

December Edition of Pender Post
North Pender Local Trust Committee

Regular Business Meeting

The North Pender Local Trust Committee (LTC) met on September 31st. Chair Peter Luckham presided with Local Trustees Ken Hancock and Gary Steeves in attendance. Island Planner Andrea Pickard, Regional Planning Manager Robert Kojima, Planner 1 Kim Ferris and Recording Secretary Zorah Staar were also present.

Minutes and Business Arising

The minutes of the September 23rd 2013 LTC meeting were approved as amended and are available on line at www.islandstrust.bc.ca. Just click on “Islands” > “Local Trust Areas” > “North Pender” > “Meetings calendar, agenda & minutes”.

The follow-up action report was reviewed and can be seen with the other agenda package items at the same web location as cited above.

Correspondence

The committee received a request for assistance from the South Pender Local Trust Committee with regard to the issue of boat traffic speed limits on the canal between North and South Pender and the accompanying exacerbation of erosion on adjacent shorelines. Two strategies discussed were, the replacement of the speed limit signage and discussion of related enforcement options with relevant agencies. A motion was passed thanking the South Pender LTC for their initiative and expressing a willingness to assist by attending an inter-agency meeting where both signage and enforcement could be discussed.

Applications and Referrals

There were three applications considered at the meeting. The first was an application for a Development Variance Permit in order to legalize an existing dwelling's minor incursion into a side lot setback. The building dated back to the 1970s and was constructed by previous owners. Having applied for a Building Permit, the current owners were notified of the need to legalize the incursion prior to commencing construction. The LTC, following staff's recommendation and seeing no objections from the potentially affected neighbours, approved the variance.

The next application was with regards to an application to rezone the Clam Bay Farm property. The proposal would shift some density from the Agricultural zoned portion of the property to a portion zoned Rural, where the zoning would cluster densities consisting of 2 dwellings and 2 cottages. As well as clustering density on the rural portion, the rezoning would remove the agri-tourist accommodation use, by reducing the number of accommodation units but still permit a number of farmworker accommodation units on the Agricultural portion. The hooked lot portion of the Rural zone which is across Clam Bay Road, would be zoned for Conservation and protected by a conservation covenant. The LTC reviewed a number of reports including a staff-prepared summary of an archaeological assessment, an Environmental Assessment Report and Conservation Proposal, a hydrogeological report / groundwater assessment and a Farm Plan. The need for two valuable specimen trees to be protected by tree protection covenants and the applicant's request for an additional private access road to the the Rural zoned portion (through a portion of the property identified as suitable for protection) were also the subject of much discussion.

The LTC directed staff to work with the applicants to address concerns identified during the meeting. The next item concerned a referral from the BC Liquor Control and Licensing Branch regarding a proposed amendment to the liquor licensing at the Pender Island Golf and Country Club. The amendment would seek to change the two existing licenses (food primary and liquor primary) into one

liquor primary license and simplify the current licensing and requirements. The LTC directed staff to schedule a community information meeting in conjunction with the November 28 business meeting and to place notifications of the meeting on the web page, in the newspaper and on local notice boards. The final item on this portion of the agenda was referral of the Islands Trust Council Strategic Plan in order for the LTC to make any recommendations for changes to priorities or activities relative the LTC Work Program. A resolution was adopted to inform Trust Council that the LTC is on schedule for the work identified in the Strategic Plan as relevant to North Pender, including the Shoreline Protection Review and the Conservation Subdivision Review.

LTC Projects

The next item on the LTC agenda was the Conservation Subdivision Review and planning staff provided the LTC an update on progress for the November community workshop. The LTC authorized a budget allocation to cover the cost of retaining a videographer in hopes that the workshop could be videotaped and posted on the web page for the benefit of those unable to attend on November 23. Conservation subdivision is similar to lot clustering in that a wider range of lot sizes can be utilized; however there are fundamental differences in how the subdivision of land is approached. The objective is to rearrange the density on the property so that much less of the land is used for roads and residential development with a large portion protected, ideally in a way that adds to an interconnected network of green spaces.

Work Program and Reports

The LTC made no changes to their Work Priorities and Projects; reviewed the Applications Report; and received the financial report.

Other Business

The LTC shared concerns about the Southern Gulf Islands CRD Director's plans to change the role of the South Gulf Islands Harbours Commission from local volunteer management and administration to purely advisory. This planned amendment to the commission's bylaw would significantly impair local input and control of the community docks and seems to be partly a result of the director's decision to move the commission's oversight and support at CRD headquarters from Financial and Corporate Services to CRD Integrated Water. The LTC passed a resolution asking that any proposed amendments to the SGI Harbours Bylaw be referred to the LTC for comment as provided for in the Islands Trust CRD Protocol. All Islands Trust proposed bylaws are referred to CRD but the LTC noted that it has not received any referrals from the CRD this term.

The Business Meeting Schedule for 2014 was adopted and as in previous years sets the preferred meeting date as the last Thursday of each month at the Pender Island Community Hall.

Next meetings

The next regular meetings of the North Pender Local Trust Committee are scheduled for January 30 and February 27. These meetings are open to the public and a Town Hall session takes place at the end of each business meeting. If you would like to be emailed notification of future meetings, you can subscribe by going to the Islands Trust Home Page at www.islandstrust.bc.ca, click on "Connect with Us", click on "Stay Informed", then fill in your e-mail address to receive subscriber notifications. Best wishes to one and all for a safe, joyous and memorable holiday season!

Respectfully Submitted,
Ken Hancock and Gary Steeves
Local Trustees