

Adopted



North Pender Island Local Trust Committee

Minutes of Regular Meeting

Date: July 2, 2020
Location: Electronic Meeting (Zoom Webinar)

Members Present: Laura Patrick, Chair
Benjamin McConchie, Local Trustee
Deb Morrison, Local Trustee

Staff Present: Robert Kojima, Regional Planning Manager
Narissa Chadwick, Island Planner
Phil Testemale, Island Planner
Shannon Brayford, Recorder
Maple Hung, Planning Team Assistant, Zoom Host

Public: There were approximately (12) attendees in the Zoom Webinar.

1. CALL TO ORDER

Chair Patrick called the meeting to order at 10:02 a.m. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions were recommended:

- Add under New Business. Soils Remediation Bylaw
- Add, under New Business, First Nations Advisory Committee.

By general consent the agenda was adopted as amended.

3. TRUSTEE REPORT

Trustee Morrison acknowledged the work of local residents and businesses to move forward under the conditions of COVID-19. She encouraged the public to email comments and suggestions about both COVID-19 related matters and also Trust Level Policy. She provided an update on the bylaw enforcement program and assured the community that the Local Trust Committee (LTC) is working to keep enforcement a priority.

Trustee McConchie reported on meetings with the Ministry of Transportation and Infrastructure regarding the state of roads on the Penders, the installation of a bike lane, and the painting of

yellow lines. He provided an overview of the outcomes of Trust Council and also noted increasing collaboration between Islands Trust and the Capital Regional District (CRD).

4. CHAIR'S REPORT

Chair Patrick reported on the work of the Local Planning Committee, particularly in regards to the ecosystem management and the Coastal Douglas Fir.

5. TOWN HALL AND QUESTIONS

Amanda Griesbach spoke in favour of the online meetings and encouraged consideration of continuing the practice. She addressed the Marine Conservation Area and encouraged the LTC to support and expedite the process.

Anne Burdett requested and received information on whether the recorded meetings would be available to the public after the meetings.

Michael Sketch recommended that Islands Trust consider storing only the audio recordings of meetings if data size is an issue. He further noted that he had sent a submission to the LTC electronically regarding the Land Use Bylaw (LUB) Review with encouragement to understand that where industrial zoning conflicts with Agricultural Land Reserve (ALR) land, the Agricultural Land Commission (ALC) is the superior regulation. He further encouraged the LTC to use the LUB review as an opportunity to correct errors.

6. COMMUNITY INFORMATION MEETING

None

7. PUBLIC HEARING

None

8. MINUTES

8.1 Local Trust Committee Minutes Dated May 21, 2020 (for Adoption)

It was recommended that under Item 12.2, the phrase, "Allow land use to be completed" be replaced with "Allow the land use bylaw project to be completed".

By general consent the minutes were adopted as amended.

8.2 Section 26 Resolutions-without-meeting Report Dated June 2020

Chair Patrick noted the Resolutions-without-meeting (RWM) listed and provided an overview of the rationale.

8.3 Advisory Planning Commission Minutes

None

9. BUSINESS ARISING FROM THE MINUTES

9.1 Follow-up Action List Dated June 2020

Regional Planning Manager (RPM) Kojima provided an overview of the list.

10. DELEGATIONS

None

11. CORRESPONDENCE

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

11.1 George Leroux re LTC meetings

The letter was received for information and it was noted that, although was not received in time for inclusion in the previous agenda package, it had been addressed at the previous meeting.

12. APPLICATIONS AND REFERRALS

12.1 NP-DVP-2020.2 (Randall) - Staff Report

Planner Testemale provided an overview of the application and associated staff report.

A discussion of the application was held. Topics included the alternatives available to the applicant should the application be denied, the circumstances that led to the application, and the options available for a Development Variance Permit.

The LTC requested and received information from the applicant regarding the removal of the outbuilding and the intended purpose of the workshop.

NP-2020-029

It was Moved and Seconded,

that the North Pender Island Local Trust Committee approve issuance of Development Variance Permit NP-DVP-2020.2 (Randall).

CARRIED

12.2 NP-DVP-2020.3 (Mansley) - Staff Report

Planner Testemale provided an overview of the application and associated staff report.

A discussion of the application was held. The Trustees requested and received information from the applicant regarding the situation that lead to the application and consultation with the impacted neighbour.

NP-2020-030

It was Moved and Seconded,

that the North Pender Island Local Trust Committee approve issuance of Development Variance Permit NP-DVP-2020.3 (Mansley).

CARRIED

13. LOCAL TRUST COMMITTEE PROJECTS

13.1 Land Use Bylaw Review

RPM Kojima provided an overview of the three discussion papers. He offered an overview of the process moving forward.

13.1.1 Tourist Commercial Zoning

A discussion of the report was held, including the history of the commercial zoning process and its impact on the current state of zoning.

13.1.2 Agricultural Zoning

The LTC requested and received information on tourism in the agricultural zone and the associated regulations of the Agricultural Land Commission.

A discussion was held regarding the scope of the LUB Review and whether review of the ALR map should be included. The discussion included highlighting opportunities and challenges of encouraging local farming.

13.1.3 Conservation Subdivision Regulations

The LTC requested and received a rationale from staff regarding the report's recommendation.

13.2 Short Term Vacation Rentals Review - Staff Report

Planner Chadwick provided an overview of the staff report and outlined rationales for the recommendations.

A discussion was held regarding a community request that Short Term Vacation Rentals (STVRs) be closed in support of the COVID19 response. Staff provided an overview of the options available to the LTC.

The LTC requested and received information on the data and data gaps regarding the number of unregulated STVRs on the island. Further discussion was held about initiating proactive bylaw enforcement when unregulated STVRs are identified.

NP-2020-031

It was Moved and Seconded,

that the North Pender Island Local Trust Committee request that staff identify amendments to the guidelines for Temporary Use Permits for Short Term Vacation Rentals in primary dwellings.

CARRIED

NP-2020-032

It was Moved and Seconded,

that the North Pender Island Local Trust Committee request that staff revise the project charter to reflect the change in approach

CARRIED

Note: A break was held from 12:15 – 12:21 pm

14. REPORTS

14.1 Work Program Report

14.1.1 Top Priorities Report Dated June 2020

The LTC requested and received information on revising the timeline for the Groundwater Sustainability Project.

14.1.2 Projects List Report Dated June 2020

The LTC requested and received information on the purpose of the report

14.2 Applications Report Dated June 2020

The LTC requested and received an update on the application made by the Nu to Yu.

14.3 Trustee and Local Expense Report Dated May 2020

Received for information

14.4 Adopted Policies and Standing Resolutions

Received for information

14.5 Local Trust Committee Webpage

No comments were heard.

14.6 Islands Trust Conservancy Report Dated May 2020

Received for information.

15. NEW BUSINESS

15.1 Soils Remediations Bylaw

Trustee McConchie provided a rationale for proposing a Soils Remediation Bylaw. He requested and received advice from staff.

A discussion of proposing a related bylaw was held, including the benefits and challenges of the potential regulations.

NP-2020-033

It was Moved and Seconded,

That the North Pender Island Local Trust Committee add “Soils Removal and Deposit Bylaw” to the Projects List

CARRIED

15.2 First Nations Advisory Planning Commission

Trustee McConchie provided a rationale for proposing the creation of a First Nations Advisory Planning Commission.

A discussion of a pilot project that fosters better dialogue was held. The discussion included points regarding the complex nature of the project, the Trustees' hopes for potential outcomes of the project, and the limitations of the current feedback system.

NP-2020-034

It was Moved and Seconded,

that the North Pender Island Local Trust Committee request staff to investigate the creation of a First Nations Advisory Committee.

CARRIED

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for July 23 - Electronic Meeting

A discussion of altering the next meeting date from July 23, 2020 until July 30, 2020 was held.

It was agreed that it shall be considered and changed by RWM if possible.

17. TOWN HALL

Amanda Griesbach spoke in favour of the electronic meeting system and the LTCs willingness to pilot new projects for First Nations consultation, ground water, climate change and other matters.

Michael Sketch encouraged the LTC to review each of the directive policies while they are completing their Land Use Bylaw Review.

18. CLOSED MEETING

None

19. ADJOURNMENT

By general consent the meeting was adjourned at 1:12 p.m.

Laura Patrick, Chair

Certified Correct:

Shannon Brayford, Recorder