



Islands Trust

The Islands Trust is a unique federation of independent local governments which plans land use and regulates development in the trust area. The Islands Trust Area covers the islands and waters between the British Columbia mainland and southern Vancouver Islands, including Howe sound and as far north as Comox. The *Islands Trust Act* was enacted in 1974 to protect this remarkable part of the world.

Buying Property on North Pender Island? What Every Potential Purchaser Should Know

1. What is the zoning and Official Community Plan (OCP) land use designation for the property?

Check the Islands Trust web site at <http://www.islandstrust.bc.ca/ltc/np> for North Pender Land Use Bylaw No. 103 and North Pender's Official Community Plan. Bylaw 103 provides the current regulations on the use, density, lot coverage and setbacks permitted on each property. The OCP designation provides future direction on how properties could be rezoned and developed in the future, subject to support by the North Pender Island Local Trust Committee.

For more information contact the Island Planner for North Pender (See contact information at the end of this information bulletin).

2. What is the zoning and OCP land use designation for neighbouring properties?

It may be important to check the zoning and land use designation on neighbouring properties to understand the potential for future zoning changes. Pay particular attention to split-zoned lots where more than one use may apply.

For more information contact the Island Planner for North Pender.

3. Is the property located in a steep slope or an area identified as possibly hazardous for building or development?

If the property is located on a steep slope or unstable soils, you may be required to undertake a geotechnical assessment before constructing an addition or building a new structure. A prospective buyer may wish to have a geotechnical report prior to purchase.

For more information contact the CRD Building Inspector for North Pender.

4. Does the property contain any Environmental Development Permit Areas?

In order to mitigate impacts of development on remaining fragments of intact natural areas, North Pender Island's Official Community Plan designates certain areas as environmentally sensitive. While some activities are exempt, land alteration or development in that part of the property may require an Environmental Development Permit (EDPA) from the Islands Trust. The Islands Trust Fund provides tax incentives to property owners who voluntarily enter in to covenants to protect natural areas through the NAPTEP Program.

For more information check the OCP and/or contact the Island Planner for North Pender.

For more information about the Natural Areas Tax Exemption program contact the Islands Trust Fund.

5. Can I operate a home-based business on the property?

Bylaw No. 103 contains regulations on what is allowed and what requirements and regulations may apply to parking, signage, screening and accessory buildings for home-based businesses.

6. Is the property connected to a community water supply or dependent on its own well?

Some North Pender neighbourhoods have community water systems which charge fees and may have limits on water use and consumption. Many properties are dependent on private wells which are subject to provincial standards and regulation, including responsibilities for dealing properly with any deactivated wells that may be on the property. Prospective buyers may wish to examine the well log and check the quantity and quality of water and water storage available. Some wells may require treatment to make the water potable.

Contact the Ministry of Environment for information on well drilling and well stewardship regulations.

7. Is the property connected to a community sewage system?

Many properties rely on their own septic systems, which require ongoing maintenance and periodic emptying of the septic tank. Prospective buyers may wish to check the location and condition of the septic tank and septic field.

For information on septic inspection, licensing and requirements contact the Vancouver Island Health Authority. Please note that approval is subject to installation by a qualified professional.

8. Is the property serviced with power, telephone, cablevision and internet?

You may wish to know if the home has 100 or 200 amp electrical service and whether the wiring is up to code. If you are building a new home you may wish to check on the cost of bringing in electrical and other services to your home site.

9. How do I check the Land Title certificate for registered easements, covenants, building schemes, notices of permits, liens, etc. which may affect the property?

Contact the Land Title Office, a Title Search company or your solicitor.

10. What is involved if I want to renovate or expand the existing home on the property?

Many houses and accessory buildings on North Pender were built prior to current land use regulations and may be considered 'pre-existing non-conforming'. Owners can repair or maintain such structures, subject to the requirements of a building permit.

If an existing structure no longer conforms to current land use regulations, a Development Variance Permit may be required before it can be altered or expanded, including decks and outbuildings.

Contact the Islands Trust Planner for North Pender to find out what is required for a specific property.

11. What if I plan to subdivide the property?

Property subdivision is subject to approval by the Ministry of Transportation and must comply with North Pender Island Land Use Bylaw 103. The bylaw includes minimum lot size and access requirements as well as land status and servicing requirements, such as proof of potable water and sewage disposal.

For more information contact the Island Planner for North Pender.

12. Is the property the subject of any bylaw enforcement actions?

Contact the Islands Trust Bylaw Enforcement Officer.

Contact Information:

Call the numbers listed below directly or call toll-free via Enquiry BC at 1.800.663.7867; from Vancouver 604.666.2421 or from Victoria 387.6121.

- Island Planner for North Pender (Victoria) Gary Richardson (250) 405-5157
- Islands Trust Fund (NAPTEP) (Victoria) (250) 405-5186
- CRD Local Building Inspector (Pender Island) Chris Watson (250) 629-3424
- CRD Senior building Inspector (Victoria) Robert Gutierrez (250) 360-3230
- Islands Trust Bylaw Enforcement Officer (Victoria) Miles Drew (250) 405-5175
- Ministry of Environment (Groundwater / Well Information) Vancouver Island Region (Nanaimo) (250) 751-3100
- Vancouver Island Health Authority (Victoria) (250) 475-1858

For more information on the Islands Trust and Land Use on North Pender, including the Official Community Plan, the Land Use Bylaw and local planning initiatives please visit the web site at <http://www.islandstrust.bc.ca/lc/np>