

ADOPTED

North Pender Island Local Trust Committee Minutes of Special Meeting

Date: May 2, 2026
Location: Anglican Parish Hall
4703 Canal Road, RR#1, North Pender Island, BC

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

Staff Present: Brad Smith, Island Planner
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately 20 members of the public present.

1. OPEN HOUSE

The North Pender Island Local Trust Committee hosted an open house before the meeting. No minutes were recorded until the meeting was called to order.

2. TO ORDER

Chair Maude called the meeting to order at 12:27 p.m.

3. TERRITORIAL ACKNOWLEDGEMENT

Chair Maude acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

4. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

5. BUSINESS ITEMS

5.1 North Pender Island Housing Access and Affordability Project

5.1.1 Staff Presentation

The Planner provided an overview of the Housing Access and Affordability Project and highlighted the following:

- Islands Trust role in land use planning
- How the Housing Tool Kit informs the work
- Actions taken to date related to housing needs include permitting secondary suites, limiting / regulating short-term vacation rentals, rezoning Plum Tree Court to permit multi-family dwellings, and

consideration of a Temporary Use Permit to establish emergency service worker accommodations

- Details of the key goals of the North Pender Housing Action Plan include:
 - Updating and using available data to inform housing projects
 - Diversifying housing options through zoning
 - Increasing opportunities for non-profit housing\
 - Increasing community education and outreach
 - Incorporating First Nations interests in land use decision making
- Details and status of action plans associated with each goal
- Project timelines and steps to be taken prior to potential adoption of proposed bylaws

5.1.2 Advisory Planning Commission (APC) presentation

The Advisory Planning Commission (APC) was given a referral to provide feedback about diversified housing options through zoning and report on analyses, options, recommendations, and potential Official Community Plan(OCP) and Land use Bylaw (LUB) changes that would increase access to non-market housing. They provided a summary of their referral response and highlighted the following:

- A review of the Housing Tool Kit, Islands Trust Object, draft Trust Policy Statement, existing OCP and LUB housing policies, and the Build-Out and Suitable Land Analysis was undertaken
- They explored opportunities for zoning changes to permit higher density, multiple unit developments
- Any rezoning would have to include a requirement for a housing agreement to ensure long-term affordability
- Explored legalizing the use of recreational vehicles (RVs) as permanent dwellings and recommended they not be allowed as primary residences until proper standards and enforcement are in place
- Recommended small foot print homes be permitted as accessory dwelling units but only those that meet building standards
- Reviewed short-term vacation rentals in which the owner does not live onsite and recommended that no new Temporary Use Permits be issued and that current ones be allowed to lapse
- Review of the Build-Out Analysis showed build-out potential of 297 cottages
 - There are 289 undeveloped lots with subdivision potential realizing an additional 199 lots
 - If full take up occurred the total build out would result in the possibility of a population increase of 5710 based on an average of two occupants per potential dwelling
- The APC concluded that North Pender has more than enough existing market housing
 - There is no current need to increase broad based supply
 - There is scarce land suitable for increased density

- The best chance for success comes from a targeted approach for specific needs non-market housing

5.1.3 **Break**

The meeting recessed for a break at 1:55 p.m. and reconvened at 2:10 p.m.

5.1.4 **Community Discussion and Q and A**

The following comments, questions, and answers, were noted:

- Suggestions for boarding style housing, cooperatives, and other shared land concepts
- The previous Advisory Planning Commission was asked to look at the speculation and vacancy tax and made a recommendation to be included in the tax where does this stand?
 - Local governments in BC do not independently opt in to the speculation and vacancy tax
 - The Provincial government has not designated the Islands Trust area to be included, but advocacy could be done by Trust Council to request the Provincial government include the Trust area
- Previous rental housing has been purchased leaving limited availability, and ideal housing would be a tiny home community with public outdoor and indoor spaces with access to walking trails and transit
- What does the Local Trust Committee hope is accomplished and what would need to be done to achieve those goals?
 - The Local Trust Committee can put zoning and bylaw language in place to allow affordable and flexible housing options to go forward with less barriers should an opportunity arise
- Why are options that have been provided not being taken up?
 - Different levels of government have varying areas of responsibility and authority and commitment from the various governments needs to occur at the same time
 - When funding comes available the zoning needs to be in place otherwise the funding opportunity is lost
 - The project is looking at all options of market and non-market housing and also needs to look at options such as moving density by adding it to a certain area and removing from another
 - The first step is determining what land can be rezoned and how to rezone it
- How do we ensure that secondary suites are built for long-term renters and local residents? Would grants be available for building these types of dwellings?
 - Mayne Island created broad permissions for secondary suites and only one was built so there is need for other options

- The local housing group has limited capacity and resources and the entire the community needs to focus on the issue
- Would the Local Trust Committee consider creating a group that includes the housing committee to peruse the idea and research the issue and potential solutions?
 - The Local Trust Committee would not start a group but a Trustee might get involved with an established organization
 - Establish a housing committee with representation from various organizations that collectively have ability to execute plans
- The community cannot expect funding from the Provincial government and will need to rely on community members to get things done through means that does not include taxation.
- What does the community want?
 - The survey results supported workforce housing, affordable housing and flexible options not including RVs or short-term rentals
 - The results are consistent with direction the Local Trust Committee is moving toward

6. ADJOURNMENT

By general consent the meeting was adjourned at 3:10 p.m.

David Maude, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder