



ADOPTED

North Pender Island Local Trust Committee Minutes of a Special Meeting

Date: October 6, 2016
Location: Pender Island Royal Canadian Legion
1344 MacKinnon Road, North Pender Island, BC

Members Present George Grams, Chair
Dianne Barber, Local Trustee

Staff Present Dr. Shannon Cowan, Facilitator
Justine Starke, Island Planner
Shannon Brayford, Recorder

Others Present: Approximately twenty-six (26) members of the public.

1. CALL TO ORDER

Chair Grams called the meeting to order at 10:05 a.m. and provided an overview of the meeting.

Chair Grams welcomed the public and made introductions.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. BUSINESS ITEMS

3.1 Waste Management Integrated Decision-Making Process – 2nd of 2 sessions

Planner Starke welcomed the attendees and thanked them for their participation. She introduced Dr. Shannon Cowan and invited her to begin facilitation of the workshop.

Dr. Cowan provided an overview of the workshop process. She then reviewed the data received regarding the desired site. She noted that while the goal of this workshop was not to define the type of facility that will be built, it appeared that there was desire for a site that could support a Full Service Facility.

Dr. Cowan provided an overview of the criteria data received and noted that the majority of the criterion was rated with a high level of importance. She also noted that the data showed that the most important location criteria appeared to be in close proximity to the Pender Island Recycling Depot or the Driftwood Centre.

Site Values Matrix

Dr. Cowan provided an overview of the Location (Site) Values from the last meeting. She also explained the methods used to measure and evaluate sites using those criterion.

Member of the public were invited to ask questions regarding the matrix and the following remarks were made:

- **Dale Henning** made comments regarding the issues with the facility being available to both North and South Pender Island residents, while only being supported by North Pender Island taxes.
- **Michael Sketch** recommended modifying the criteria of “adjacent to industrial zones” to also present data on proximity to industrial clusters.
- **Andy Novak** noted that the average waste production estimations appeared too high and provided a rationale for considering a lower value. He also noted that the fire setback value being considered is too large.
- **Barbara Johnstone Grimmer** asked how population was measured. Planner Starke remarked that the census data was used and it was acknowledged that this population data does not include seasonal residents.
- **Candice Zell** raised a concern that one acre is not large enough for minimal size for facility and parking. Eight participants held green cards indicating agreement with that minimal size concern.
- **Michael Sketch** remarked that the calculations considered properties as though the entire property were available for a facility. He recommended that the specific available space of individual properties be considered.
- **Candice Zell** expressed concern that the ground water and watershed information was based on faulty data since watercourses change.

Dr. Cowan noted that the Agricultural Capability Index was not considered when the handout was created. She remarked that the soil classification that had been used has since been amended to include the sites/ agricultural capability.

Dale Henning remarked that the chart indicates that site #5 has agricultural capability and noted that the Agricultural Land Commission determined that the property does not have agricultural capability.

Site Values Criterion

A discussion was held regarding whether the properties being considered are known to have property owners who are interested in having this use on their property. Planner Starke explained that the zoning is applied to the property and runs with the land; it does not necessitate that the property owner uses their property for that purpose.

Dr. Cowan provided an overview of the process and the table produced. She invited members of the public to make comments and the following points were raised.

- Site 15, which is indicated as not having a designated highway access, has acquired property for a secondary access.

- Site 8 should be re-evaluated in terms of sufficient space because it could be combined with the adjacent recycling site.
- Site #5 should not be designated as agriculturally capable because the portion that would be used for a facility was determined by the ALC as having no agricultural capability.

Dr. Cowan provided an example of how the site value criterion could be used to eliminate sites and encouraged participants to consider this process over the lunch break.

Note: A lunch break was held from 11:55 am until 12:29 pm.

Dr. Cowan requested participant feedback on how to proceed for the afternoon. She noted that over the lunch break several participants expressed concerns with eliminating sites based on votes because the group may not be representative of the overall population of the island.

The following points were also raised:

- The properties being considered are being looked at as a whole rather than the specific location where a facility would be considered.
- The current mapping does not accurately reflect watercourses on properties.
- People who live near the properties were not notified.

Ranking Site Values Criterion

Dr. Cowan explained the process as follows: each criterion would be read aloud and participants were asked to hold up their green card for their three most significant criteria.

Questions were asked by participants to clarify their understanding of the values.

The following results were recorded

- “Close to Neighbourhoods” received 0 votes
- “Remote from dense neighbourhoods” received 10 votes
- “Adjacent to Industrial Zones” received 12 votes
- “A dedicated road” received 0 votes
- “Sufficient Space on the Site” received 22 votes
- “Sensitive Ecosystems” received 12 votes
- “Groundwater Vulnerability” received 11 votes
- “Watercourses” received 0 votes
- “Archeological Features” received 1 vote
- “Agriculture” received 3 votes
- “Topography” received 3 votes

Chair Grams asked whether there were recommendations for additional criteria.

Recommendations were made for pedestrian traffic safety and the property’s inclusion in the Agricultural Land Reserve.

It was recommended that attendees who live on South Pender Island be excluded from the voting process. A discussion was held and it was noted that some attendees may live on South Pender Island, but still own or lease property on North Pender Island.

Michael Sketch recommended that every participant write their name and top three priorities on their green card. There was general agreement among participants that this should be done. Planner Starke noted that although the information would be welcomed, participants should not feel compelled to do so.

Evaluating Sites Using Site Values Criterion

Dr. Cowan asked for recommendations regarding how to evaluate the sites for space.

Elizabeth Montague expressed concern that one acre is not large enough for the facility. Dr. Cowan asked participants to hold green cards if they agree with that concern. Ten people held their cards.

Regarding sensitive ecosystems, Candice Zell expressed concern that site #5 has sensitive ecosystem features that are not included in the mapping. Planner Starke provided an overview of the data used noting that the data was sourced from a Parks Canada mapping project that did not have the involvement of any local political influence.

Regarding groundwater contamination, Dr. Cowan noted that the data is a start, but only considers contamination of groundwater without any consideration of water use or wells.

It was recommended that participants write their top three sites on their orange cards and submit them. There were some voices of support and some voice of concern with this recommendation.

Dr. Cowan invited the participants to provide additional recommendations and site information.

Dale Henning provided local information regarding site 5, including the following points:

- Pedestrian traffic concerns are being mitigated with the creation of a designated trail.
- The pending ALC decision should be considered.

Ron Henshaw noted that he is willing to withdraw the rezoning application for property 8 to ensure that this rezoning application does not influence this process.

Richard Philpot expressed concern with selecting a site without first understanding the scope of the operation that would be sited there. He recommended that the process include interviews with the local service provider.

Planner Starke acknowledged the comment and noted that such interviews are included in the next steps of the Project Charter.

Richard Philpot noted that the Capital Regional District, in addition to local knowledge from those involved in waste and recycling, would be able to provide additional information specific to the Pender Islands.

Dr. Cowan thanked participants and provided them with information regarding the information that will be coming from this meeting and how it will be presented to the public and the LTC.

4. ADJOURNMENT

By general consent the meeting was adjourned at 1:56 pm.

George Grams, Chair

Certified correct:

Shannon Brayford, Recorder