

Pender Post Report
September 2013 Edition

The North Pender Local Trust Committee (LTC) met on August 29th 2013 at the Pender Community Hall. The meeting was called to order at 9:45 AM by Chair Peter Luckham. Local Trustees Gary Steeves and Ken Hancock as well as Planner Andrea Pickard and Recording Secretary Zorah Staar were in attendance.

Minutes & Business Arising

The agenda was adopted and the minutes of the June 27th regular LTC meeting were approved. The minutes of LTC meetings are available on line at www.islandstrust.bc.ca. At the Home page click “Islands” then click “Local Trust Areas” then North Pender. On the North Pender page, click on “Meeting Calendar, Agendas & Minutes.” On the calendar on the left side of the page, click on the circled meeting date and the minutes icon will appear on the middle of the page. Click on the minutes for your information.

Please note the Islands Trust website is completely redesigned and your comments are welcome as you use the site for your informational needs.

The Follow-up action List was reviewed and correspondence regarding the mining issue was discussed. (See report on correspondence later in this report)

Correspondence

Three pieces of correspondence were received and each was discussed and follow-up actions determined. The first was a letter from the Magic Lake Property Owners Society (MLPOS) asking a series of questions about the LTC’s response to Parks Canada concerning the creation of a national marine conservation area in the southern gulf islands. Trustee Steeves advised the LTC that he had written to MLPOS President Val Butcher explaining the discussion surrounding the resolution passed by the Trust Committee. Further, he advised that he would be attending the MLPOS AGM to report on the issue and answer questions from MLPOS members.

Correspondence was received from the Pender Island Conservancy Association (PICA) asking the Trust to assist with publicizing an educational opportunity. PICA is sponsoring “What Nature May Be Telling Us About Adapting to Climate Change” on September 21st from 1:30 to 4:30 PM at the Pender Community Hall. Nikki Wright of Sea Change and Leanna Boyer from the Mayne Island Conservancy will talk about Shoreline Dynamics; Sea Level Rise and Interrelationships with Shorelines. The LTC agreed to post the event on their website and advise Pender folks via the electronic meeting notification system.

The third piece of correspondence was from May Mah-Paulson, Chief Gold Commissioner. Writing to the Sheila Malcolmson, Chair of the Islands Trust Council, the Commission advised that the provincial government would not reserve the Islands Trust Area from the Mineral Tenure Act. She did, however, point out that those holding subterranean mineral claims cannot just come on a person's private property. In the letter she says “Formal notification to a landowner is required prior to accessing a claim area that is located on private land.” The landowner can refuse and advise the Chief Gold Commissioner's Office accordingly. A mediation process is available and an appeal to the Surface Rights Board is also possible. For a complete summary of the key points to remember on this matter go to the North Pender web page at www.islandstrust.bc.ca.

Applications

Three applications were considered by the LTC. The re-zoning application sponsored by Karl Hamson and others to create what is being referred to as Pender Evergreen Place was reviewed by the Trust Committee. The Committee noted a variety of concerns and reviewed the informational needs cited in the Staff Report. The report, dated July 30th can be found on the North Pender web page (www.islandstrust.bc.ca) cited previously. Go to the “applications” icon. The report details eleven reports or confirmations required by different levels of government before the project could proceed. These included, for example, the establishment of the non-profit society who would own and manage the property, proof of potable water and a more

detailed needs assessment. The Staff Report outlined the detailed information required and the important decisions which have yet to be made.

The LTC felt the application had met at least the preliminary criteria under the OCP and the DAI by-laws. It passed two resolutions which directed the applicant to amend its application to omit any proposed development on the portion of the property subject to the Agricultural Land Reserve and to provide the further reports outlined in the September 30th Staff Report. Further the other resolution, directed staff to continue dealing with the application as a non-profit, senior and special needs housing project. This resolution was adopted after the applicant advised the LTC that the project would be for people 65 years of age or older and continue to be a not for profit development.

An application for a variance pertaining to a corner of a dwelling constructed on 1980 was approved. The dwelling was .6 of a meter inside the setback from the public road and no new construction was planned. The decision meant the exist dwelling was legalized.

An application for a Development Permit was approved after some discussion about hydrology, impacts on the designated area and the method of rock removal. The applicants readily agreed to the precautionary approach and amendments were made to the draft proposed permit prior to approval.

LTC Projects

The LTC received an update on their Shoreline Review project including newly created mapping for North and South Pender indicating forage fish beaches and integrated shoreline mapping containing showing shoreline features including shoreline types; eel grass presence; forage fish habitat and the location of RAR's, DPADPA's and Crown leases.

The receipt of the report and the mapping is an important step forward for local governments, parks agencies, waterfront property owners and beach users. Protection of forage fish and eel grass areas are critical to the survival of salmon stocks because without food (forage fish) and shelter (eel grass)

young salmon cannot survive and without salmon our native Orcas will continue to decline. The shoreline features map is available to everyone. Just go to the islands trust website cited above or contact Trust staff or Trustees.

Routine Reports

Reports on the LTC Work Program, pending Applications and the LTC budget were received and discussed. The North Pender web page was reviewed and documents from the August 29th LTC meeting were agreed to be posted on the site.

Brief oral reports were given by the LTC Chair and Local Trustees.

New Business

The LTC approved an expenditure not to exceed \$500.00 for Trustee Steeves to attend a Columbia Institute seminar on a new energy strategy for the province and coastal communities. The seminar will be held in Vancouver in September.

Town Hall

A brief Town Hall session was held before the conclusion of the meeting at 2 PM

Future Meetings

All Local Trust Committee meetings are open to the public. The next meeting will be held on September 23rd 2013 at the Pender Community Hall beginning at 9:45 AM.

There are LTC meetings scheduled for the last Thursday in October and November. So mark October 31st and November 28th on your calendar.

Respectfully submitted
Ken Hancock and Gary Steeves

Local Trustees