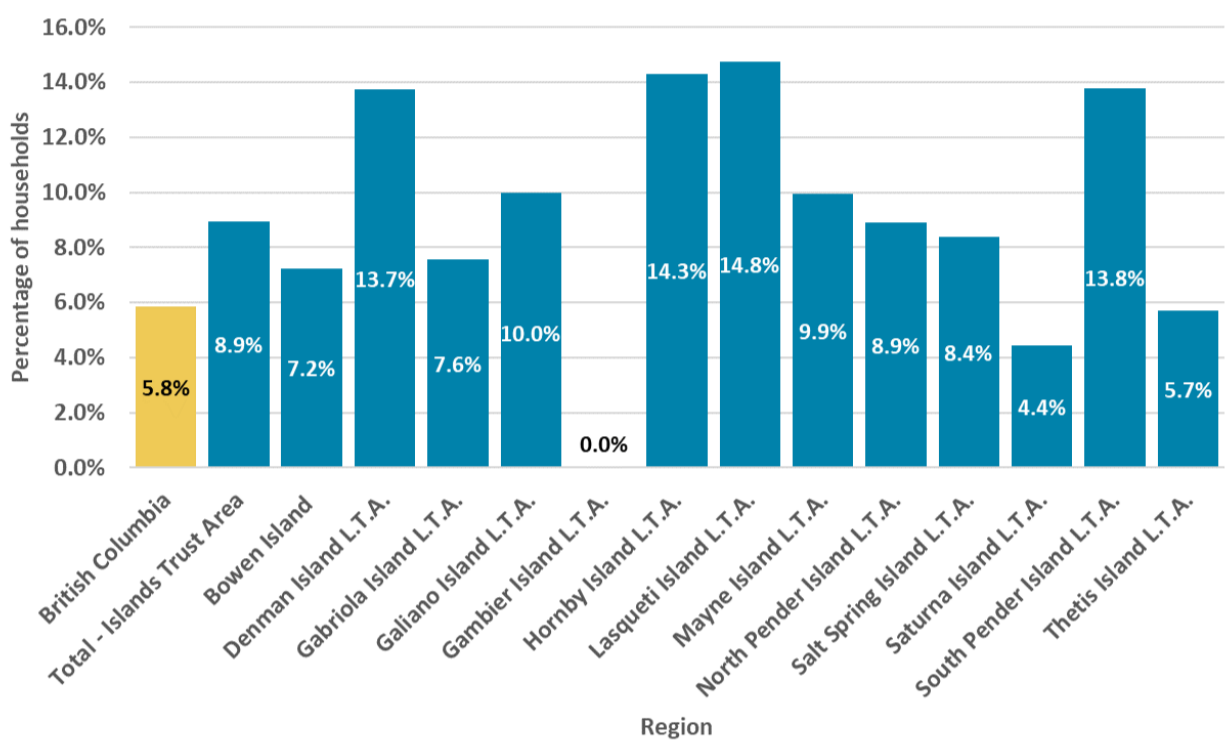
- With high global non-response rate, the 2016 Census data for Lasqueti Island Local Trust Area data should be used with caution as counts and estimates for this community have a high risk of non-response bias.
- To ensure confidentiality, the values, including totals, are randomly rounded either up or down to a multiple of '5' or '10.' To understand these data, you must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%.
- The abbreviation 'L.T.A.' means 'Local Trust Area'.

Sources: Statistics Canada, 1991 to 2021 Census of Population, 100% Data; Statistics Canada, 2016 and 2021 Census of Population, 25% Sample-based Data

Percentage change in private dwellings occupied by usual residents, 1991 to 2021



Percentage of households with inadequate housing, 2021*



*Housing is considered adequate when it isn't in need of major repairs. Major repairs include defective plumbing or electrical wiring, or structural repairs to walls, floors, or ceilings.
<https://www.cmh-schl.gc.ca/en/professionals/housing-markets-data-and-research/housing-research/core-housing-need/identifying-core-housing-need>



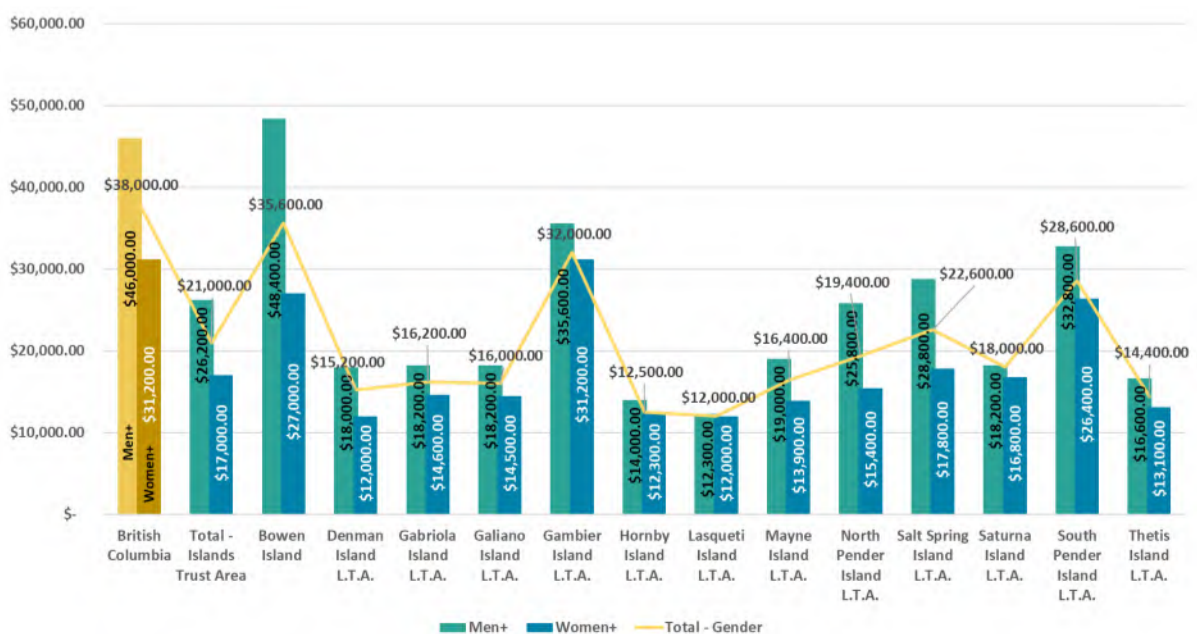
Income

Median after-tax income, 2020*



*For the 2021 Census, the reference period for income data is the calendar year 2020, unless otherwise specified.

Median employment income, 2020*



*For the 2021 Census, the reference period for income data is the calendar year 2020, unless otherwise specified.

Notes:

- With high global non-response rate, the 2016 Census data for Lasqueti Island Local Trust Area data should be used with caution as counts and estimates for this community have a high risk of non-response bias.
- To ensure confidentiality, the values, including totals, are randomly rounded either up or down to a multiple of '5' or '10'. To understand these data, you must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%.
- The abbreviation 'L.T.A.' means 'Local Trust Area'.

Sources: Statistics Canada, 1991 to 2021 Census of Population, 100% Data; Statistics Canada, 2016 and 2021 Census of Population, 25% Sample-based Data



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Canada 116