

APRIL 29TH, 2010 NORTH PENDER LOCAL TRUST COMMITTEE MEETING

The North Pender Island Local Trust Committee (LTC) met on April 29th 2010, for its regular business meeting. Local Trustees Derek Masselink & Gary Steeves were in attendance as well as Chair Peter Luckham from Thetis. Island Trust staff in attendance included Island Planners, Andrea Pickard and Robert Kojima, and Regional Planning Manager, David Marlor. Recording Secretary Zorah Staar was present to provide an account of the meeting.

Bylaw No. 182 – Greenhouse Gas Emissions Reduction

Much of the LTC meeting was devoted to this agenda item – the content of which had been subject to considerable community discussion, speculation and debate over the past 4 months, including a Special Community Meeting held back in January, and more recently with the erection of several large billboards and a community-wide mail out by concerned members of the public. As a consequence, the April LTC meeting benefited from a significant increase in attendance. Approximately 90 people filled the upstairs room at the Community Hall to participate in the 1.5 hour-long Bylaw 182 Community Information Meeting.

Chair Luckham called the Community Information meeting to order at 10am. Island Planner, Robert Kojima provided a summary of the purpose and content of the Proposed Bylaw No. 182 underscoring the fact that it was developed in direct response to provincial Bill 27, which required that all local governments in BC amend their official Community Plans by May 31st, 2010 so that they include targets for the reduction of greenhouse gas emissions, in addition to policies and actions that help achieve those targets. Chair Luckham then invited community members to ask questions and speak. Approximately 21 speakers took the opportunity to ask questions related to the proposed Bylaw.

After a short break Chair Luckham called the Public Hearing to order at around 12:00 noon. At the beginning of the hearing there were approximately 25 members of the public remaining in attendance. After Chair Luckham read out the official procedures for Public Hearings, Island Planner Robert Kojima confirmed that the notice for the Public Hearing for Bylaw No. 182 had been published and posted as per the statutory requirements. He also reported that approximately 22 written public submissions regarding the proposed bylaw had been received. At the end of the hearing approximately 53 additional submissions were received – 33 of which were in the form of a petition to make specific changes to the bylaw. Planner Kojima also reported that the proposed Bylaw had been referred to a number of relevant government agencies and First Nations and had only received one objection from the Tsawout First Nation who voiced a general concern that the proposed bylaw might impact their current land claim. It was noted that the Tsawout First Nation had made similar objections to a number of Greenhouse Gas Emission Bylaws that were being proposed by LTCs within their traditional territory area and the Islands Trust had responded with a letter.

At the Public Hearing 12 individuals provided comments and summaries of their written submissions. Concerns were expressed at the inclusion of policies that might result in increased density, that could limit vehicular parking, that could allow additional housing above existing commercial spaces, that introduced the “urban” notion of a “*compact, complete, and connected community*,” that emphasized cluster developments, and that might encourage the use of density transfer. However, a number of comments were received that spoke in favour of the Proposed Bylaw No. 182 and its associated policies. Suggestions were made to change certain elements of the proposed bylaw – in particular to delete those sections of the bylaw that incorporated the phrase “compact, complete, and connected,” to not allow limited residential housing over commercial developments, and to include more transportation-focused policies. The range of views expressed during the Public Hearing was similar to those received by the LTC in writing. After all the participants had expressed themselves the Public Hearing was declared closed just after 1pm.

After dealing with a number of agenda items the LTC returned to consider the Proposed Bylaw No. 182. After an initial discussion, which included a debate about whether or not to table the discussion until the next LTC meeting and a debate about the merits of including the new Goal 18, “*to encourage a more compact, complete and connected community*,” it was decided to proceed with the inclusion of 12 amendments that directly address concerns that had been received from the public. Amendments included: the addition of the following phrase to Goal 18: “*...in a manner that ensures that overall development potential and density are not increased unless authorized elsewhere in this plan.*”; emphasizing support for a broad range of transportation options; ensuring that the 19 accessory residential units over commercial buildings were for affordable dwelling units; and the inclusion of a new Objective in the Climate Change Mitigation and Adaptation Section, “*To encourage a resilient rural community in order to prepare North Pender for the stresses of climate change and declining fossil fuel availability.*” Once these amendments had been made, the Proposed Bylaw No. 182 received second and third reading as amended.

A revised and consolidated text version of North Pender Island’s Official Community Plan that included the amended Proposed Bylaw No. 182 was then approved by the LTC by Resolution-without-Meeting to be sent to the Island Trust’s Executive Committee and then to the relevant provincial Minister for their approval.

We sincerely thank all those who participated in this process and we look forward to more people attending and participating in our monthly LTC meetings.

Applications, Permits and Bylaws

Due to the amount of time dedicated to the review of Proposed Bylaw No. 182 the LTC was only able to hear one application involving the building of a house in an environmental development permit area. The application was received in good order and had been informed by our recently established Development Application Information Bylaw and by the work of a local biologist. The applicant was present to respond to question and concerns. The application was approved and the applicant expressed their

satisfaction with the process and the assistance they had been provided to help ensure the protection of the sensitive ecosystems on their property

It should be noted that a number of items were deferred until next month's meeting including a proposed vessel wave study and a riparian areas report. More information on the proposed Plumper Sound vessel wave study is available at:
www.islandstrust.bc.ca/ltc/np/default.cfm.

Routine Reports

The LTC received a series of routine reports on its work program, applications log and its budget & expenses. No changes were made to the Committee's work program. The LTC did, however, review and revise the content of its webpage. The LTC also passed a resolution requesting the attendance of the Islands Trust Bylaw Enforcement Officer at the May 27th, 2010 LTC meeting to discuss bylaw enforcement and litigation.

Chair and Trustees' Report

The Chair reported on the recent convention of the Association of Vancouver Island Coastal Communities. Trustee Steeves brought attention to our rapidly approaching fall Stewardship Day and the need for assistance. Trustee Masselink mentioned the recent Trust Council Meeting, which approved a minor budgetary increase in response to declining revenues and requirement to meet the mandate of the Islands Trust.

Future Meetings

The next LTC meeting is Thursday June 24th at the Pender Islands Community Hall at 9:45 AM. The Committee meets the last Thursday each month with the exception of August and December. All are welcome.

Respectfully submitted

Derek Masselink and Gary Steeves
Local Trustees