

## North Pender Island Advisory Planning Commission Minutes of a Meeting

**Date:** Wednesday, October 25, 2017 (10:00 a.m.)

**Location:** Pender Island Community Hall  
4418 Bedwell Harbour Road, North Pender Island, BC

**Members Present:** Michael Symons (Chair)  
Dorothy Murdoch  
Ron Underhill  
Benjamin McConchie  
Barbara Johnstone Grimmer  
Garnet Coburn

**Staff Present:** Justine Starke, Island Planner  
Shannon Brayford, Recorder

**Regrets:** None

**Others Present:** Dianne Barber, North Pender Island Trustee  
Five members of the public were in attendance

### 1. CALL TO ORDER

At 10:03 am Chair Michael Symons welcomed everyone and called the meeting to order.

### 2. APPROVAL OF AGENDA

It was recommended that item 4) Posting of the Meetings be added.

**By general consensus**, the agenda was approved as amended.

### 3. MINUTES OF JUNE 27, 2017 FOR ADOPTION

There was general consensus that adoption of the minutes shall be postponed to later in the meeting.

### 4. POSTING OF THE MEETINGS

A discussion was held regarding the notification process and it was noted that public attendance could be improved. Recommendations included advertising the meetings on the Islands Trust website and on Facebook. There was general agreement that the APC would like the Trustees to direct staff to increase advertising efforts

## **5. PUBLIC COMMENTS**

A member of the public recommended that the heavy traffic of the ferry route be used to facilitate advertising meetings.

Trustee Barber recommended that the APC address the specifics of each property included in the application and provide the LTC with opinions on each.

Chair Symons noted for the record

- A print copy of the referral was not provided to all members who requested it.
- The referral package did not include a summary of the information, but rather links to extensive volumes of material.

## **6. NORTH PENDER ISLAND LOCAL TRUST COMMITTEE REFERRAL BYLAWS NO. 214 & 215**

Barbara Johnstone-Grimmer disclosed that she owns one of the properties being impacted by this bylaw. She noted that she will be offering general comments on the bylaws only.

Chair Symons recommended that each member of the APC provide initial comments in turn. This process was followed and Planner Starke provided responses and clarifications as were requested.

A discussion of the following points was held:

- The benefits of a needs assessment and whether it should have been completed prior to the project.
- Data that may be missing that would facilitate decision making.
- The impact this project could have on the Recycling Depot.
- The most appropriate and efficient process for moving forward and how the project may have been structured from the beginning.
- Which sites would be inappropriate for such a use. Some individual members made comments on the drawbacks of the MacDonald Farm, Razor Point, and Southridge Farm Store sites.
- Which sites would be appropriate for such a use. Some members noted the benefits of the Razor Point site.
- Whether the APC should provide recommendations for additional sites.

It was noted that the Razor Point property's Agricultural Land Commission application was not approved. Ann Burdett, a member of the community, noted that the application had expired and that it is only applicable to a portion of the overall property.

**NP-APC-2017-009**

**It was moved by Ron Underhill, and Seconded by Barbara Johnston Grimmer,** THAT the process to approve draft bylaws related to Waste Transfer, compost, and commercial recycling be halted until planning staff and North Pender Island Trustees provide a clear written public statement of the community needs for these expanded facilities, an analysis of alternative solutions, and an explanation of why and how the proposed bylaws best suit the needs.

**CARRIED  
Ben McConchie opposed**

Discussion of the motion included the following statement, which Ron Underhill read into the record:

“Of broad concern is that a lot of effort and emotion has been spent on the issue of waste management without understanding the needs versus emotional assumptions about the needs. Specifically of concern is the inclusion of community composting facilities which are complex and expensive and have a history of failure on Vancouver Island within communities larger and with more money than the Penders.”

Additional discussions were held on the following points:

- The rationale of the LTC for initiating this project and the assumptions held within the rationale.
- The limited ability of the Islands Trust Local Trust Committee in dealing with land use alone.
- The benefits of having had a more centralized body with a broader scope initiative the project.

It was moved by Ben McConchie, and seconded by Dorothy Murdoch, that the Advisory Planning Commission recommend that Trustees encourage the applicants of the Razor Point property to reapply for a Temporary Use Permit and then utilize the resultant pilot project to better understand the needs of the community for a waste transfer facility in collaboration with Capital Regional District staff.

A discussion of the motion was held including whether a specific site should be included in the motion.

Ron Underhill recommended a friendly amendment to the motion so that it would read.

**NP-APC-2017-010**

**It was moved by Benjamin McConchie, and Seconded by Dorothy Murdoch,** THAT the Advisory Planning Commission recommend that Trustees encourage applications for Temporary Use Permits for Waste Management and then utilize the resultant pilot projects to better understand the needs of the community for a waste transfer facility in collaboration with Capital Regional District staff.

**CARRIED**

Chair Symons noted a return to the previously postponed Item 3.

**NP-APC-2017-011**

**It was moved by Ron Underhill, and Seconded by Garnet Coburn,**  
THAT the minutes of June 27, 2017 be adopted as presented.

**CARRIED**

Dianne Barber made a comment on the minutes noting that the trustees are not looking to damage the business of the Razor point owners.

**7. ADJOURNMENT**

**By general consensus** the meeting was adjourned at 11:25am.

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Michael Symons, Chair

Certified Correct:

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Shannon Brayford, Recorder