

**North Pender Island Local Trust Committee
Record of a Public Hearing
Proposed Bylaws 223, 224 and 229**

Date: May 13, 2023
Location: St. Peter's Anglican Church Hall
4703 Canal Road, RR 1, North Pender Island BC

Members Present: David Maude, Chair
Deb Morrison, Local Trustee
Aaron Campbell, Local Trustee

Staff Present: Kim Stockdill, Island Planner
Fran Munro, Recorder

Others Present: Approximately 12 members of the public were present.

4.1 Land Use Bylaw Review Project – Proposed Bylaws 223, 224, and 229

Chair Maude called the Public Hearing to order at 1:30 p.m. He read a statement outlining the content, purpose, and process of the Public Hearing.

Planner Stockdill read a statement related to the purpose of proposed Bylaw Nos. 223, 224 and 229 and their development to date.

Joyce Thayer believed the bylaws addressed the concerns raised by the community and urged the LTC to move forward without further delay.

Michael Sketch Explained that the parcel between Razor Point and Hamilton Road is currently zoned industrial and the Agricultural Land Commission (ALC) has questioned the rezoning. He stated that no farm use is indicated, and the Industrial zone has no force or effect and since 2002 incorrect zoning has been moot. An application to exclude the land from the Agricultural Land Reserve (ALR) that would allow for industrial use has conditional approval. Adding to land use bylaw would create unnecessary conflict and he requested that the Local Trust Committees (LTC) remove that portion for now.

Speaking to the parcel at Port Washington dock, he stated that the lot has a history, including problems with sewage. He suggested that it would be cheaper to bring house up to code rather than build a new house and that once the roadblock of residential zoning is achieved the owners could sell the lot. As future LTCs could have different intentions, he suggested it is feasible to remove this section from the bylaw and ask the owner to amalgamate the two lots and that an LUB amendment skips over the application and planner review process.

He also stated that he would have liked to put a storage shed for firewood on 5 acres of land 5 years ago, but the LUB prohibited it. He knows of 12 land owners who have used property for whatever they want before a residence has been built, and there have been no complaints. The Galiano Bylaws permit this and the impact on environment is greater with residential use than accessory use. Mr. Sketch's own application to allow for accessory use on a small portion of land was supported by previous planner and he urged the LTC to make an amendment and allow some reasonable use.

Mr. Sketch spoke to the provision that requires landscaped screening instead of a fence, stating there are properties where existing deciduous trees do not screen all year round, it should be an exception for conditions where landscape screening is not possible due to environmental circumstances, so that a fence is built instead. Fencing broken up by a tree would require less of a total screen impediment on the requirement.

Chair Maude called three times for speakers and no comments were made.

There being no further submissions, Chair Maude closed the Public Hearing at 1:51 p.m.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD.

RECORDER

DATE