

ADOPTED



North Pender Island Local Trust Committee

Minutes of a Special Meeting

Date: September 19, 2020
Location: Electronic Meeting (Zoom Webinar)

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

Staff Present: Kim Stockdill, Island Planner
Shannon Brayford, Recorder
Maple Hung, Planning Team Assistant, Host

Public: There were approximately seven (7) attendees at the Zoom Webinar.

1. CALL TO ORDER

Chair Patrick called the meeting to order at 10:00 a.m. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

Chair Patrick provided an overview of the purpose and scope of the meeting and also reviewed the topics for the upcoming Community Information Meetings (CIMs).

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. BUSINESS ITEMS

3.1 Staff Presentation

Planner Stockdill delivered a presentation, including a power point through “shared screen”, on the Residential Floor Area Review portion of the Land Use Bylaw Review (Official Community Plan Implementation) Project.

The presentation covered the following topics:

- Scope and timeline of the overall project
- Introduction and overview of floor area regulations, both the current regulations on North Pender and potential benefits/challenges of amending those regulations.
- Options for floor area regulations including establishing a maximum floor area, establishing a floor area ration (FAR), and retaining the current Land Use Bylaw regulations.

3.2 Community Information Meeting – Residential Floor Area Review

Chair Patrick provided an overview of the process through which participants were able to speak. She then opened the public forum.

Amanda Griesbach encouraged the Trustees to consider linking floor area to resources available (rain water collection, sewage, etc). She spoke in favour of having a range of floor areas allowable and linking it to the area’s resources. She spoke against selection of the FAR option.

Rhondda Porter addressed the loss of tree cover when property owners clear cut a property prior to developing a building plan. She encouraged the local government to develop a mode for collaborating with relators, purchasers, and others to encourage preservation.

Amanda Griesbach encouraged the LTC to consider how a lot with several tiny homes would be accommodated. She also recommended that the LTC write policies and in a manner that does not allow for loopholes.

Chair Patrick invited the Trustees to address the issue. The following points were made:

- Importance of developing checklists for evaluation of applications.
- Importance of considering impervious surfaces in addition to the footprint of the house itself.
- Inclusion of flexibility to allow property owners to share total coverage among a primary residence and their out buildings.

A discussion of modes for regulating and requiring environmental mitigations was held. It was noted that Development Permit Areas are one tool that could be used and Planner Stockdill provided general information on such use of this tool.

Amanda Griesbach responded to the point of impervious surface area and noted that other jurisdictions have included parking lots in their definition of green space. She encouraged the LTC to avoid this.

The LTC requested and received information on the impact of these bylaws on the associated islands.

Trustee Morrison requested that staff include an item on the next Regular Business Meeting Agenda to discuss the Associated Islands.

Diane Cuthbert requested and received information on the impact of floor area regulations on homes that already exceed the set amount.

A discussion of the concept and definition of “rural character” was held.

Amanda Griesbach noted that the matter is complex and a bylaw that is simplified for buyers to understand may not meet the needs of the issue. She also addressed her concerns with buyers removing natural flora and planting invasive species.

Rhondda Porter encouraged that each vacant lot be assigned a maximum building surface. She also recommended a maximum coverage area of 15% and a maximum size of 2000 square feet.

Planner Stockdill provided an overview of the manner through which the South Pender Island LTC addresses lot coverage and surface area. A discussion was held.

David Boyd mentioned the importance of this topic and encouraged the LTC to move quickly. He addressed maximum limits and spoke in favour of choosing limits that are significantly lower than those set on South Pender Island.

Margot Venton noted that limiting house size can also be a tool for promoting housing security.

Amanda Griesbach echoed the importance of viewing housing size as a tool for protecting affordable housing. She also spoke against setting limits similar to those on South Pender Island, noting that they are too high.

The Trustees offered final remarks highlighting the importance of regulating floor area.

Chair Patrick provided an overview of the modes by which the community can communicate with the LTC and upcoming community information meetings.

4. ADJOURNMENT

By general consent the meeting was adjourned at 11:32 p.m.

Laura Patrick, Chair

Certified Correct:

Shannon Brayford, Recorder