



ADOPTED

North Pender Island Local Trust Committee Minutes of Regular Meeting

Date: July 27, 2017
Location: Pender Island Community Hall
4418 Bedwell Harbour Road, North Pender Island, BC

Members Present George Grams, Chair
Dianne Barber, Local Trustee
Derek Masselink, Local Trustee

Staff Present Justine Starke, Island Planner
Shannon Brayford, Recorder

1. CALL TO ORDER

Chair Grams called the meeting to order at 10:00 am. He acknowledged that the meeting was being held on Coast Salish First Nations territory.

Chair Grams noted that the meeting was being recorded and read a statement regarding the public record.

2. APPROVAL OF AGENDA

Chair Grams recommended removal of item 8.1 - Delegation by Freedom Mobile noting they withdrew from the meeting.

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Michael Sketch spoke to the NP-RZ-2016.1 (Mainroad) recommending that the steep slope not be rezoned industrial and providing rationale for the recommendation.

Dale Henning recommended that the Local Trust Committee (LTC) reconsider the date of their upcoming Special Meeting regarding the Waste Management Project, noting that the current date is close to that of the local fall fair.

Dale Henning also addressed the issue of the Freedom Mobile tower. He provided an overview of concerns with the project and its future implications. He also provided online resources for community members to gain education on the matter.

Julie Roper also expressed support for changing the Special Meeting to a later date.

Michael Sketch spoke against rezoning Agricultural Land Reserve (ALC) land at Browning Harbour and provided rationale for recommending that the LTC not proceed with the rezoning application.

Michael Sketch also noted that at the last meeting the content of a public letter was said to be defamatory by another community member. He reported that he has submitted copies of letters to support those claims.

Barbara Johnstone-Grimmer commented that the APC was not provided with paper copies of referral packages and this is a problem as APC members are not provided devices to read from.

Planner Starke responded that paper copies will be mailed to APC members upon request.

Dale Henning noted that the 0.2 hectares that is part of the ALR on the Burdett property has not been a viable piece of agricultural land.

Barbara Johnstone-Grimmer noted that the parcel of land discussed has been used for agricultural purposes and under the ownership of the previous owner did not have additional content or fill added to it.

4. COMMUNITY INFORMATION MEETING

4.1 North Pender Island Local Trust Committee Bylaw No. 213

Planner Starke provided an overview of the Community Information Meeting process and information about the application itself.

Chair Grams acknowledged John Chapman, Chair of the Pender Island Parks and Recreation Commission (PIPRC), and invited him to respond to questions from the public.

The following topics were raised and discussed:

- Location
- Maximum size
- Noise concerns
- Amenities
- Sites included in the bylaw

5. PUBLIC HEARING

5.1 Recess for Public Hearing

5.1.1 North Pender Island Local Trust Committee Bylaw No. 213

By general consent the meeting was recessed at 10:34 am for a public hearing of North Pender Island Local Trust Committee Bylaw No. 213.

5.2 Recall to Order

Following a brief recess, at 10:53 am Chair Grams recalled the meeting to order.

Chair Grams recommended that former item 10.3 be moved ahead in the agenda for immediate consideration.

By general consent former item 10.3 NP-RZ-2017.1 (PIPRC) – Bylaw 213 was added as item 5.3

5.3 NP-RZ-2017.1 (PIPRC) - Staff Memo - Bylaw 213 (attached)

NP-2017-072

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee defer consideration of Bylaw 213, cited as “North Pender Island Land Use Bylaw 103, 1996, Amendment No. 2, 2017”, to permit staff to prepare and submit a report with recommendations.

CARRIED

NP-2017-073

It was MOVED and SECONDED,

That staff provide comment and advise on site specific zoning, floor area, and height with respect to Bylaw 213, cited as “North Pender Island Land Use Bylaw 103, 1996, Amendment No. 2, 2017”.

CARRIED

6. MINUTES

6.1 Local Trust Committee Minutes Dated June 28, 2017 (for Adoption)

By general consent the Local Trust committee meeting minutes of June 28, 2017 were adopted.

6.2 Public Hearing Record Dated May 25, 2017 (for Receipt)

By general consent the Local Trust Committee Public Hearing Record of May 25, 2017 was approved.

6.3 Section 26 Resolutions-without-meeting Report Dated July 2017

Received for information.

6.4 Advisory Planning Commission Minutes Dated June 27, 2017 (for Receipt)

Received for information.

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated July 2017

Received for information.

8. DELEGATIONS

None

9. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted to the LTC webpage

None

10. APPLICATIONS AND REFERRALS

10.1 Galiano Island Local Trust Committee Bylaws No. 262 & 263 Referral

Planner Starke provided an overview of the referral.

NP-2017-074

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee's interest with respect to Galiano Island Local Trust Committee Bylaws No. 262 & 263 are unaffected.

CARRIED

10.2 Saturna Island Local Trust Committee Bylaws No. 117 & 118 Referral

Planner Starke provided an overview of the referral.

NP-2017-075

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee's interest with respect to Saturna Island Local Trust Committee Bylaws No. 117 & 118 are unaffected.

CARRIED

10.3 NP-RZ-2016.1 (Mainroad) - Staff Report - Bylaw 202

Planner Starke provided an overview of the Staff Report. She noted amendments that have been made in response to public feedback and recommendations from the North Pender Island Advisory Planning Commission.

A discussion of the bylaw and proposed amendments was held by the LTC.

NP-2017-076

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee Bylaw No. 202, cited as "North Pender Island Land use Bylaw 103, 1996, Amendment No.1, 2016", be amended as specified in Attachment 1.

CARRIED

NP-2017-077

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee Bylaw No. 202, cited as "North Pender Island Land use Bylaw 103, 1996, Amendment No.1, 2016", as amended be given Second Reading.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

None

12. REPORTS

12.1 Work Program Report (attached)

12.1.1 Top Priorities Report Dated July 2017

Planner Starke provided an overview of the Top Priorities, noting recent progress.

12.1.2 Projects List Report Dated July 2017

Received for information.

12.2 Applications Report Dated July 2017 (attached)

Received for information.

12.3 Trustee and Local Expense Report (attached)

Received for information.

12.4 Adopted Policies and Standing Resolutions (attached)

Received for information.

12.5 Local Trust Committee Webpage

Trustee Masselink noted that posting information to social media would be beneficial and asked if staff have considered establishing a social media presence.

Planner Starke reported that progress is being made toward establishing an Islands Trust Facebook account, but there is no indication of when that will occur.

12.6 Chair's Report

Chair Grams reported that Trust Council has delegated the shaping process for the *Islands Trust Act* review to the Executive. He further reported that the incorporation process on Salt Spring Island is proceeding with a referendum in early September.

12.7 Trustee Report

Trustee Masselink reported that he appreciates the concerns expressed about the Freedom Mobile project. He noted that he discussed the matter with representatives of the company and they are reconsidering their approach to public engagement.

Trustee Masselink also noted that he spent some time in Prince George at the Provincial Operations Centre and provided some thoughts on the wild fire situation. He recommended that the LTC and the community consider wild fire prevention.

Trustee Barber provided an overview of the recent Well Water Workshops, remarking that they have been well attended in all areas.

12.8 Electoral Area Director's Report

None

12.9 Trust Fund Board Report

None

Note: A member of the public requested that Planner Starke include an update of the progress on Freedom Mobile in the website including the progress in terms of 120 day process. Planner Starke acknowledged the request.

13. NEW BUSINESS

13.1 James Island Education Access Statutory Right of Way - Staff Report

Planner Starke provided an over of the staff report.

NP-2017-078

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee request that staff post the proposed information on educational and research access for James Island on the Islands Trust Website.

CARRIED

NP-2017-079

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee endorse the proposed James Island Educational and Research Access Procedure.

CARRIED

14. UPCOMING MEETINGS

14.1 Proposed Special Meeting - August 24, 2017

A discussion was held regarding the community recommendation that the meeting be re-scheduled. There was general consensus that the matter shall be added to the agenda of the next regular meeting, scheduled for September 21, 2017.

14.2 Next Regular Meeting Scheduled for September 21, 2017, at the Community Hall, Pender Island

15. TOWN HALL

Diane Cuthbert, requested information on how a cell phone tower policy can become a project for the LTC.

Planner Starke reported that many LTCs have requested that Trust Council create a broader plan to help guide LTCs.

Michael Sketch addressed the James Island Staff Report, encouraging greater First Nations participation than has been seen.

Trustee Masselink provided a response regarding the broad issues.

Julie Roper spoke with appreciation for the recent Well Water workshops.

Dale Henning thanked the LTC for reconsidering the date of the Special Meeting.

Michael Sketch questioned whether a new public hearing will be required for the Pender Islands Parks and Recreation Commission application given the change in total area.

Michael Sketch spoke in favour of considering all By-law matters for the Mainroad site at the same time. He also spoke against allowing the sloped portions of the property to be zoned industrial.

Michael Sketch spoke to CRD infrastructure projects and the use of aggregate, noting that the amount of waste needed to be removed could be mitigated if there is a site zoned that will allow for grinding. He recommended that the LTC consider zoning such a site.

Dale Henning requested information on how large the facility and property will be required to be for the Waste Transfer site.

Planner Starke provided information in response to Mr. Henning's question.

Dale Henning noted that the cost and potential tax burden of a waste transfer facility should be considered should a site be chosen that is not already connected with a current operator.

Michael Sketch noted that property tax dollars can be transferred to a not-for-profit that would then run a waste transfer facility.

16. **CLOSED MEETING**
None

17. **ADJOURNMENT**

By general consent the meeting was adjourned at 12:00 pm.

George Grams, Chair

Certified Correct:

Shannon Brayford, Recorder