

October '11 Pender Post Report

The September 2011 meeting of the North Pender Local Trust Committee (LTC) took place on September 22nd. It was a relatively well attended meeting in the upstairs meeting room of the Community Hall. Chair Peter Luckham, Local Trustees Gary Steeves and Derek Masselink, as well as Regional Planning Manager Robert Kojima, Island Planner Andrea Pickard and Recording Secretary Zorah Staar were in attendance.

Agenda Approval

Following the adoption of the agenda, minutes of the July 28th meeting were adopted and the report on follow-up actions from previous meetings was discussed.

Delegates and Correspondence

Two delegates and two pieces of correspondence were received.

The correspondence was from the Chair of Pender Community Transition (PCT) updating the LTC on PCT activities and from the BC Youth Parliament Association concerning application dates. The Committee thanked PCT for their report and referred the Youth Parliament letter to local teachers.

The delegations were from Ken Hancock Southern Gulf Islands Electoral Area CRD Director and the Ministry of Transportation and Infrastructure (MOTI commonly referred to as 'Highways'). Following brief remarks from Mr. Hancock introducing the new CRD Alternate Director Dave Howe, the LTC heard from MOTI regarding Hooson Road.

The Ministry advised that construction work on Hooson had been begun without permit approval by the MOTI and that the contractor had been ordered to stop work. Because Hooson is designated as a Heritage Road, an agreement between the Ministry and the Islands Trust prescribes a consultation process between the Ministry, the Local Trust Committee and the public. Since that process was not followed, a discussion took place as to how best allow residents to provide their feedback, ideas and suggestions to the Ministry.

Trustee Masselink suggested that a road design workshop be held. The workshop would allow the Contractor to give a summary of the key engineering issues, the Ministry to provide an overview road design standards and requirements and the Islands Trust to outline the key issues to be sorted out. The Ministry agreed and the workshop will be part of a special LTC meeting scheduled for Saturday October 22nd. The MOTI representatives explained that a permit could be issued, following consultation with resident and the Trust, and the permit could contain conditions suggested by Hooson residents and Trustees.

Chair Luckham opened the discussion of the Masselink suggestion to the public and numerous residents and other members of the public expressed their opinions on the situation.

The stop work order will remain in place until the consultation has been held and the Ministry issues appropriate permits.

Applications Permits and Referrals

Due to the length of consideration of Hooson Road issues, the consideration of three applications and one bylaw referral did not begin until late morning. The first application was for a Development Variance Permit (a variance) on Pirates Road. It was considered very routine and was approved by the Committee.

The second application was also for a variance. The applicant sought a relaxation of the setback from the road and the height maximum for an accessory building. It too was approved given the topography of the lot and the road design.

The third application was for a variance to allow for a slight increase in the height of a residence on Sidney Island. It too was approved given the lot sizes and the unobtrusive nature of the minimal increase.

The referral came from the South Pender LTC seeking a response from the North Pender LTC on two By-laws which would amend the South Pender Land Use By-law. The North Pender LTC said they had no problems with the by-laws and, by resolution, replied to South Pender. Note that the South Pender amending by-laws 108 and 110 can be read along with related Staff Reports on the South Pender webpage (www.islandstrust.bc.ca)

Local Trust Committee Projects

The LTC reviewed a Staff Report on proposed amendments to By-law 148, the Land Use By-law for the Associated Islands. North Pender has approximately 40 islands and islets stretching from Moresby Island to Sidney Island and along the Saanich peninsula to D'arcy and little D'arcy islands.

The LTC decided to refer draft by-laws 187 (LUB amendment) and 189 (Associated Islands OCP amendment) to the list of referral agencies to seek further feedback. The Committee also directed staff to arrange a Community Information Meeting (CIM) in Sidney for residents and property owners of the Associated Islands to attend. The CIM is an important aspect consultation with residents and owners of these unique islands.

Routine Reports

A number of routine were received and discussed. The Work Program Report, the Applications Report and the Expense ad Budget Report were all received and are available on-line.

The Chair and Local Trustees reported on Trust Council held on Salt Spring Island the preceding week (September 13, 14 & 15, 2011). See the Record of Decisions for Trust Council on the Islands Trust website www.islandstrust.bc.ca.

By-law Enforcement

The LTC gave three readings to By-law #188 an administrative by-law to adopt a notification and adjudication system. The details of the new adjudication system have been extensively reported previously. It, however, provides an alternative to the Courts and the use of lawyers to adjudicate same infractions of local by-laws. And landowners can dispute their tickets by phone and avoid having to travel to Court in Vancouver or Victoria.

Proposed by-law 188 now goes to the Executive Committee for consideration and if approved will come back to the LTC for final consideration.

Next Meeting

The next meeting is October 27th at the Community Hall. The meeting starts at 9:45 AM.

Respectfully Submitted

Gary Steeves and Derek Masselink
Local Trustees
North Pender Island