



South Pender Island Local Trust Committee Regular Meeting Agenda

Date: March 5, 2021
Time: 10:30 am
Location: Electronic Meeting

Pages

- | | | |
|------|---|---------------------|
| 1. | CALL TO ORDER | 10:30 AM - 10:30 AM |
| 2. | APPROVAL OF AGENDA | 10:30 AM - 10:35 AM |
| 3. | TRUSTEE REPORT | 10:35 AM - 10:45 AM |
| 4. | CHAIR'S REPORT | |
| 5. | TOWN HALL AND QUESTIONS | 10:45 AM - 11:00 AM |
| 6. | COMMUNITY INFORMATION MEETING - Proposed Bylaws 119 and 120 | 11:00 AM - 11:30 AM |
| 6.1. | South Pender Island Local Trust Committee Proposed Bylaw No. 119 (OCP Amendment) and Proposed Bylaw No. 120 (LUB Amendment) - Short Term Vacation Rental Review | |
| 7. | PUBLIC HEARING - Proposed Bylaws 119 and 120 | 11:30 AM - 12:00 PM |
| 7.1. | South Pender Island Local Trust Committee Proposed Bylaw No. 119 (OCP Amendment) and Proposed Bylaw No. 120 (LUB Amendment) - Short Term Vacation Rental Review | |
| | Public Hearing Binder under separate cover. | |
| 8. | COMMUNITY INFORMATION MEETING - Proposed Bylaw 121 | 12:00 PM - 12:30 PM |
| 8.1. | South Pender Island Local Trust Committee Proposed Bylaw No. 121 (LUB Amendment) - Alternative Housing Project | |
| 9. | PUBLIC HEARING - Proposed Bylaw 121 | 12:30 PM - 1:00 PM |
| 9.1. | South Pender Island Local Trust Committee Proposed Bylaw No. 121 (LUB Amendment) - Alternative Housing Project | |
| | Public Hearing Binder under separate cover. | |
| 10. | MINUTES | 1:00 PM - 1:10 PM |

10.1.	Adopted Local Trust Committee Minutes Dated January 29, 2021 (for Adoption)	4 - 12
10.2.	Section 26 Resolutions-without-meeting - None	
10.3.	Advisory Planning Commission Minutes - None	
11.	BUSINESS ARISING FROM THE MINUTES	
11.1.	Follow-up Action List Dated February 2021	13 - 15
12.	DELEGATIONS	
13.	CORRESPONDENCE	
	<i>Correspondence received concerning current applications or projects is posted on the LTC webpage</i>	
14.	APPLICATIONS AND REFERRALS	
15.	LOCAL TRUST COMMITTEE PROJECTS	1:10 PM - 2:00 PM
15.1.	Short Term Vacation Rental Project - Staff Report (attached)	16 - 25
15.2.	Alternative Housing Project - Staff Report (attached)	26 - 30
15.3.	Work Program – Staff Report (attached)	31 - 40
16.	REPORTS	2:00 PM - 2:10 PM
16.1.	Work Program Reports (attached)	
16.1.1.	<u>Top Priorities Report Dated February 2021</u>	41 - 41
16.1.2.	<u>Projects List Report Dated February 2021</u>	42 - 43
16.2.	Applications Report Dated February 2021 (attached)	44 - 44
16.3.	Trustee and Local Expense Report Dated December 2020 (attached)	45 - 45
16.4.	Adopted Policies and Standing Resolutions (attached)	46 - 47
16.5.	Local Trust Committee Webpage	
16.6.	Islands Trust Conservancy Report Dated January 2021	48 - 50
17.	NEW BUSINESS	2:10 PM - 2:30 PM
17.1.	Rights of Nature - Discussion	
17.2.	Southern Gulf Islands Schedule Enhancement (attached)	51 - 51
18.	UPCOMING MEETINGS	

18.1. Next Regular Meeting Scheduled for May 7, 2020 - Location: TBD

- | | | |
|------------|-----------------------|--------------------------|
| 19. | TOWN HALL | 2:30 PM - 2:45 PM |
| 20. | CLOSED MEETING | |
| | None | |
| 21. | ADJOURNMENT | 2:45 PM - 2:45 PM |



DRAFT

South Pender Island Local Trust Committee Minutes of Regular Meeting

Date: January 29, 2021
Location: Electronic Meeting (Zoom Webinar)

Members Present: Laura Patrick, Chair
Cameron Thorn, Local Trustee
Steve Wright, Local Trustee

Staff Present: Robert Kojima, Regional Planning Manager
Kim Stockdill, Island Planner
Narissa Chadwick, Island Planner
Shannon Brayford, Recorder
Maple Hung, Planning Assistant (Host)

Public: There were approximately four (4) attendees in the Zoom Webinar.

1. CALL TO ORDER

Chair Patrick called the meeting to order at 10:30 am. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

It was recommended that Item 13.3 be moved ahead in the agenda to item 13.1 and that 15.2 "The Rights of Nature" be added.

By general consent the agenda was approved as amended.

3. TRUSTEE REPORT

Trustee Thorn provided a report on recent activities including special Local Trust Committee (LTC) meetings to discuss ongoing projects with the community. He encouraged the community to reach out by email and telephone.

Trustee Wright discussed the challenges of completing projects in a timely fashion and requested that a meeting be scheduled among the planning services staff, chief administrative officer, and the LTC to strategize on improving progress.

4. CHAIR'S REPORT

Chair Patrick reported that a Policy Directions Report and related survey are available on the Islands Trust Website. She further reported that a Trust Council Budget survey is also available. She noted that both surveys close in early February and encouraged the community to participate.

Chair Patrick also provided an overview of the work being completed on Salt Spring Island related to water protection and affordable housing.

5. TOWN HALL AND QUESTIONS

Paul Petrie spoke in favour of the Coastal Douglas Fir Brochure and the new business item "Rights of Nature".

Jane Perch requested an update on correspondence for the Short Term Vacation Rental (STVR) project being posted to the Islands Trust website.

Gordie Duncan requested information on the STVR project, including the regulations for renewing and reapplying for Temporary Use Permits (TUPs). He also encouraged the LTC to consider the application of the density test for STVRs to other accommodation sites as well.

6. COMMUNITY INFORMATION MEETING

None

7. PUBLIC HEARING

None

8. MINUTES

8.1 Adopted Local Trust Committee Minutes Dated November 6, 2020 (for Receipt) November 14 & 28, 2020 / January 15, 2021 (for Adoption)

By general consent the minutes of November 14, 2020, November 28, 2020, and January 15, 2021 were adopted as presented.

8.2 Section 26 Resolutions-without-meeting Dated January 2021

Received for information

8.3 Advisory Planning Commission Minutes

None

9. BUSINESS ARISING FROM THE MINUTES

9.1 Follow-up Action List Dated January 2021

Received for information.

10. DELEGATIONS

None

11. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted on the LTC webpage

12. APPLICATIONS AND REFERRALS

12.1 North Pender Local Trust Committee Bylaw No. 222 Referral (for Response)

Planner Stockdill provided an overview of the referral. She also noted that the North Pender Island LTC held a meeting on January 28, 2021 and made several amendments to the proposed bylaw. Planner Stockdill reviewed each amendment and its rationale in turn.

SP-2021-001

It was Moved and Seconded,

That the South Pender Local Trust Committee respond to the North Pender Local Trust Committee Bylaw No.222 Referral with “interest unaffected”.

CARRIED

13. LOCAL TRUST COMMITTEE PROJECTS

13.1 STVR Review - Staff Report

Planner Stockdill provided an overview of the staff report and also offered an update on the North Pender LTC’s STVR review.

The LTC discussed the staff report and draft bylaw, including the following topics:

- Recommended amendments to the Official Community Plan (OCP) should STVRs become regulated with TUPs.
- The rationale for examining STVRs and regulation options.
- Challenges for applying a density radius test.
- Number of vehicles parking spots that should be required.
- Minimum stay restrictions
- Informational material that should be provided to visitors.
- Screening requirements

SP-2021-002

It was Moved and Seconded,

That the South Pender Island Local Trust Committee direct staff to amend Bylaw 119, Item d to state that the Local Trust Committee should not approve more than twenty Temporary Use Permits for Short Term Vacation Rentals.

CARRIED

SP-2021-003

It was Moved and Seconded,

That the South Pender Island Local Trust Committee direct staff to remove items e and f from the bylaw.

CARRIED

It was requested and acknowledged that staff will return with recommendations on how to monitor and regulate ground water use as it relates to STVR TUPs.

By general consensus, the LTC agreed to postpone further discussion of item 13.1 to follow item 13.2

13.2 Groundwater Project PowerPoint Presentation

Chair Patrick invited William Shulba to deliver a presentation and update on the Groundwater Project.

The presentation, which included a slide show delivered through the share-screen function, included the following topics:

- Groundwater sources for South Pender Island
- Factors impacting groundwater recharge
- Data sets available and applications of the data
- Next phase for the project

A discussion of the project moving forward was held and it was noted that a decision on the Top Priorities Projects list would be made later in the meeting.

Note: The LTC returned to item 13.1 at this time

SP-2021-004

It was Moved and Seconded,

That the South Pender Island Local Trust Committee direct staff to amend Bylaw 119, clause J, to read "The temporary use permit should require that the owner or other designated contact be available on South or North Pender Island by telephone or email at all times when the short term vacation rental is in use."

CARRIED

SP-2021-005

It was Moved and Seconded,

That the South Pender Island Local Trust Committee direct staff to amend Bylaw 119, section m iii to delete "to a total of 30 days" to now read "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."

CARRIED

SP-2021-006

It was Moved and Seconded,

That the South Pender Island Local Trust Committee direct staff to amend Bylaw 119, to add "In addition to any other conditions that the Local Trust Committee may consider appropriate, in some situations the permits may consider the concentration or clustering of Short Term Vacation Rentals in any one area"

CARRIED

SP-2021-007

It was Moved and Seconded,

That the South Pender Island Local Trust Committee direct staff to amend Bylaw 119, to delete section m. v.

CARRIED

SP-2021-008

It was Moved and Seconded,

That the South Pender Island Local Trust Committee direct staff to amend Bylaw 119, to remove section O in its entirety.

CARRIED

It was noted that the Pender Island Rescue Fire Chief recommended a requirement for fire inspection as a condition of awarding STVR TUPs. A discussion was held and staff noted that they would forward the bylaw referral to the fire department for response.

SP-2021-009

It was Moved and Seconded,

That the South Pender Island Local Trust Committee direct staff to amend Bylaw 119, to add "A short term vacation rental temporary use permit should not be issued in a dwelling or cottage that does not have Occupancy Permit approval"

CARRIED

A discussion of the creation of a registry and options for managing the database was held. The discussion included the types of data that could be collected and limitations on data collection.

There was general consent, that the LTC consider creation of a registry during the implementation phase.

SP-2021-010

It was Moved and Seconded,

that the South Pender Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw Nos. 119 and 120, cited as "South Pender Island Official Community Plan Bylaw No. 107, 2011, Amendment No. 1, 2020" and "South Pender Island Land Use Bylaw No. 114, 2016, Amendment No. 1, 2020", are not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SP-2021-011

It was Moved and Seconded,

that the South Pender Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 119, cited as "South Pender Island Official Community Plan Bylaw No. 107, 2011, Amendment No. 1, 2020" and Bylaw No. 120, cited as "South Pender Island Land Use Bylaw No. 114, 2016, Amendment No. 1, 2020".

CARRIED

13.3. Alternative Housing Project - Staff Report

Planner Chadwick provided an overview of the staff report including the history of the project and rationale for staff recommendations.

A discussion was held regarding the use of recreational vehicles for housing, including duration and requirements for siting, sewer and water.

SP-2021-012

It was Moved and Seconded,

That the South Pender Island Local Trust Committee direct staff to amend Bylaw 121, such that "a maximum of 2 years" is moved to item e and that a clause be inserted that reads "the use of recreational vehicles as a camping unit be limited to a maximum of 60 days per calendar year".

CARRIED

SP-2021-013

It was Moved and Seconded,

that the South Pender Island Local Trust Committee Bylaw No.121, as amended, cited as "South Pender Island Land Use Bylaw No. 114, 2016, Amendment No.1, 2021" be read a first time.

CARRIED

SP-2021-014

It was Moved and Seconded,

that the South Pender Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No.121, as amended, cited as "South Pender Island Land Use Bylaw No. 114, 2016, Amendment No.1, 2021" is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SP-2021-015

It was Moved and Seconded,

that the South Pender Island Local Trust Committee request staff to schedule a Community Information Meeting for Bylaw No. 121, cited as "South Pender Island Land Use Bylaw No. 114, 2016, Amendment No.1, 2021" as part of the March 5th, 2021 South Pender LTC meeting.3

CARRIED

SP-2021-016

It was Moved and Seconded,

That the South Pender Island Local Trust Committee request staff to schedule a Public Hearing for Bylaw No. 121, cited as "South Pender Island Land Use Bylaw No. 114, 2016, Amendment No.1, 2021" as part of the March 5th, 2021 South Pender LTC meeting.

CARRIED

14. REPORTS

14.1 Work Program Reports

14.1.1 Top Priorities Report Dated January 2021

A discussion of projects to be included in the Top Priorities List was held.

A discussion of the Groundwater Project and the application of the data to future land use regulations was held.

There was general consensus that the LTC shall discuss the Groundwater Project and their objectives for the project shall be returned to at the March Business meeting. They requested that staff provide a list of potential options for them to consider.

14.1.2 Projects List Report Dated January 2021

Received for information.

14.1.3 Review of Projects – Discussion

A discussion of the projects list was held and there was general consensus that staff shall return to the March meeting with a list of projects that could be grouped under Land Use Bylaw (LUB) amendments or OCP amendments.

14.2 Applications Report Dated January 2021

No applications at this time.

14.3 Trustee and Local Expense Report Dated October 2020

Received for information.

14.4 Adopted Policies and Standing Resolutions

Received for information.

14.5 Local Trust Committee Webpage

No comments

14.6 Islands Trust Conservancy Report Dated November 24, 2020

Received for information.

14.7 ITC Forest Conservation Outreach Campaign - Briefing November 25, 2020

Received for information.

15. NEW BUSINESS

15.1 Salt Spring Island STVR - Letter

Chair Patrick provided an overview of the letter, the rationale for proposing inter-island collaboration on the STVR issue, and recommendation for a Trustee to attend the meeting.

By general consensus, Trustee Wright was appointed to attend the meeting.

15.2 The Rights of Nature

Trustee Wright provided an overview of the Rights of Nature and the importance of including such an acknowledgment in the OCP.

16. UPCOMING MEETINGS

16.1 Electronic Meetings

SP-2021-017

It was Moved and Seconded,

That in order to meet the principles of openness, transparency, and accessibility, meetings of the South Pender Island Local Trust Committee will be held electronically until Ministerial Orders under the Emergency Program Act and requirements or recommendations under the Public Health Act change regarding public attendance at trust body meetings; and that such meetings be live streamed, and the public invited to participate in meetings by connecting to the link or the phone number provided in the meeting notice, in order to observe proceedings and speak when invited by the Chair.

CARRIED

16.2 Next Regular Meeting Scheduled for March 5, 2021 - Location: TBD

17. TOWN HALL

Chair Patrick invited comments and heard none.

18. CLOSED MEETING

None

19. ADJOURNMENT

By general consent the meeting was adjourned at 1:58 pm.

Laura Patrick, Chair

Certified Correct:

Shannon Brayford, Recorder



Follow Up Action Report

South Pender Island

29-Jan-2021

Activity	Responsibility	Dates	Status
1 8.1 SP LTC Minutes for Nov 14 & 28, 2020, and Jan 15, 2021 adopted as presented.	Maple Hung	Target: 12-Feb-2021	Completed
2 12.1 NP LTC Bylaw No. 222 - Interests Unaffected.	Maple Hung	Target: 12-Feb-2021	Completed
3 13.1 STVR Project 1. Staff to amend bylaw no. 119. (DONE KS) 2. ITPS endorsed for both bylaws. 3. Staff to schedule a CIM/PH for bylaws 119 & 120 for March 5, 2021. (DONE) 4. Staff to provide bylaw amendment wording to regulate or restrict STVRs in areas where groundwater quality and quantity are a concern. (DONE KS) 5. Staff to refer bylaws to the Chief, Pender islands Fire and Rescue. (DONE KS/MH) 6. Staff to provide guidance on legal non-conforming STVRs during implementation phase of project (after bylaw adoption).	Jas Chonk Kim Stockdill Maple Hung	Target: 26-Feb-2021	Completed



Follow Up Action Report

South Pender Island

29-Jan-2021

Activity	Responsibility	Dates	Status
4 13.2 Alternative Housing Project 1. Bylaw No. 121 was given First Reading. Update bylaw and post to website. 2. Refer bylaw to agencies and FN. 3. ITPS endorsed for Bylaw 121. 4. Staff to schedule a CIM/PH for Bylaw No. 121 for the March 5, 2021 LTC meeting. (MH- DONE)	Jas Chonk Maple Hung Narrisa Chadwick	Target: 26-Feb-2021	Completed
5 13.3 Groundwater Project 1. LTC to hold discussion of deliverables and project scope.	Narrisa Chadwick Robert Kojima William Shulba	Target: 26-Feb-2021	Completed
6 14.1.2 Projects List 1. LTC to provide staff with a list of projects/topic they would like to be added to the Projects List. 2. Staff to organize Projects List (reorganize and outline options for LUB/OCP amendments). 3. LTC to review potential projects at March meeting	Kim Stockdill	Target: 26-Feb-2021	Completed
7 15.1 Staff to notify SSI LTC that the SP LTC appoints Trustee Steve Wright to attend a SSI LTC meeting to discuss STVR policies, regulation, and communication strategies.	Maple Hung Robert Kojima	Target: 26-Feb-2021	Completed

Follow Up Action Report

South Pender Island

29-Jan-2021

Activity	Responsibility	Dates	Status
8 15.2 Rights of Nature - item tabled to the March 5, 2021 LTC meeting - New Business	Jas Chonk	Target: 26-Feb-2021	Completed

File No.: SP_6500_2020_STVR
Review

DATE OF MEETING: March 5, 2021

TO: South Pender Island Local Trust Committee

FROM: Kim Stockdill, Island Planner
Victoria Office

SUBJECT: Project Update & Post Public Hearing Report – Short Term Vacation Rental Project

RECOMMENDATION

1. That the South Pender Island Local Trust Committee proposed Bylaw No. 119, cited as “South Pender Island Official Community Plan Bylaw No. 107, 2011, Amendment No. 1, 2020” be amended as follows:
 - i. By adding the words “other than the owner or permanent occupier” at the end of the sentence for guideline 8.2.6a.
 - ii. By adding a new guideline that states “A temporary use permit for short term vacation rental should not be issued in areas of known groundwater shortage based on available mapping unless the applicant can provide a strong rationale for the use.”
2. That the South Pender Island Local Trust Committee proposed Bylaw No. 119, cited as “South Pender Island Official Community Plan Bylaw No. 107, 2011, Amendment No. 1, 2020” be read a second time as amended.
3. That the South Pender Island Local Trust Committee proposed Bylaw No. 120, cited as “South Pender Island Land Use Bylaw No. 114, 2016, Amendment No. 1, 2020” be read a second time.
4. That the South Pender Island Local Trust Committee proposed Bylaw No. 119, cited as “South Pender Island Official Community Plan Bylaw No. 107, 2011, Amendment No. 1, 2020” be read a third time.
5. That the South Pender Island Local Trust Committee proposed Bylaw No. 120, cited as “South Pender Island Land Use Bylaw No. 114, 2016, Amendment No. 1, 2020” be read a third time.
6. That the South Pender Island Local Trust Committee proposed Bylaw Nos. 119 & 120 be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.
7. That the South Pender Island Local Trust Committee proposed Bylaw No. 119 be forwarded to the Minister of Municipal Affairs for approval.

REPORT SUMMARY

The purpose of this staff report is to provide an update on the Short Term Vacation Rental (STVR) Project prior to the Public Hearing, and also provide options for the South Pender Local Trust Committee (LTC)’s consideration after the Public hearing.

BACKGROUND

The South Pender Island LTC is reviewing the STVR regulations and guidelines as part of the LTC's Top Priority Project. Proposed Bylaw No. 119 would amend the TUP section in the South Pender Island OCP in order to amend and add new STVR TUP guidelines. Proposed Bylaw No. 120 would remove STVRs has a home business use in the South Pender Land Use Bylaw (LUB).

The South Pender LTC passed the following resolutions at the January 29, 2021 regular LTC meeting:

SP-2021-002

That the South Pender Island Local Trust Committee direct staff to amend Bylaw 119, Item d to state that the Local Trust Committee should not approve more than twenty Temporary Use Permits for Short Term Vacation Rentals.

SP-2021-003

That the South Pender Island Local Trust Committee direct staff to remove items e and f from the bylaw.

SP-2021-004

That the South Pender Island Local Trust Committee direct staff to amend Bylaw 119, clause J, to read "The temporary use permit should require that the owner or other designated contact be available on South or North Pender Island by telephone or email at all times when the short term vacation rental is in use."

SP-2021-005

That the South Pender Island Local Trust Committee direct staff to amend Bylaw 119, section m iii to delete "to a total of 30 days" to now read "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."

SP-2021-006

That the South Pender Island Local Trust Committee direct staff to amend Bylaw 119, to add "In addition to any other conditions that the Local Trust Committee may consider appropriate, in some situations the permits may consider the concentration or clustering of Short Term Vacation Rentals in any one area"

SP-2021-007

That the South Pender Island Local Trust Committee direct staff to amend Bylaw 119, to delete section m. v.

SP-2021-008

That the South Pender Island Local Trust Committee direct staff to amend Bylaw 119, to remove section O in its entirety.

SP-2021-009

That the South Pender Island Local Trust Committee direct staff to amend Bylaw 119, to add "A short term vacation rental temporary use permit should not be issued in a dwelling or cottage that does not have Occupancy Permit approval"

SP-2021-010

that the South Pender Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw Nos. 119 and 120, cited as “South Pender Island Official Community Plan Bylaw No. 107, 2011, Amendment No. 1, 2020” and “South Pender Island Land Use Bylaw No. 114, 2016, Amendment No. 1, 2020”, are not contrary to or at variance with the Islands Trust Policy Statement.

SP-2021-011

that the South Pender Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 119, cited as “South Pender Island Official Community Plan Bylaw No. 107, 2011, Amendment No. 1, 2020” and Bylaw No. 120, cited as “South Pender Island Land Use Bylaw No. 114, 2016, Amendment No. 1, 2020”.

At the January 29, 2021 LTC meeting, the LTC gave direction to staff to remove the guidelines related to septic requirements and groundwater quality and quantity requirements (guidelines ‘e’ and ‘f’) from proposed Bylaw No. 119. It was then requested by the LTC that staff report back with recommendations on how to monitor and regulate ground water use as it relates to STVR TUPs.

The Groundwater Suitability Project is in the final stage of phase 1 and 2 with the deliverables soon to be released this spring. The deliverables include mapping that will indicate areas on South Pender where the demands for groundwater exceed the available groundwater. As there will not be mapping available at the time of writing this report, or when the LTC is considering second or third reading of the bylaw, staff are recommending the addition of a general guideline to proposed Bylaw No. 119:

“A temporary use permit for short term vacation rental should not be issued in areas of known groundwater shortage based on available mapping unless the applicant can provide a strong rationale for the use.”

This would give the discretion to the LTC to approve or not approve a TUP application based on groundwater mapping available at the time of the application. This guideline also puts the onus on the applicant to provide a strong rationale for their application; for example, an application where groundwater is a concern but the home is supplemented with water cisterns. Staff have included this amendment in the recommendations.

In an email to staff, Trustee Wright also noted an error in proposed Bylaw No. 119 guideline 8.2.6a as it is missing the words “other than the owner or permanent occupier” at the end of the sentence. Staff have included this amendment in recommendations.

The LTC has the discretion to amend the bylaw before or after the Public Hearing. A bylaw may be altered after the public hearing, based on information received or heard by the LTC at any point prior to the close of the hearing, provided that the amendments do not alter use or increase density, or decrease density without a landowner’s consent.

PUBLIC HEARING

A public hearing is scheduled for March 5, 2021. A public hearing is a quasi-judicial process within and following which specific procedures must be followed.

Following the hearing, the LTC may choose to give further readings to a bylaw, defeat a bylaw, or alter a bylaw within certain parameters. The procedural steps following the close of the hearing are as follows:

1. Consideration of Second Reading (this may include amendments to alter a bylaw).
2. Consideration of Third Reading.
3. Forwarding of the bylaw to Executive Committee for approval.
4. Forwarding of the bylaw to the Minister's office for approval (OCP amendment bylaws only).
5. Reconsideration and adoption.

Following the close of the hearing, the LTC may not hear further submissions without holding a new hearing. The principle is that if new information is considered by the LTC, all other interested parties also need to have the opportunity to consider any new relevant material and to make further representations to the LTC. The courts have clarified that this does not open the door to endless public hearings: a local government body can legitimately decide that after a hearing it wishes to hear further from staff on issues raised at the hearing.

If the Executive Committee and Minister approve the bylaws, the next step for the LTC would be to adopt the bylaws.

FIRST NATIONS: At this time the recommendations comply with the Islands Trust Reconciliation Declaration and the Local Trust Committee Standing Resolutions on Reconciliation.

Rationale for Recommendation:

The recommendations above are supported as:

- An online survey has taken place to help inform the LTC on this topic; and
- The South Pender LTC has made amendments to the bylaws to reflect the LTC's intent of only permitting short term vacation rentals by Temporary Use Permits.

ALTERNATIVES

1. Make amendments to the bylaw(s)

The South Pender LTC may amend one, or both, of the bylaws.

Resolution:

That the South Pender Island Local Trust Committee proposed Bylaw No. 119, cited as "South Pender Island Official Community Plan Bylaw No. 107, 2011, Amendment No. 1, 2020" be amended by removing/adding:

That the South Pender Island Local Trust Committee proposed Bylaw No. 120, cited as "South Pender Island Land Use Bylaw No. 114, 2016, Amendment No. 1, 2020" be amended by removing/adding:

2. Receive for information

The LTC may receive the report for information.

3. Proceed no further with the bylaw.

The LTC may decide to proceed no further with Bylaw Nos. 119 & 120.

Resolution:

That the South Pender Island Local Trust Committee proceed no further with Bylaw Nos. 119 & 120.

NEXT STEPS

Upon direction from LTC, staff will send proposed Bylaw Nos. 119 and 120 to the Islands Trust Executive Committee and the Minister for approval.

Submitted By:	Kim Stockdill, Island Planner	February 23, 2021
Concurrence:	Robert Kojima, Regional Planning Manager	February 23, 2021

ATTACHMENTS

1. Bylaw No. 119
2. Bylaw No. 120

PROPOSED

SOUTH PENDER ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 119

A BYLAW TO AMEND SOUTH PENDER ISLAND OFFICIAL COMMUNITY PLAN

BYLAW NO. 107, 2011

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

1. CITATION

This Bylaw may be cited for all purposes as "South Pender Island Official Community Plan Bylaw No. 107, 2011, Amendment No. 1, 2020".

2. SCHEDULES

South Pender Island Official Community Plan No. 107, 2011 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

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

READ A FIRST TIME THIS 19TH DAY OF JANUARY 2021.

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20__

READ A SECOND TIME THIS _____ DAY OF _____ 20__

READ A THIRD TIME THIS _____ DAY OF _____ 20__

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS _____ DAY OF _____ 20__

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

ADOPTED THIS _____ DAY OF _____ 20__

CHAIR

SECRETARY

**SOUTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 119**

SCHEDULE 1

The South Pender Island Official Community Plan Bylaw No. 107, 2011, is amended as follows:

1. Clause 3.1.2(a)(ii) is amended by deleting “short-term rental of a single family dwelling;”.
2. Article 3.1.2 (e) (Background) is amended by deleting “Short-term rentals of dwellings provide economic return, offer the visitor an opportunity to experience rural island living, and are an alternative form of accommodation to bed and breakfast or commercial resorts.”
3. Clause 3.1.2(e)(i) is amended by deleting the third bullet “Lots having more than one cottage are limited to using not more than one cottage for short-term rental at any one time.”
4. By deleting Clause 3.1.2(e)(ii) “Short-term Rental of Single Family Dwellings” in its entirety.
5. Clause 3.5.2(d)(iv) is amended by deleting “including short-term rental of a single family dwelling and”.
6. Clause 3.6.2(b)(iii) is amended by deleting “short-term rental of a single family dwelling;”.
7. By adding the following to Section 8.2 (Temporary Use Permit Policies):

“8.2.6 In addition, the following guidelines apply when the Local Trust Committee is considering the issuance of a short term vacation rental temporary use permit:

- a) 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.
- b) The Local Trust Committee may consider issuance of a short term vacation rental temporary use permit provided the short term vacation rental use would not alter the residential appearance of the residence.
- c) The Local Trust Committee should consider the cumulative effects on the neighbourhood and Island of all the temporary use permits issued for short term vacation rentals.

- d) In addition to any other conditions the Local Trust Committee may consider appropriate, in some situations the temporary use permits may consider the concentration or clustering of short term vacation rentals in any one area.
- e) The Local Trust Committee should not approve more than 20 short term vacation rental temporary use permits.
- f) The applicant should demonstrate that the property is able to accommodate off-street parking for a minimum of four vehicles.
- g) If the proposal is located on a property identified as containing a sensitive ecosystem, the temporary use permit should require that the applicant provide information for guests indicating the location of the sensitive areas, and information on how to avoid impacting the sensitive features.
- h) The temporary use permit should restrict advertising to one unilluminated sign, with a maximum area of 1.0 m².
- i) The temporary use permit should require that the owner or other designated contact be available on South or North Pender Island by telephone or email at all times when the short term vacation rental is in use.
- j) The temporary use permit should require the owner or manager to provide neighbours within a 100 metre radius of the vacation rental with the owner or manager's phone number and email, and a copy of the temporary use permit.
- k) The permit should require that the applicant post 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);
 - 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,
 - iv. the applicant provide the name and contact information of the property owner or designated contact who is available on South Pender Island at all times when the short term vacation rental is in use.
- l) In addition to any other conditions the Local Trust Committee may consider appropriate, in some situations the permit may:
 - i. limit the number of bedrooms that can be used for short term vacation rentals;
 - ii. limit the number of guests who are 18 years of age or older to four;
 - 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;
 - iv. require mitigating measures to address neighbours' concerns, such as retention of existing screening and fencing, or installation of additional screening;
 - v. prohibit camping or occupancy of RVs on the property;
 - vi. prohibit the rental or provision of motorized personal watercraft;

- vii. prohibit outdoor fires; and
 - viii. establish the dates during which the use may occur.
- m) A temporary use permit for a short term vacation rental on a parcel in the Agricultural Land Reserve may require the approval of the Agriculture Land Commission prior to the permit being issued.
- n) A temporary use permit for a short term vacation rental should not be issued in a dwelling or cottage that does not have Occupancy Permit approval.”

PROPOSED

SOUTH PENDER ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 120

A BYLAW TO AMEND SOUTH PENDER ISLAND LAND USE BYLAW NO. 114, 2016

The South Pender Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the South Pender Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “South Pender Island Land Use Bylaw No. 114, 2016, Amendment No. 1, 2020”.

2. South Pender Island Local Trust Committee Bylaw No. 114, cited as “South Pender Island Land Use Bylaw No. 114, 2016,” is amended as follows:

2.1 Section 1.1 (Definitions) is amended for “home business” by deleting “and includes, where permitted, the use of a cottage for short term vacation rental”.

2.2 Subsection 3.6(1) is amended by deleting “short-term vacation rental of *cottages*,”.

2.3 By deleting Subsection 3.6(9) in its entirety.

3. SEVERABILITY

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

READ A FIRST TIME THIS 19TH DAY OF JANUARY 2021.

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20__

READ A SECOND TIME THIS _____ DAY OF _____ 20__

READ A THIRD TIME THIS _____ DAY OF _____ 20__

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS _____ DAY OF _____ 20__

ADOPTED THIS _____ DAY OF _____ 20__

CHAIR

SECRETARY



DATE OF MEETING: March 5, 2021

TO: South Pender Island Local Trust Committee

FROM: Narissa Chadwick, Island Planner
Southern Team

COPY: Robert Kojima, Regional Planning Manager
Kim Stockdill, Island Planner

SUBJECT: Approval of Bylaw 121- Alternative Housing (Post Public Housing)

RECOMMENDATION

1. That the South Pender Island Local Trust Committee Bylaw No.121, cited as "South Pender Island Land Use Bylaw No. 114, 2016, Amendment No.1, 2021", be read a second time.
2. That the South Pender Island Local Trust Committee Bylaw No.121, cited as "South Pender Island Land Use Bylaw No. 114, 2016, Amendment No.1, 2021", be read a third time.
3. That the Mayne Island Local Trust Committee Bylaw No.121, cited as "South Pender Island Land Use Bylaw No. 114, 2016, Amendment No.1, 2021" be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

REPORT SUMMARY

The purpose of this report is to provide background on the Alternative Housing Project prior to Public Hearing and outline the process for approving Bylaw No.121.

BACKGROUND

Detailed background to this application, including staff reports is available on the Islands Trust website: <http://www.islandstrust.bc.ca/islands/local-trust-areas/south-pender/projects-initiatives/alternative-housing-project/>

This project emerged out of concern for the use of recreational vehicles as year round housing. Bylaw 121, as presented, would:

1. Tie RV use to a building permit.
2. Limit the use of RVs (while a building permit is open) to two years.
3. Limit the use of RVs for camping to 60 days per calendar year.

At the January 29, 2021 South Pender LTC meeting the following resolutions were adopted:

SP-2021-012

It was Moved and Seconded,

That the South Pender Island Local Trust Committee direct staff to amend Bylaw 121, such that “a maximum of 2 years” is moved to item e and that a clause be inserted that reads “the use of recreational vehicles as a camping unit be limited to a maximum of 60 days per calendar year”.

CARRIED

SP-2021-013

It was Moved and Seconded,

that the South Pender Island Local Trust Committee Bylaw No.121, as amended, cited as “South Pender Island Land Use Bylaw No. 114, 2016, Amendment No.1, 2021” be read a first time.

CARRIED

SP-2021-014

It was Moved and Seconded,

that the South Pender Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No.121, as amended, cited as “South Pender Island Land Use Bylaw No. 114 2016, Amendment No.1, 2021” is not contrary to or at variance with the Islands.

CARRIED

SP-2021-015

It was Moved and Seconded,

that the South Pender Island Local Trust Committee request staff to schedule a Community Information Meeting for Bylaw No. 121, cited as “South Pender Island Land Use Bylaw No. 114, 2016, Amendment No.1, 2021” as part of the March 5th, 2021 South Pender LTC meeting.

CARRIED

SP-2021-016

It was Moved and Seconded,

That the South Pender Island Local Trust Committee request staff to schedule a Public Hearing for Bylaw No. 121, cited as “South Pender Island Land Use Bylaw No. 114, 2016, Amendment No.1, 2021” as part of the March 5th, 2021 South Pender LTC meeting.

CARRIED

PUBLIC HEARING

A public hearing is scheduled for March 5, 2021. A public hearing is a quasi-judicial process within and following which specific procedures must be followed.

Following the hearing, the LTC may choose to give further readings to a bylaw, defeat a bylaw, or alter a bylaw within certain parameters. The procedural steps following the close of the hearing are as follows:

1. Consideration of Second Reading (this may include amendments to alter a bylaw).
2. Consideration of Third Reading.
3. Forwarding of the bylaw to Executive Committee for approval.
4. Reconsideration and adoption.

Following the close of the hearing, the LTC may not hear further submissions without holding a new hearing. The principle is that if new information is considered by the LTC, all other interested parties also need to have the opportunity to consider any new relevant material and to make further representations to the LTC. The courts have clarified that this does not open the door to endless public hearings: a local government body can legitimately decide that after a hearing it wishes to hear further from staff on issues raised at the hearing. If the Executive Committee approves the bylaw, the next step for the LTC would be to adopt the bylaw.

FIRST NATIONS: At this time the recommendations comply with the Islands Trust Reconciliation Declaration and the Local Trust Committee Standing Resolutions on Reconciliation.

Rationale for Recommendation

- The bylaw addresses the interests of the LTC to tie RV use to a building permit for a dwelling and limit RV use to a maximum of 2 years.
- The bylaw addresses the interests of the LTC to limit the use of RVs for camping.
- There have been no major concerns raised by the public related to this topic.

ALTERNATIVES

1. Make amendments to the bylaw

The South Pender LTC may amend the bylaw.

That the South Pender Island Local Trust Committee proposed Bylaw No. 121, cited as "South Pender Island Land Use Bylaw No. 114, 2016, Amendment No.1, 2021", be amended by removing/adding:

2. Receive for information

The LTC may receive the report for information.

3. Proceed no further with the bylaw.

The LTC may decide to proceed no further with Bylaw No. 121

That the South Pender Island Local Trust Committee proceed no further with Bylaw No. 121.

NEXT STEPS

- Upon direction from the LTC, staff will send proposed Bylaw 121 to the Island Trust Executive Committee for approval.
- Bylaw 121 will come back to the LTC for final approval.

Submitted By:	Narissa Chadwick (RPP), Island Planner	February 26, 2021
Concurrence:	Robert Kojima, Regional Planning Manager	February 26, 2021

ATTACHMENTS

1. Bylaw 121

PROPOSED

SOUTH PENDER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 121

A BYLAW TO AMEND SOUTH PENDER ISLAND LAND USE BYLAW No. 114, 2016

The South Pender Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the South Pender Island Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “South Pender Island Land Use Bylaw No. 114, 2016, Amendment No.1, 2021”.

2. South Pender Island Local Trust Committee Bylaw No. 114, cited as “South Pender Island Land Use Bylaw No. 114, 2016” is amended as follows:

2.1 Article 3.10(1)(c) is amended by removing “; and” and replacing it with “;”.

2.2 Article 3.10(1)(d) is amended by removing “.” and replacing it with “;”.

2.3 Subsection 3.10.(1) is amended by adding a new Article after Article 3.10(1)(d) that reads: “(e) where a building permit has been issued for a dwelling, the building permit remain in effect and occupancy of a *recreational vehicle* not exceed two years; and”.

2.4 Subsection 3.10 (1) is amended by adding a new Article after 3.10 (e) that reads “(f) where a *recreational vehicle* is used for temporary camping, occupancy of a *recreational vehicle* not exceed 60 days in a calendar year.”.

3. SEVERABILITY

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

READ A FIRST TIME THIS 29TH DAY OF JANUARY 2021.

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20__

READ A SECOND TIME THIS _____ DAY OF _____ 20__

READ A THIRD TIME THIS _____ DAY OF _____ 20__

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____ 20__

ADOPTED THIS _____ DAY OF _____ 20__

CHAIR

SECRETARY

DATE OF MEETING: March 5, 2021
TO: South Pender Island Local Trust Committee
FROM: Kim Stockdill, Island Planner
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: Report Subject: Work Program Report

RECOMMENDATION

1. That the South Pender Island Local Trust Committee remove the Short Term Vacation Rental Project from the Top Priorities List.
2. That the South Pender Island Local Trust Committee remove the Alternative Housing Project from the Top Priorities List.
3. That the South Pender Island Local Trust Committee add Land Use Bylaw Amendments to the South Pender Island LTC Top Priority List and that staff report back with a project charter.

REPORT SUMMARY

The purpose of this report is to provide options to the South Pender Island Local Trust Committee (LTC) on how to proceed with their Work Program for the remainder of its term and to identify new Top Priority projects.

BACKGROUND

At the January 29, 2021 regular South Pender Island LTC meeting, the LTC requested staff to provide a list of projects that could be grouped under Land Use Bylaw (LUB) amendments or OCP amendments. Staff also requested Trustees forward any addition items to be added to the Project List to staff. Comments received by the Trustees are included as attachments to this report.

The following are the current Top Priority projects and their status:

1. Groundwater Sustainability Project – Project deliverables for phase 1 and 2 expected spring 2021. The SP LTC has expressed an interest in progressing with phase 3 of the project.
2. STVR Review Project – Public Hearing scheduled for March 5, 2021. Bylaws expected to be referred to EC and the Minister of Municipal Affairs this spring.
3. Alternative House Project – Public Hearing scheduled for March 5, 2021. Bylaws expected to be referred to EC and the Minister of Municipal Affairs this spring.

The following are items on the Projects Report:

1. Development Permit Areas
2. Sea level rise and shoreline erosion

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3. Steel storage containers
4. Derelict vehicle and machinery
5. First Nation language
6. Building and siting guidelines

ANALYSIS

Top Priority List

The Top Priorities list defines the LTC's work program. An LTC can identify up to three top priorities at any given time, however given limited resources it is unlikely that three significant projects can be managed and delivered simultaneously. It is more effective for an LTC to focus on one or two projects. When proposing new Top Priorities the LTC should be aware of available resources, including budget and staff, and relevance of the project. Once a project is proposed as a Top Priority, direction should be given to staff to draft a project charter. The draft project charter must then be endorsed by the LTC and Regional Planning Manager prior to a budget being allocated and the project proceeding.

Projects List

The purpose of the Projects List is to keep a record of topics raised for future work by the LTC. The Projects list also provides a basis for budget requests for the next fiscal year. Before any work beyond basic scoping or preliminary discussion with other agencies begins, the item should be moved to the Top Priorities list to ensure that staff resources are not diverted from other priorities. An LTC can have any number of projects on a projects list, however staff recommends this list be reviewed periodically to ensure the projects can be feasibly initiated in the term. Attachment 2 appends the project list that was endorsed by the LTC in the previous term. The LTC may wish to amend the projects list to add or remove potential topics. New topics should have a clear objective and be within the jurisdiction of the Islands Trust.

Potential Project Topics

Below are a list of topics provided by Trustee Wright and Trust Thorn (see attached documents). The items have been divided into two lists - potential Land Use Bylaw (LUB) amendments and potential Official Community Plan (OCP) amendments.

Potential LUB Amendments

1. Maximum floor area regulations.
2. Agricultural lands regulation in accordance with ALC policy L-26.
3. Derelict vehicle and machinery.
4. Shipping containers.
5. Setback to the natural boundary of the sea.
6. Any other minor, technical amendments.

The above topics identified by South Pender Trustees can be grouped together into one Top Priority project that would include technical amendments to the Land Use Bylaw. Staff have provided a recommendation for the LTC's consideration (recommendation no. 3) to place the above amendments on the Top Priority's List and for staff to

report back with a project charter. This project would focus on a number of technical amendments. A full review of the land use bylaw would be out of scope.

Potential OCP Amendments

1. Building Design & Siting Guidelines.

Staff comments: A [staff report](#) was prepared in November 2019 outlining options for the LTC's consideration in regards to building design and siting guidelines. With respect to the identification of Development Permit Area (DPA) objectives related to form and character, the legislation is very clear that this does not apply to single-family dwellings unless they can be considered to be intensive residential. Developing additional DPAs for the protection of the environment, and promotion of energy and water conservation and the reduction of greenhouse gas emissions could influence some aspects of building siting as well as design aspects such as building orientation, roof design, renewable energy, exterior lighting, water management (including pervious surfaces), and construction materials. Staff recommend the LTC review the staff report dated November 2019 and identify which regulatory and policy options would best achieve the LTC's desire for building design and siting guidelines.

2. Foreshore DPA to address sea level rise and sensitive ecosystems (including Coastal Douglas-fir protection).

Staff comments: Establishing a marine/foreshore DPA could achieve a number of the LTC's goals to protect the marine/foreshore sensitive ecosystem, areas of Coastal Douglas Fir within the foreshore area, and building design guidelines to protect sensitive ecosystems and identify hazard areas (steep slopes). There is a similar project proceeding in the Gambier LTA which could provide a model.

3. First Nations OCP Language.

Comments: Adding First Nation's names to OCP maps would require a separate project to ensure that there is dedicated time to engage in meaningful discussions with First Nations. Alternatively, the South Pender LTC should consider adding an introductory statement/acknowledgement to First Nations in the OCP similar to the Saturna LTC's project: http://www.islandstrust.bc.ca/media/349685/sa-ltc-bl-132_ocp_fnrb_2nd-3rd-readings.pdf. The South Pender LTC could use Saturna's First Nation acknowledge statement as a template and it could be included in an OCP amendment bylaw with another OCP project. For example, if the LTC moves forward with establishing a DPA, this would require an OCP amendment bylaw which could include both DPA guidelines and the First Nations acknowledgment, an acknowledgment is the minimum standard for OCP amendments.

4. Rights of Nature policy – Trust Wright's notes attached.

Staff recommend the LTC consider how it would like to proceed with an OCP project. The LTC should develop some clear and concise objectives and direction that are all within the legislative powers of the LTC and Islands Trust.

Rationale for Recommendation

Staff are recommending three separate motions for the South Pender LTC to consider. The first two involve removing the two projects (STVR project and the Alternative Housing project) from the Top Priority lists as they are near completion. Removing these two projects is only recommended if the project's bylaws receive second and third reading, and are directed to be referred to the Executive Committee and the Minister for approval at the March 5, 2021 LTC meeting. If the project's bylaws are not given second and third reading, these two projects should remain on the Top Priority's list.

The third recommendation is to add the Land Use Bylaw Amendments project to the Top Priority list and to request staff to draft a project charter for this project. This recommendation is supported by staff only if the other two Top Priority project's (STVR and Alternative Housing) bylaws have progressed at the March 5, 2021 LTC meeting.

In addition, the LTC could add a project related to OCP amendments once the LTC has clear direction on the scope of the project.

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 South Pender Island Local Trust Committee request that the staff provide further information regarding...

2. Add OCP Amendment project to the Top Priority List

If the LTC has clear direction as how to proceed with an OCP amendment project, then the LTC may use the resolution below that includes a specific project name (for example, Foreshore DPA Project):

That the South Pender Island Local Trust Committee add XXX to the South Pender Island LTC Top Priority List and that staff report back with a project charter.

3. Add project to the Projects List

The LTC may wish to add new topics to the Projects List. Recommended wording for the resolution is as follows:

That the South Pender Island Local Trust Committee request staff to add XXX to the Projects List.

NEXT STEPS

Once the South Pender LTC has given direction on the Top Priority List, staff can report back with information on scope, budget, and timelines for each Top Priority project.

Submitted By:	Kim Stockdill, Island Planner	February 26, 2021
Concurrence:	Robert Kojima, Regional Planning Manager	February 26, 2021

ATTACHMENTS

1. Trust Wright notes dated February 4, 2021
2. Trust Thorn notes dated February 25, 2021
3. Rights of nature notes provided by Trustee Wright dated January 27, 2021

Priority List

1. Groundwater Sustainability Report
 - findings included in Maps
 - develop OCP policies and LUB regs to reflect limited supply areas and amend density/use accordingly
2. STVR Review
 - amend bylaws to take to Public Hearing
3. Alternative Housing
 - RVs to be permitted as temporary dwellings for 60 days
 - RVs to be permitted as full time dwellings for 2 yrs with active bldg permit
 - requirement to be connected to approved septic system
 - amend bylaws to take to Public Hearing

Project List

Under OCP Amendments:

1. Development Permit Areas - along foreshore (CDF ecosystem, sea level rise, climate change)
2. Adding FN names to maps
3. Building Design and Siting Guidelines
4. include policy on Rights of Nature

Under LUB amendments:

1. Steel storage Containers
 - include as accessory buildings
 - 1 per 1 A lots
 - 2 max
 - screening if seen from neighbour or public road
 2. Derelict Vehicles & Machinery
 - amendments as needed for enforcement purposes
 3. Agriculture land
 - max floor size of residence to be 2800 sq ft
 - remove 5.5 (3) and apply through variance
- put ALC policy for buildings siting in regulations
policy paper (ALC Policy L-26), 3.0

3.0 Limiting housing's physical impact on the productive parcel

The type of additional residential structure should reflect the agricultural use of the property.

Preference will be provided to residential uses which utilize existing structures and/or residences that are sized appropriately and located in an area which minimizes negative impacts to the agricultural land or can easily be removed from the property, such as a manufactured home.

The total residential footprint, meaning the portion of a property used for the principal residence, the additional residence(s), and the accessory residential facilities (e.g. yard, driveway, servicing, etc.), should maintain a viable agricultural remainder and should not unnecessarily infringe upon the productive farming area of the property. Unless a more restrictive local government bylaw is in place, the following parameters, consistent with the Minister's Bylaw Standards, will inform the Commission's consideration of the appropriate total residential footprint:

- a) Principal Residence: The total residential footprint for a principal residence should not be more than 2,000 m².
- b) Additional Residence: The total residential footprint for each permitted additional residence should not be more than 1,000 m².
- c) Temporary Farm Worker Housing: The total residential footprint for each permitted temporary farm worker housing space should not be more than 35 m² per worker.
- d) Siting: The setback from the front lot line to the rear or opposite side of the total residential footprint should not be more than 60 metres. Lots narrower than 33 metres are exempted from the 60-metre maximum setback guideline (for the total residential footprint) from the front lot line, however, the footprint should fill the front of the lot to a maximum of 2,000 m².
- e) The following exceptional circumstances may also apply to the siting of residential footprints and may be considered by the Commission:
 - i) Existing Footprints: The clustering of a residence with other existing non-agricultural uses on the property to limit the fragmentation of ALR land and avoid the restriction of agricultural activities.
 - ii) Commodity-Specific Needs: The strategic placement of a residence to benefit or optimize the agricultural operation (e.g. monitoring of livestock on a large property).
 - iii) Topographic Features: Siting of a residence as appropriate to reduce the use of potentially productive farming land for residential purposes (e.g. sited on a non-farmable area of the property).

4. Maximum floor area of residences

- continue discussion with NP
- set size limits in relation to lot size

5. Increase setbacks to:

- 50 ft setback from shoreline
- 20 ft side lot lines
- remove “stairways” from LUB 3.3 (3)

South Pender LTC – Proposed 2021 – 2022 Work Plan

With the South Pender Local Trust Committee now entering the second half of its four year term, it is an appropriate time to summarize the accomplishments achieved thus far and, chart a work plan for the remaining two years. Throughout the term the consistent objective of the LTC has been and continues to be, the development of policies and regulations that both support the vision and goals of our Official Community Plan, and respond to emerging issues in a manner consistent with the OCP and community values.

The OCP embodies a consensus of South Pender Islanders' views about how best to nurture a sustainable economy, environment and community in a manner that preserves and protects what we most value for the generations to follow.

At a fundamental level our OCP goals “are intended to act as focal points in protecting and maintaining the rural island character and natural features so valued by South Pender Island residents, property owners and visitors. These goals include:

- To maintain the island's rural character;
- To protect the natural features and biological diversity of the island and its immediate surroundings;
- To protect both the archaeological and historic features of the island's cultural settlement and the scenic amenities derived from its areas of forest cover, natural vegetation, farm lands, residences, and coastline;
- To ensure land use, development, and associated servicing are compatible with the rural island character and that their growth is gradual and sustainable.

During the first two years of the term, the South Pender LTC has:

- **Community Dialogue:** Provided opportunities for regular and interactive dialogue with the community. In addition to the regularly scheduled LTC meetings, Trustees organized a number of informal community information meetings at the Fire Hall in 2018 and 2019. Notwithstanding the pandemic and the prohibitions against in-person gatherings, the LTC has also held four Special Meetings between September 2020 and January 2021 to consult with the community on new policy initiatives.
- **Design Guidelines:** Prepared the draft “South Pender Building Design and Siting Guidelines” based on the vision and goals of the OCP
- **Advisory Planning Commission Referrals:** Referred a number of policy initiatives to the APC including Short Term Vacation Rentals and the Building Design and Siting Guidelines
- **Short Term Vacation Rentals and Bylaw 117:** Amended regulations within the South Pender Land Use Bylaw to place a moratorium on the establishment of new STVR operations with the explicit commitment replace Bylaw 117 with a new bylaw amendment enacted in response to a comprehensive short term vacation rental policy for South Pender Island. The process of developing a new, forward looking STVR policy has been guided by several community

information meetings, public feedback and, the results of poll mailed to every property owner on the island.

- Bylaw Enforcement Notification Bylaw: Adopted the BEN bylaw in 2019 to provide a more cost-effective, efficacious approach to enforcement of the zoning bylaw.
- Promoted pan-island cooperation: Collaborated with the North Pender LTC on common issues including more effective bylaw enforcement, protection of the environment and preservation of our rural character while preserving the autonomy of the two islands.

Over the next two years, the proposed LTC Work Plan includes:

- Short Term Vacation Rentals: Finalize a STVR policy and companion regulations.
- Design Guidelines: Finalize the Building Design and Siting Guidelines following recommendations from the APC and input from the public. The intent would be to add the finalized Guidelines as a Schedule to the Official Community Plan.
- House Size: Establish a maximum house size by lot area with variance opportunities provided where applications respond affirmatively to the Building Design and Siting Guidelines. In conjunction with house size regulations, the intent would be to establish regulations such that existing or approved dwellings that would exceed new house size regulations could be re-built – in the event of damage or destruction - to their present size despite new maximum house size regulations.
- Agricultural Lands: Protection of farm (agricultural) lands consistent with the policies of the Official Community Plan and the Agricultural Land Commission. In particular, protection of farmland may include regulations on siting of buildings in accordance with section 3.5.1 of the OCP and ALC Policy L-26.
- Development Permit Areas: designation of the foreshore as a development permit area and consider increasing the setback from the foreshore to 50 feet both to protect the natural environment and to protect development from hazardous conditions exacerbated from climate change.

South Pender Island lies within the Coastal Douglas fir bio-geoclimatic ecological zone which as a result of climate change, is becoming endangered. Many bird species and other animals within this zone are also diminishing in numbers. In the Salish Sea, one of our most iconic mammals, the Southern Killer Whale (Orca), is threatened by the activities and degradation of their environment by humans. Many species of fish, shellfish, and sea birds are also in decline.

The South Pender Official Community Plan (OCP), maintains that “South Pender Island and its community are an expression of the cumulative interactions of people and the island’s environment. The goals of the OCP are intended to act as focal points in protecting and maintaining the rural island character and natural features so valued by South Pender Island residents, property owners, and visitors.” To achieve this goal the OCP calls for “for leadership in stewardship – that is, voluntary, cooperative actions that nurture and take responsibility for the long-term integrity of the environment and amenities of the Trust Area.” One of the policies to realize this goal is “the concept that land use and development should be compatible with the inherent capacity of the island.” This in itself, recognizes a person’s right to a healthy environment.

The Rights of Nature recognizes the impact by human beings is caused primarily by our attitude towards nature which views nature as an object or property, rather than a myriad of life forms. If we recognize the importance of “sustainability” then we need also to recognize limiting our use and impacts to Nature if we are to maintain a balance in the ecosystems in which we share with the plants, forests, and animals. Humans are ultimately connected to Nature, and our present and future generations can only be sustained when the environment is respected and healthy. For example, cutting down trees to build a home may be necessary but the clear cutting of large swaths of trees destroys a forest and the ecosystem in which many other plants and animal species depend upon to survive.

The First Nations who inhabited this region since time immemorial understood their connection to, and responsibility for, the sustainability of the land, waters and all other species, which ensured their survival through millennia.

I propose that the South Pender Island Official Community Plan recognize the Rights of Nature within an overall framework of sustainable development, in conjunction with other agencies, and with the involvement and participation of property owners, to:

- a) Prevent and control pollution and its effects and the harmful forms of erosion;
- b) Conduct and promote land use planning with a view to a correct location of activities, balanced social and economic development and the enhancement of the landscape;
- c) Create and develop natural and recreational areas and classify and protect landscapes and places, in such a way as to guarantee the conservation of nature and the preservation of cultural values and assets;

- d) Promote the rational use of natural resources, while safeguarding their ability to renew themselves and maintain ecological stability, with respect for the principle of inter-generational solidarity;
- e) Act in cooperation with other authorities, to promote the environmental quality of rural settlement, particularly on the architectural level and as regards the protection of historic zones;
- f) Promote the integration of environmental objectives into the various policies of a sectoral nature;
- g) Promote environmental education and respect for environmental values;
- h) Promote a tax policy that renders development compatible with the protection of the environment and the quality of life.

<https://therightsofnature.org/>



Top Priorities Report

South Pender Island

1. *Groundwater Sustainability project*

Phase 1: to undertake analysis of groundwater resources. Project final report in spring 2021

Responsible

William Shulba

Dates

Rec'd: 05-Apr-2019
Target: 30-Sep-2020

2. *STVR Review Project*

Proposed Bylaw Nos. 119 & 120 were given First Reading and referrals have been sent. A Community Information Meeting and Public Hearing will be schedule for March 5, 2021.

Responsible

Kim Stockdill

Dates

Rec'd: 06-Sep-2019
Target: 31-Mar-2021

3. *Alternative Housing*

Review regulations relating to recreational vehicles and consider tiny homes and secondary dwellings. Bylaws to be reviewed by LTC in January 2021, public hearing anticipated prior to April 2021

Responsible

Narrisa Chadwick

Dates

Rec'd: 31-Jan-2020
Target: 31-Mar-2021



Projects Report

South Pender Island

1. *Development Permit Areas*

Responsible

Date Received

Review of existing and potential development permit areas

28-Apr-2015

2. *Sea level Rise and Shoreline Erosion*

Responsible

Date Received

Review of policies and regulations including setback from the sea, structures permitted in setback

28-Apr-2015

3. *Steel Storage Containers*

Responsible

Date Received

Review LUB regulations to consider prohibiting or regulating steel storage and shipping containers

06-Sep-2019

4. *Derelict vehicle and machinery*

Responsible

Date Received

Review derelict vehicle and discarded equipment regulations

06-Sep-2019

5. *First Nations Language*

Responsible

Date Received

Consider OCP amendment to include a more fulsome historical accounting of First Nations

01-Nov-2019

6. *Building and Siting Guidelines*

Responsible

Date Received

Review policy and regulations related to building and siting on residential properties, including floor area, setbacks, siting and other regulations.

31-Jan-2020



Print Date: February 26, 2021

Projects Report

South Pender Island

Applications

File Number	Applicant Name	Date Received	Purpose
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Planner:

Planning Status

Islands Trust
LTC EXP SUMMARY REPORT F2021
Invoices posted to Month ending December 2020

665 South Pender	Invoices posted to Month ending December 2020	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-665	LTC "Trustee Expenses"	119.00	0.00	119.00
LTC Local				
65200-665	LTC - Local Exp - LTC Meeting Expenses	1,745.00	820.15	924.85
65210-665	LTC - Local Exp - APC Meeting Expenses	374.00	0.00	374.00
65220-665	LTC - Local Exp - Communications	250.00	0.00	250.00
65230-665	LTC - Local Exp - Special Projects	294.00	0.00	294.00
TOTAL LTC Local Expense		<u>2,663.00</u>	<u>820.15</u>	<u>1,842.85</u>
Projects				
73001-665-4107	South Pender Short Term Vacation Rental (STVR) Review	3,500.00	171.25	3,328.75
73001-665-4109	South Pender Building and Sitting Review	2,000.00	0.00	2,000.00
73001-665-4111	South Pender Alternative Housing	2,500.00	0.00	2,500.00
TOTAL Project Expenses		<u>8,000.00</u>	<u>171.25</u>	<u>7,828.75</u>



Standing Resolutions Log

South Pender Island

Resolution Number	Action	Date
2020-015 (Standing) that South 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 of other issues or if it is reliably reported to the officer that such activity may be taking place.	Carried	04-Jun-2020
2019-015 (Standing) that the South 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.	Carried	06-Sep-2019
2019-014 (Standing) that the South Pender Island Local Trust Committee endorse the Model Cell Tower Strategy.	Carried	06-Sep-2019



Standing Resolutions Log

South Pender Island

Resolution Number	Action	Date
2019-001 (Standing) - 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. - The proposed license should also be referred to First Nations for comment. - 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 where, and date and time when, both a public meeting will be held and a resolution of the local trust committee 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.	Carried	01-Feb-2019
2015-015 (Standing) That whereas full agendas are available for public perusal on the website, and whereas the SPILTC endeavours to lower its ecological footprint be it moved that full paper printed agenda packages no longer be provided for future SPILTC meetings.	Carried	28-Apr-2015
2010-000 (Standing) Send FUAL to trustees once drafted following the meeting.	Carried	05-Oct-2010
2006-012 (Standing) That staff prepare draft of meeting minutes for Local Trust Committee reading, correction and amendment as soon as possible following meetings. The South Pender Island Local Trust Committee will adopt these minutes by Resolution without Meeting within fourteen business days, if possible, of each meeting.	Carried	23-May-2006



Islands Trust Conservancy Report to Local Trust Committees and Bowen Island Municipality January 26, 2021

Islands Trust Conservancy Board News

Due to the COVID-19 pandemic, the Islands Trust Conservancy (ITC) Board continues to hold meetings electronically due to Ministerial Orders under the Emergency Program Act and requirements or recommendations under the Public Health Act. Meetings are live-streamed and recorded, and the public can participate by connecting to the link or the phone number provided in the meeting notice. Electronic meetings have resulted in cost savings to ITC as well as reductions in travel time and greenhouse gas emissions for Board members.

Staff have posted the ITC Board meeting schedule for 2021 here:

www.islandstrustconservancy.ca/about-us/meetings/.

The ITC Board directed staff to add “Public Comments and Delegations”, a town hall opportunity, to the standing agenda, allocating 15 minutes to this new section.

An election was held for Board Chair and Vice Chair positions as required by the ITC Meeting Bylaw. Trustee Kate-Louise Stamford was elected ITC Board Chair and Trustee Sue-Ellen Fast as Vice Chair. Both positions were election by acclamation.

An update regarding ITC staffing was provided, including notes as follows:

1. ITC Manager – Kate Emmings confirmed as permanent Manager Jan 11
2. Ecosystem Protection Specialist – posted internally, confirmed Kathryn Martell in the role Feb 16
3. Communications and Fundraising Specialist – position temporarily divided into two part-time roles: Communications Specialist (Erin Coulson) and a Fundraising Specialist (Carla Funk)
4. Species at Risk Program Coordinator role (see below) – hiring expected before end of March
5. Summer Co-op Student – Field work technician, job description in development

Regional Conservation Plan Updates

The science-based and community-informed Regional Conservation Plan guides the work of Islands Trust Conservancy (ITC). ITC continues to work towards four long-term goals and 25 objectives that further conservation in the entire Islands Trust Area. For more information, visit

www.islandstrustconservancy.ca/media/84821/itc_2018-11_rcp-2018-2027-web_final.pdf.

Goal 1 – Science-based Conservation Planning

The project charter for the Species at Risk (SAR) program was reviewed and approved as interim, pending a few adjustments as discussed by the Board. The project coordinator who will ultimately complete the planning and oversee the implementation of SAR at a detailed level is still being recruited.

Goal 2 – Strong relationships with First Nations

Staff continue to work to deepen relationships with First Nation communities and governments, notably through upcoming management planning for several nature reserves and participation in the Sidney

Island Ecological Restoration Project. Staff also participated in a January training session regarding residential schools.

Goal 3 – Protection of core conservation areas

Property Management

Currently, four management plans are in development and set to complete before the end of March, including two on Gabriola Island, one on Salt Spring Island, and one on Thetis Island. See reference to open house events below regarding these four for the current year.

Land Acquisition and Covenants

The Sandy Beach Nature Reserve on Lhek'tines/Keats Island became ITC's 30th in 30 years in December 2020 and the ITC Board received a donation of land on North Pender in February 2021 (see below). Management planning will begin in the next fiscal year to create the first management plan for these new nature reserves.

Staff continue negotiations on 144 ha of land: eight covenants (S. Pender, Salt Spring [3], Keats, Bowen, Thetis, and Lasqueti) and two land acquisitions.

Goal 4 – A strong voice for nature conservation

The ITC Fund Development Action Plan was reviewed and approved as drafted, with staff directed to implement the plan.

*Please feel free to contact Islands Trust Conservancy for more details.
Kate-Louise Stamford, Chair kstamford@islandstrust.bc.ca
Islands Trust Conservancy itcmail@islandstrust.bc.ca*

Activities by Local Trust Area/Island Municipality

Bowen – \$5,000 Opportunity Fund Grant paid out to Bowen Island Conservancy.

Gabriola – A management planning open house for the S’ul-hween X’pey/Elder Cedar Nature Reserve and the Coats Millstone Nature Reserve will be held on February 22, 2021. Two public surveys continue to March 15 – one for [Elder Cedar](#) and one for [Coats Millstone](#).

Galiano – ITC Manager Kate Emmings advised the Board of a declared conflict of interest regarding the Crystal Mountain conservation proposal on Galiano, and noted the file will be managed by Trust Area Services Director Clare Frater and Ecosystem Protection Specialist Kathryn Martell.

Gambier/Keats – The transfer of the Sandy Beach Nature Reserve, Keats Island, was completed on December 18, 2020, and marks the 30th nature reserve in 30 years of Islands Trust Conservancy history. News coverage of [the announcement](#) included local outlets, [Pacific Yachting](#), and the [Toronto Star](#). The ITC received a \$12,000 contribution as part of the land transfer and the ITC Board has allocated \$10,000 to create a property management fund.

Lasqueti – The ITC Board considered a response to the Lasqueti Official Community Plan referral. The Board resolution has been provided to planning staff for consideration by the Lasqueti Island Local Trust Committee.

Funded through grant programs, increased wetlands restoration work is being planned for the Salish View and John Osland nature reserves, in partnership with Lasqueti Island Nature Conservancy.

North Pender/Sidney – Funded through grant programs, restoration work is planned at Dragonfly Pond on Sidney Island. Work will pilot removal techniques for invasive parrot’s feather and American bullfrog.

The ITC received a land donation on North Pender Island in February. A formal announcement for this donation is pending.

Salt Spring – The Board approved both the 2020 update of the Deep Ridge Nature Reserve Management Plan and the Lower Mount Erskine Nature Reserve Management Plan. These will be posted to the ITC website shortly.

A management planning open house was held on February 11, 2021, with regards to the Ruby Alton Nature Reserve management plan refresh. [Public survey](#) continues to March 15.

Thetis - A management planning open house was held on February 10, 2021, with regards to the Moore Hill Nature Reserve management plan refresh. [Public survey](#) continues to March 15.

Please feel free to contact Islands Trust Conservancy for more details.

Kate-Louise Stamford, Chair kstamford@islandstrust.bc.ca

Islands Trust Conservancy itcmail@islandstrust.bc.ca

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February 23, 2021

Ms. Laura Patrick
Chair, Islands Trust
Pender Island, Saturna Island
lpattick@islandstrust.bc.ca

Dear Ms. Patrick,

BC Ferries is getting ready to introduce a new Salish Class ferry to the Southern Gulf Islands in 2022. This new ferry is larger than the one it is replacing (the *Mayne Queen*) and will provide more capacity simply by introducing it into the current schedule. However, we think it's possible to enhance the schedule even further, and we are engaging with Island communities to help us shape and evaluate these possibilities.

On February 16, 2021, we launched the first phase of the Southern Gulf Island Schedule Enhancement engagement. This first phase opens conversation with our customers, employees, and the wider Southern Gulf Island communities that will help us establish a list of criteria we can use to evaluate schedule options. In the next phase of engagement, we will be asking communities to help us evaluate possible schedule options using the criteria we establish during this first phase.

The Southern Gulf Islands is our most complex scheduling region, serving five islands (Saturna, Pender, Mayne, Galiano and Salt Spring Islands) from two major ports (Swartz Bay and Tsawwassen) and connecting the five islands to each other. We must consider each island and customer need, and how these needs fluctuate by season as we look at making enhancements to our service. Community engagement forms a critical component of this project's success.

More information about the project and the engagement survey can be found at www.bcferriesprojects.ca/sgi. The first phase of engagement runs until March 16, 2021.

As COVID-19 restrictions make it difficult to hold large community gatherings at the moment, we will be doing careful outreach to promote the engagement at terminals, onboard our vessels, through social media channels, and through our Ferry Advisory Committee members on the Islands. We welcome you to promote the opportunity to engage through your own networks and social media channels as well.

We will continue to update you as the project progresses. In the meantime, if you have any questions or want to discuss the project directly please contact me to arrange a time to meet.

Sincerely,



Brian Anderson
Vice President, Strategy & Community Engagement
brian.anderson@bcferries.com