

North Pender Local Trust Committee

### **February 28<sup>th</sup> Business Meeting**

Chair Luckham called the North Pender Local Trust Committee (NPLTC) February business meeting to order at 9:47 am on February 28 at the Pender Islands Community Hall. Present were: Recording Secretary Zorah Staar, Local Trustees Hancock and Steeves, Regional Planning Manager Robert Kojima, North Pender Island Planner Andrea Pickard and 22 members of the public.

The agenda was adopted and previous meeting minutes were reviewed and approved. Planner Pickard reviewed the Follow-up Action Report and correspondence was received and identified where applicable for further actions by the committee or staff.

### **Area Farm Plan**

The NPLTC received a request from the South Pender Island Local Trust Committee asking to collaborate with the NPLTC on developing an Area Farm Plan for Pender Islands. Discussion ensued about the possibility of the CRD through the SGI Economic Advisory Commission or the South Pender Local Trust Committee and their respective capacity to take a lead role. It was also discussed whether it would be possible for the NPLTC to appoint an Agricultural Advisory Commission to participate in the proposed Area Farm Planning Process. A motion was passed directing staff to respond as follows: That the North Pender Local Trust Committee supports the idea of a regional farm plan for the Southern Gulf Islands; that the committee appreciates the CRD's willingness to consider taking a leadership role; and that the committee looks forward to receiving more information on the proposal.

### **Pender Community Transition**

The NPLTC received a report from the Pender Community Transition Society (PCTS) bringing it up to date on their current activities. Trustees thanked the PCTS for all the valuable work they are doing including the community workshops, education and coordination on a variety of issues.

### **Applications Permits and Referrals**

#### **Stanley Point DVP Application**

The first item concerned a Development Variance Permit (DVP) application from a property in the Stanley Point neighbourhood, which requested seven different variances to allow structures inside the side setback and in some cases inside the setback from the sea. This complex application had been the subject of review by the North Pender Advisory Planning Commission (NPAPC) and the commission's recommendations had been integrated into a Draft DVP for the LTC to consider. This draft denied four of the seven variances applied for, while one of the seven was granted in its entirety. There was review of correspondence from neighbours, further information from Planner Pickard and late information from representatives for the applicant who were present at the meeting. The Draft variance was amended to include provisions for downcast night-lighting for structures inside the setback in order to minimize impacts of ambient light and to narrow the width of a stone path from 2 metres to 1.2 metres. The LTC agreed with the recommendations of the APC, the variances for a wooden bridge and pathway in an area prone to erosion and a patio for one of two hot tubs on the property were not granted.

#### **Solid Waste Transfer Facility Rezoning Application**

The second item was preliminary review of a proposed rezoning to amend the site-specific Industrial zoning on a property next to the Pender Island Recycling Facility. The uses being sought to be included in the zone include; waste transfer, storage and shipping; handling and wholesale of aggregates, soil and mulch; and to permit storage and wholesaling of additional landscaping materials. Staff were seeking clarification on whether further work (such as reports on geotechnical and other issues) should be done to support LTC consideration of the proposal. The LTC had an informative exchange with the applicant throughout the discussions and requested further information including an operational plan including volumes and types of materials that would be transferred, stored and handled on the site. Staff was requested to bring forward further background information including work already done on the issue of solid waste management on North Pender.

#### **Clam Bay Farm Rezoning Application**

The third item was a preliminary report on a proposed rezoning for the Clam Bay Farm property which

would remove the agi-tourist accommodation use, shift density from the Agricultural to the Rural zone allowing 3 dwellings and 3 cottages, allow farm worker housing and some private guest accommodation in the Agricultural zone and create a Conservation zone on the hook lot portion of the property. Given the complexity of the proposal there was a lengthy discussion about the role of the Agricultural Land Commission (ALC), potential impacts as a result of clustering 6 dwellings on the Rural portion and several questions and considerations were shared with the planner and the applicant's representatives who were present at the meeting. The LTC directed staff to proceed with forwarding the application to the next stage, bring forward a supplemental staff report once the issues identified had been clarified with the applicant. Staff were also asked to request a hydrological report from the applicant and to contact the ALC on the question of amount of farm worker and private guest accommodation that would be permitted on the ALR portion of the property.

### **Local Trust Committee Projects**

A Community Information Meeting (CIM) and Public Hearing were held for Proposed Bylaw No. 192 which would amend the Official Community Plan Map Schedule E to include existing Car Stop locations and designate the route for the "Magic Ferry Bicycle-Walking Route. Concerns were expressed during the CIM about whether equestrian use of the proposed trail would be excluded. Representatives from the Moving Around Pender Society were present and stated that there was no intent to exclude horseback riders from the proposed trail.

During the Business portion of the meeting, the LTC gave Second and Third Readings to the proposed bylaw and forwarded it to the Executive Committee and Minister of Community, Sport and Cultural Development for approval.

### **Work Program – Top Priorities**

Given that Priority #2 "Pedestrian Cycle Route Designation" is now nearly complete, a motion was passed to amend the Priority List to include "Land Use Bylaw Amendments Related to Subdivision and Roads" as the new #2 priority on the Work Program. Neighbourhood Zero Emission Vehicles and other Roadway Initiatives were added to the list of projects for future consideration or "Project List".

### **Chair's Report**

Chair Luckham reported that he and Trustee French were looking forward to hosting Trust Council on Thetis Island in March and that the main topic on the council's agenda would be adoption of the 2013-2014 Budget.

### **Town Hall**

During a brief Town Hall session it was reported by Sara Steil that the Pender Islands Conservancy Association (and Fisheries and Oceans Canada) had recently released 24,000 Chum salmon into Hope Bay Creek and that this was year 2 of an 8 year program.

### **APC Appointments**

There was a brief In Camera session (Closed Meeting) to adopt previous In Camera Minutes and review applications for appointment to the Advisory Planning Commission. When the meeting was reopened to the public, the Chair was pleased to Rise and Report on the NPLTC's appointments to serve on the North Pender Advisory Planning Commission.

Returning to serve another year are members Valerie Butcher, Sharon Card, Bob Erho, Amanda Griesbach, Marika Kenwell, Julie Roper and Reg Smith. We would like to welcome a new member, Marian Thomson and express our profound appreciation for the important volunteer work that the North Pender APC does to assist with LTC decision making on sometimes difficult and complex issues.

### **Next Meeting**

Please note that there was no Business Meeting in March and the next meeting is scheduled for Thursday, April 25 at 9:45 am Pender Islands Community Hall, everyone is welcome. Your interest and participation in the work that we do is welcome and valued. In fact, it's the foundation of our progress.

Respectfully submitted,

Gary Steeves and Ken Hancock