

Report of the North Pender Local Trust Committee

JUNE 27th LTC MEETING

The North Pender Local Trust Committee (LTC) met on June 27th at the Pender Islands Community Hall. The meeting began at 9:45 AM with Chair Peter Luckham, Planner Andrea Pickard, Recording Secretary Zorah Staar and local Trustees Ken Hancock and Gary Steeves in attendance. The meeting was open to the public.

Following the approval of the agenda, the minutes of the May 30th LTC meeting were approved. These minutes are posted on the Islands Trust website at www.islandstrust.bc.ca. The Follow-up Action Report was also reviewed and one piece of correspondence was received from Amanda Griesbach.

APPLICATIONS AND REFERRALS

The LTC reviewed an application for a Development Variance Permit for a property where the structures in question were decades old and needed upgrading, all within the existing structural footprint. After considering the detailed and comprehensive application, the LTC approved the two part variance.

A referral was received from the Salt Spring Island Local Trust Committee concerning a rezoning issue involving the Agricultural Land Commission. The North Pender LTC passed a resolution to advise the Salt Spring LTC that the interests of North Pender were not affected.

LTC PROJECTS

The LTC received a draft Project Charter for a project designed to encourage property owners to apply a conservation approach for the design and layout of future subdivisions. This project would apply to properties subject to Section 941 of the Local Government Act where 3 or more new lots were to be created by a subdivision. There are only about 25 such properties on North Pender Island.

The Project Charter calls on the LTC to identify significant natural and cultural values of these properties, convene public meetings and workshops to engage the public in deciding what might be done and eventually pursue a detailed discussion with community organizations to hear directly what these organizations and individuals think should happen in their areas. The intent of the project would be to hear from people in every corner of the island about ideas and approaches to land use and conservation in their neighbourhoods.

The LTC adopted the Conservation Subdivision Review Project Charter. It is available on the Islands Trust website.

ROUTINE REPORTS

A variety of routine reports were received including the LTC's Work Program Report, the Applications Report, Expense/Budget Report and the Adopted Policies and Standing Resolutions Report. These are available for your reference on line at www.islandstrust.bc.ca.

NEW BUSINESS

Two items of new business were dealt with by the Local Trust Committee. The first involved advise from Islands Trust CAO Linda Adams on the issue of Trustees acting as liaisons to other community groups. This matter arose from a BC Supreme Court case where conflict of issue allegations were dealt with after two Trustees sat on the Board of a non-profit society. Essentially, the advise of the CAO was that Trustees not hold executive positions on community organization boards and that if a Trustee is on a board for liaison purposes, the LTC should pass a motion assigning the Trustee to do so. The purpose of the motion would be to make it clear to all that the Trustee was sitting on the Board as a Trustee, thereby reducing possible impressions about who the Trustee represents. The LTC discussed the advice and took no further action. A motion was not necessary if Trustees stayed away from any possible conflict by not accepting appointment to these organizations.

All LTC's in the Trust Area received a memo from Trust Staff seeking a Local Trust Committee to volunteer for a proactive bylaw enforcement of illegal structures on the foreshore. The North Pender LTC declined the invitation to do so, deciding instead to have the normal complaint-driven bylaw enforcement system handle such matters. During the discussion on illegal structures on the foreshore, it was noted that many of these structures on North Pender are stairways. Part of the problem is that if a property owner calls the CRD for a building permit, they are told that a BP is not required and they are free to build. Even though the Regional District does not consider stairs to be structures requiring a permit, this does not relieve the property owner of complying with the Land Use By-law (LUB). If a building permit were required, builders would be reminded of the limitations on structures in the foreshore, problems could be avoided and the LUB would be more effectively enforced. Waterfront land owners are encouraged to keep in mind the foreshore zoning and setback provisions and call Trust staff if they need advice or questions answered.

TOWN HALL

A Town Hall session was held as it is at every LTC meeting. Again, it is open to public participation.

NEXT MEETING

The remaining meetings of the LTC this year are scheduled for August 29th, September 23rd, October 31st, and November 28th. All meeting are open to the public.

Sincerely

Ken Hancock and Gary Steeves
Local Trustees