

September '10 Pender Post Report

The North Pender Island Local Trust Committee (LTC) met on Thursday July 29th 2010 at the Community Hall. Chaired by Thetis Island Trustee Peter Luckham, the meeting featured three community information meetings on proposed by-laws 179, 180 and 181 as well as formal Public Hearings on the same bylaws. Local Trustees Gary Steeves and Derek Masselink were in attendance as were Recording Secretary Zorah Staar, Island Planner Andrea Pickard and Regional Planning Manager David Marlor. A large turnout from the public was also in attendance.

Following the approval of the agenda, the three community information meetings on the proposed by-laws were held. The by-laws are proposed changes to North Pender's Land Use By-law (LUB) which were identified in the OCP Review a couple of years ago. The changes were considered to be routine or consequential to the updated OCP By-law and do not change the zoning or density in any zone on the island.

By-Law 179

Proposed By-law 179 is a package of 25 changes which proposed the following:

- To update the definitions section of the LUB;
- To make all measurements in the by-law metric;
- To remove prohibitions on land uses that are not in the jurisdiction of the Islands Trust;
- To update siting provisions;
- To correct some inaccurate references;
- To rezone a CRD lot Community Service
- To clarify Permitted Uses
- To rezone a church to the Community Service Zone
- And to update mapping Schedule D

The issue which received the most attention was the proposed re-zoning of the CRD lot on Buccaneers Road. Many representations were made regarding the inappropriate use of the lot as a storage site and the LTC directed staff to delete this proposal from the proposed by-law.

By-Law 180

Proposed By-law 180 is a package of 20 proposed changes which if adopted would:

- Update the definition of 'agriculture';
- Make a number of consequential changes in the agriculture section; and
- Implement lot clustering by changing the reducing the minimum lot size and maintaining the lot average size.

The issue which raised the most attention in both the Community Information Meeting and in the formal Public Hearing which followed was lot clustering.

By-Law 181

Proposed By-law 181 would create a water zone on Buck Lake, Magic Lake and Gardom Pond. It would not change the land zoning around these bodies of water. It would, however, change the waters current 'residential' zoning to a new 'Water 6' zone. The new zone would specify what permitted uses (ie structures) are allowed and what is prohibited. The common question raised on this proposed by-law had to do with docks and the information provided was that dock sizes specified cover all existing docks.

Following the formal public hearing, the LTC decided not to review the by-laws further at the meeting but to consider the by-law further at the next regular LTC meeting in September. Note there was no LTC meeting in August.

Applications

The LTC dealt with two applications. The first was an application for a Development Permit on a parcel zoned Industrial. The land in question is occupied by Mainroad, the highways maintenance contractor and the structure is a storage shed belonging to Hydro. The permit was necessitated by an addition to the shed.

The LTC approved a permit to provide for the modified shed and increased screenage from the road and side lot line.

The second application was a re-zoning application by Island Marine Construction on behalf of Otter Bay Marina Ltd to change 0.47 hectares of Water 1 (W1) in Hyashi Cove of Otter Bay to Water 2 (W2) zoning. The re-zoning was being sought to allow an expansion of the marina to permit another 22 boat slips and a 120 foot extension to the exist breakwater.

The LTC expressed a number of concerns mostly related to the marine ecology of Hyashi Cove. The LTC referred the matter to the Advisory Planning Commission (APC) for advice but expressed their reluctance to direct staff to proceed with further consideration of the proposal.

Correspondence

An email from K. Rempel regarding calculating square footage on Pender Island was received and the LTC directed staff to bring a report back to the Committee concerning the points raised in the correspondence.

Local Trust Committee Projects

The LTC received a staff report on Hazardous Slope Mapping for North Pender. The LTC referred this matter to the APC for comment and directed staff to bring back a report outlining steps for further community consultation.

Other Reports

A series of regular reports were received by the LTC. These reports included the Work Program Report, the Applications Report and the Expense/Budget Reports.

Community Stewardship Awards

Two residents of North Pender have been awarded Community Stewardship Awards for 2010. They are Sylvia Pincott and Tekla Deverall. The LTC will hold the presentation of the awards at the Thursday September 23rd Local Trust Committee meeting. Everyone is welcome to attend. Cake and refreshments will be served.

New Business

The LTC received the report of the May 1st 2010 Mayne Island Integrated Water Systems Society Workshop. It is available to anyone who wishes to see a copy. It is on the North Pender webpage at the Islands Trust website (www.islandstrust.bc.ca).

The marathon meeting ended after 3 PM and included a brief in camera session to approve previous in camera minutes.

Respectfully Submitted

Derek Masselink and Gary Steeves
Local Trustees