

## **South Pender Local Trust Committee**

### **Land Use Bylaw Amendments**

On October 4, the Local Trust Committee held its final meeting of the current three-year term of office. Following a public hearing on two proposed amendments to South Pender's Land Use Bylaw, the LTC gave second and third reading to the amending bylaws 108 and 110. Bylaw 108 amends the South Pender zoning map to define three Rural Residential categories (RR1, RR2 and RR3), the primary distinction between the different categories being the minimum lot area required for subdivision. Bylaw 110 changes the definition of a cottage to permit long-term residential use in addition to short-term occupancy, thus allowing both short-term and long-term rentals.

The passage of these two bylaws follows the LTC's review of the South Pender Official Community Plan, a year-long process culminating in OCP amendments this past summer. In essence, the OCP provides general direction for land use regulation, and the Land Use Bylaw spells out the details through specific regulations. Following the November elections, the new LTC may wish to consider further Land Use Bylaw amendments to implement other minor changes to the OCP. If you want to review the wording of the bylaws or obtain information on the recent OCP review process, please go to the Islands Trust website and click on the South Pender link.

### **Land Use Bylaw Enforcement**

Also at the October 4 meeting, the LTC referred to the Advisory Planning Commission, for its consideration and recommendation, a staff report suggesting LTC adoption of a bylaw enforcement notification bylaw. The proposed bylaw would establish schedules listing penalties (ranging from \$75 to \$500) for various infractions of the Land Use Bylaw; establish penalty discounts for agreements for bylaw compliance and/or early payment; and describe methods for payment, dispute and service of bylaw violation notices. Under a recently developed dispute resolution system, anyone charged with a bylaw infraction can dispute a bylaw violation notice through an independent adjudication process conducted by phone or in person. Typically, the Islands Trust bylaw enforcement officers, rather than proactively seeking out breaches of the Land Use Bylaw, only conduct investigations of alleged violations in response to a complaint.

To view the bylaw enforcement notification bylaw that will be being considered by the LTC after receiving advice from the APC, please go to the South Pender page on the Islands Trust website. You can also obtain general information about the bylaw enforcement process by going to the Islands Trust home page and clicking on "Bylaw Enforcement" under Quick Links.

### **High-speed Internet Service Update**

Shaw reports that it has finally received clearance from BC Hydro to use its poles on South Pender, having raised the neutral span on several dozen poles to ensure safe passage of fibre-optic cable. Shaw expects to be laying cable by early November and to have service available to all South Pender residents by the end of December.

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*Dates to Note:*

Nov. 7 and 28 -- Office hours (11 am to 1 pm) for Islands Trust planner Andrea Pickard at the Islands Trust office at the Driftwood Centre. If you would like to arrange an alternative time to meet with Andrea that day, please call her at 250-405-5189.