

Pender Post Report  
North Pender Local Trust Committee

## **Apologies**

The North Pender Local Trust Committee (LTC) and Local Trustees have had a very hectic May and June, 2012. So hectic, in fact, we missed the Pender Post deadline of May 20<sup>th</sup> for the report of the April 26<sup>th</sup> 2012 LTC meeting. Most readers will be pleased to know that we do not intend to report on North Pender's April meeting. If you are really interested, you can read the minutes of the April LTC meeting at [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca) Just click on North Pender then click on meeting minutes. Or call your local Trustee. We would be pleased to provide any information you want or need.

## **May Meeting**

Now on to May. The North Pender LTC regular meeting was held on May 31<sup>st</sup> and was full of the usual reports, minutes and correspondence. The bulk of the meeting, however, was spent dealing with the “**Applications, Permits, Bylaws and Referrals**” items on the agenda. There were six items under this agenda item.

The first item was a rather straightforward application for a Development Variance Permit (a variance) to legalize the siting of a house and accessory buildings built some years ago by a previous owner. The LTC examined the lot layout and uses of the structures in question and voted to support the variance application legalizing the non-conforming buildings.

The second item pertained to the requirement for a sub-divider to meet the Canada Drinking Water quantity and quality requirements before a subdivision application can be approved. Such matters are usually dealt with by the execution of a covenant held by the LTC and the Capital Regional District (CRD). In this case, the CRD had refused to sign the proposed covenant due to liability concerns. This refusal was holding back the processing of the subdivision application.

Islands Trust staff were able to modify the wording to meet the needs of the Regional District and all parties were then in a position to sign the covenant. The LTC authorized the LTC Chair to sign the covenant on behalf of the LTC.

The third item pertained to the same property referred to under the second item. In this case, the subdivision applicant had offered to protect two ponds on the property being subdivided by placing a conservation covenant on the water bodies to protect them from further disturbance. The Pender Island Conservancy Association had agreed to hold the

covenant and the parties had asked the LTC to be a third party signatory. The LTC agreed to be co-holder and authorized the LTC Chair to sign the covenant on behalf of the North Pender LTC.

The fourth item was an application to extend a Temporary Use Permit for the garbage collection station at Magic Lake Market. The LTC reviewed the application and noted that there had been not complaints nor adverse consequences since the permit was originally issued. There were no submissions or delegations and the LTC felt the permit should be extended for a 3 year period with the same fourteen conditions that were in the original permit issued in May of 2010.

The final two items involved referrals for by-law changes from the Salt Spring and Mayne Island Local Trust Committees. The Salt Spring referral involved a rezoning application to change a Residential 6 property to a Commercial 4 zone. The Mayne Island referral dealt with the rezoning of a Service Commercial property where a machine shop was permitted to a Settlement Commercial zone to allow a local produce store. In both cases, the LTC resolved that the By-law amendments did not effect the interests of the North Pender Local Trust Committee.

The LTC meeting concluded after a town Hall session was held.

### **Future Meetings**

Please note the June LTC meeting will be held as usual on June 28<sup>th</sup> but that no LTC meeting will be held in July. The next meeting after June will be August 30<sup>th</sup>. All LTC meeting are open to the public and are held at the Community Hall beginning at 9:45 AM unless otherwise listed.

One exception will be the June 23 Community Information Meeting and Public Hearing which will already have been held when you read this report. The results of those meeting, which deal with a rezoning due to archaeological issues and a rezoning to deal with geothermal exchanges, will be reported on the website noted above.

### **Associated Islands**

The North Pender Local Trust Area has some forty associated islands and islets within it. The Local Trustees, the CRD Director, the Regional Planning Manager and the By-law Enforcement Co-ordinator travelled to a number of these islands to observe first hand various issues on a number of these islands. Included in the tour were stops on Sidney Island, and James Island, and off shore looks at Mandarte, Gooch, Rum, Comet, Domville, Brethour and Forrest Islands.

## **Trust Council**

The twenty-six member Islands Trust Council held its quarterly meeting in June on the Penders. It was a busy three day (June 12, 13 and 14) meeting featuring the adoption of a resolution to “oppose in principle oil pipeline projects that lead to the expansion of oil export by barge and tanker from Canada's west coast .....” and a resolution to authorize “the Executive Committee to represent the Islands Trust legislated Objective during Kinder Morgan public engagement processes related to the proposed Trans Mountain Pipeline expansion.” These are bold policy initiatives to try to do our part to protect the coast from the possibility of an oil spill.

Two San Juan County Counsellors joined the meeting on the afternoon of the 13<sup>th</sup> and the morning of the 14<sup>th</sup>. The Islands Trust and San Juan County have an international co-operation agreement and have co-operated on marine and land use issues over the past number of years.

## **Future Reports**

We will report on the June meetings in a future edition of the Pender Post.

Respectfully submitted

Gary Steeves and Ken Hancock  
North Pender Trustees