

PENDER POST REPORT **MAY 2014**

The North Pender Local Trust Committee (LTC) met Thursday April 24th at the Community Hall. Twenty-seven members of the public attended the meeting which was chaired by Peter Luckham. Local Trustees Ken Hancock and Gary Steeves as well as Planning Manager Robert Kojima and Recording Secretary Zorah Staar were also present.

COMMUNITY INFORMATION MEETING/PUBLIC HEARING

A community information meeting (CIM) and a public hearing were held to consider proposed by-law 194 which contains a number of technical Land Use By-law amendments. There were no questions raised during the CIM and only one presentation was made to the LTC during the Public Hearing.

Following the CIM and Public Hearing, two motions were adopted by the LTC to give the proposed by-law third reading and to send it to the Islands Trust Executive Committee for approval. The Executive Committee subsequently approved the proposed by-law at its May 6th meeting. The proposed by-law 194 is expected to come back to the Local Trust Committee for final consideration at the May 22, 2014 LTC meeting.

MINUTES

The previous meeting minutes were approved by the LTC. These would be the minutes for the March 27th Local Trust Committee meeting and are available at the Islands Trust website www.islandstrust.bc.ca.

FOLLOW-UP ACTIONS, CORRESPONDENCE AND DELEGATIONS

A report on any actions taken as the result of resolutions passed at previous LTC meetings was received and reviewed. It is also available on the North Pender page of the Islands Trust website.

There was no correspondence other than those related to a specific Temporary Use Permit (TUP) application which was later on the meeting agenda. The Committee received the correspondence when it considered the TUP application.

There were no delegations on the agenda.

APPLICATIONS

There were three applications on the agenda – two for consideration and one for information only.

The first application was for a Temporary Use Permit on land currently zoned Rural. The permit, if granted, would allow the operation of a commercial resort. A great deal of correspondence was received regarding the application from neighbours, other Penderites, and visitors.

The Trustees considered the hydrology information submitted by the applicant; the public input received mainly by e-mail and the legal issues connected with the property and its current use.

The hydrology reports did not address the potential impact on neighbouring wells but was considered, by the applicant's engineer, adequate information for the Committee to consider. The density issues were closely considered as the LTC holds a covenant that restricts density on the property to 3 dwellings and 3 cottages. The property currently has 5 dwelling units instead of the 3 permitted by the covenant. Other legal issues included the oversize dock and accompanying structure as well as the residential access covenant over a neighbour's property which does not allow access for commercial purposes.

The public input showed that all direct neighbours and the vast majority of neighbours in the area were opposed to the notion of the commercial use while others on the island were more evenly divided.

The LTC denied the application due to the legal, technical and neighbourhood issues outlined above.

The second application was a rezoning application which has been considered previously. The property is split zoned Rural and Agriculture. The LTC has insisted that the recommendations of the Regional Agrologist and certain conservation issues with the Trust Fund Board be worked out before the application proceed.

The LTC accepted the outline of issued to be placed in covenants and those to be included in the zoning by-law. The matter is very complex but the applicant has undertaken to rezone in such a way as to maintain community and ecological standards. The application will be coming back to future LTC meetings as both bylaw amendments and covenants will require specific approval once they are completed.

The third application was an application for a Natural Area Protection Tax Exemption Program (NAPTEP) covenant and will be dealt with by the Trust Fund Board. The application was on the meeting agenda for information only.

ROUTINE REPORTS

A number of routine reports were received by the LTC. These included the Work Program Report, the Applications Report and the Expense/Budget Report. These reports are available on the North Pender page of the Islands Trust website as are all the staff reports on the applications deal with by the LTC.

OTHER BUSINESS

The LTC dealt with the 2013/14 Annual Report submission; the need to contact Highways about the safety concerns pertaining to the Einar's Hill portion of Bedwell Harbour Road; and a town hall session.

IN-CAMERA

An in-camera session was held before the meeting adjourned. The report from the in-camera session resulted in the appointment of a new Advisory Planning Commission. Those appointed were Val Butcher, Sharon Card, Bob Erho, Amanda Griesbach, Julie Roper, Reg Smith, Marika Kenwell and Michael Symons for a one year term.

The LTC expressed it sincere thanks to everyone who sought appointment or re-appointment.

FUTURE MEETINGS

The LTC meetings, in general, on the last Thursday of each month. The May meeting will be an exception as it meetings on the 22nd of May but that will be behind you as you read the June edition of the Pender Post. The June meeting is on Thursday June 26th at the Community Hall.

Note: there will be no meeting in July! The August meeting will be on Thursday August 28th at the Community Hall.

All meetings are open to the public.

Respectfully submitted

Ken Hancock and Gary Steeves
Trustees North Pender Island