

## **North Pender LTC Report**

The North Pender Local Trust Committee (LTC) met October 28<sup>th</sup> 2010 to consider a full agenda and make special presentations to two North Pender residents. The meeting convened at 9:45 AM at the Community Hall. LTC Chair Peter Luckham, Local Trustees Masselink and Steeves, and Trust staff were joined by a large turnout of Pender residents.

Following the adoption of the agenda, the approval of the September 23 LTC meeting minutes and receipt of the September 20<sup>th</sup> APC meeting minutes, the LTC dealt with business arising from the previous meetings and correspondence from the Tsawout First Nation.

### **Applications**

There were two applications on the agenda for LTC consideration. The first was an application for a Development Variance Permit seeking a variance to legalize a dwelling sited inside the rear lot line setback. The dwelling was constructed in the 1980's and the post and deck intrusion into the setback was not detected until a survey was done for an unrelated building permit application.

After reviewing the survey and the Staff Report, the LTC approved the variance, legalizing the siting of the dwelling.

The second application on the agenda was for a Development Permit to allow the construction of a cottage in a sensitive Woodland ecosystem Development Permit Area. A number of aspects of the application were examined by the LTC members. Access to the building site, maintenance of certain vegetation and the use of temporary fencing during construction were discussed. The proposed permit, recommended by the staff planner, was amended to include provisions for the protection of the sensitive area.

The amended Development Permit was approved by the LTC.

### **LTC Projects**

A number of LTC projects were considered by the Committee. Bylaw 179 – a series of amendments to the North Pender Land Use By-law – was given third reading and referred to the Executive Committee of the Islands Trust for approval. If approved by the Executive Committee, Bylaw 179 will come back to the LTC for final consideration.

By-laws 180 and 181 were given consideration for final adoption following approval by the Islands Trust Executive Committee. (For a summary of what Bylaws 180 and 181 contain see last months Pender Post or the North Pender page of the Islands Trust website – [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca))

The LTC also considered a report from staff pertaining to construction on hazardous slopes. The LTC directed staff to revise the map and revise the draft report before

bringing the matter back to the LTC for further discussion and consultation with the public.

And finally the LTC considered draft By-law 184 which is a riparian area regulation required by the provincial Ministry of the Environment. The regulations were imposed on all local governments in 2007. Under the provincial regulations Magic Lake, Buck Lake and Gardom Pond as well as a number of streams associated with these bodies of water, are designated for protection. The regulations apply a buffer zone around the water which is designed to protect surface water bodies from development impacts.

All property owners who are impacted by the proposed by-law will be contacted. Further public consultation including a public hearing will be scheduled in future. For those who are concerned about the use of pesticides and treated wood in community water bodies such as Buck and Magic Lakes, proposed by-law 184 is the mechanism by which to protect the water bodies from land use/development impacts.

### **Presentation**

The Local Trust Committee adjourned its regular business agenda to make two Community Stewardship Award presentations. As most readers probably know, Sylvia Pincott and Tekla Deverell were, earlier this year, named 2010 winners of Island Trust Community Stewardship Awards. The awards are made annually to recognize exceptional contributions to the Trust area or an island community within the area by community members.

Two of the 2010 winners were from Pender Island and the LTC was delighted to present Tekla and Sylvia's plaques in front of my friends and neighbours. Tekla's award recognized her leadership in a program to mentor school kids in an organic gardening program while Sylvia's leadership in the Pender Islands Conservancy Association and community environmental education was recognized. In accepting their awards, both these exceptional women addressed those in attendance, thanking various community members who have collaborated with them. Coffee and cake was served.

### **Routine Reports**

The LTC reconvened to consider regular reports on the LTC's work program, the applications log, the expense and budget reports and the content of the North Pender webpage.

The Chair and the Local Trustees made brief reports on the Union of BC Municipalities Convention participation by the Trust's Executive Committee and First Nations involvement on parks advisory committees.

### **Future Meetings**

The next meeting of the LTC is scheduled for November 25<sup>th</sup> at the Community Hall. Start time is 9:45 AM. This will be the last meeting of 2010 as there is no meeting scheduled for December.

### **Town Hall Meeting/ In Camera Session**

A Town Hall session was held and a brief in-camera meeting was held to approve minutes of a previous meeting.

### **Adjournment**

The meeting adjourned at about 2:30 PM.

Respectfully submitted  
Derek Masselink and Gary Steeves  
Local Trustees  
North Pender Island