ADOPTED

North Pender Island Local Trust Committee

Minutes of Regular Meeting

Date:	**October 2, 2026**
Location:	**Anglican Parish Hall** **4703 Canal Road, RR#1, North Pender Island, BC**
Members Present:	**David Maude, Chair** **Aaron Campbell, Local Trustee** **Deb Morrison, Local Trustee**
Staff Present:	**Brad Smith, Island Planner** **Warren Dingman, Bylaw Compliance & Enforcement Manager** (electronic) **Lisa Millard, Meeting Administrator/Recorder** (electronic)
Others Present:	**There were approximately 15 members of the public present.**

1. CALL TO ORDER

Chair Maude called the meeting to order at 10:00 a.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Maude acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

3. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

4. TRUSTEE REPORT

Trustee Morrison reported that she will not be running for re-election and encouraged community members to speak to trustee candidates.

Trustee Campbell reported community conversations regarding the upcoming election and the housing project.

5. CHAIR'S REPORT

Chair Maude acknowledged his time spent as Chair of North Pender Local Trust Committee and reported the Policy Statement Amendment Project did not complete with work continuing into the next term.

6. ELECTORAL AREA DIRECTOR'S REPORT – None

7. PUBLIC PARTICIPATION PERIOD

A member of the public spoke to the mandate of Islands Trust and noted a need for environmental monitoring and reporting out on any successes or failures. They stated the importance of a centralized grant to support the mandate and Islands Trust Conservancy work, the necessity of hiring more biologists and community facilitators linked with planning, and encouraged Islands Trust to look ahead with a focus on strategic planning. They discouraged revisiting the Policy Statement.

Two members of the public requested a Temporary Use Permit not be approved for the operation of the cement plant due to the reasons outlined in the staff report.

Two members of the public spoke to the negative impacts of over-tourism and growth in light of climate change and noted that while tourism is economically necessary there are limits on capacity, water use, and staffing, and a lack of affordable staff housing,

A member of the public noted the cement plant has been operating for many years, contributes to the local economy by providing income and work for the operators and contractors, and the property is clean and tailing ponds managed. They stated the business is a needed service for Pender and surrounding islands and if a permit is not issued it will negatively impact community members.

A member of the public spoke to repercussions should the cement plant not receive a permit renewal including increased ferry traffic and large trucks being driven on roads that drivers are not familiar with.

8. COMMUNITY INFORMATION MEETING - None

9. PUBLIC HEARING - None

10. MINUTES

10.1 Local Trust Committee Minutes Dated July 10, 2026 (for Adoption)

By general consent the North Pender Local Trust committee meeting minutes of July 10, 2026 were adopted.

10.2 Section 26 Resolutions-without-meeting Report - None

10.3 Advisory Planning Commission Minutes Dated August 14, 2026 (for Receipt)

Received for information.

11. BUSINESS ARISING FROM THE MINUTES

11.1 Follow-up Action List Dated Sept 2026

Received for information.

12. DELEGATIONS - None

13. CORRESPONDENCE

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

14. APPLICATIONS AND REFERRALS

14.1 Saturna Island Local Trust Committee Referral for Draft Bylaw No. 146 (for Response)

NP-2026-044
It was MOVED and SECONDED,
that the North Pender Island Local Trust Committee respond to the Saturna Island Local Trust Committee that interests are unaffected by draft Bylaw No. 146.

CARRIED

14.2 NP-PL-TUP-2026- 0325 (Grimmer) - Staff Report

Island Planner Smith summarized the staff report and noted the application seeks a Temporary Use Permit renewal for the operation of a concrete batch plant and associated uses on the subject property zoned Rural (R). The proposed use is also subject to a rezoning application.

Operational and site management concerns have been identified as detailed in the September 2026 site monitoring report which was received 26 months overdue.

The applicant's representative was in attendance and referred to a letter sent to the Local Trust Committee which addressed some of the issues detailed in the staff report. They attended the site on September 13th and outstanding items on the checklist have been addressed, they will return to the site for a follow up inspection, an updated environmental management plan will be submitted which will recommend quarterly monitoring of the ground well and monthly monitoring of the run off, and they did not find environmental concerns during their site visit.

Discussion ensued and the following comments and clarifications were noted:

- The application reflects a Temporary Use Permit renewal and a renewal does not allow new conditions to be applied
- There is potential to provide a reprieve through a standing resolution which will allow continuation of operations while issues are addressed and then the applicant can apply for a new Temporary Use Permit which could also specify new conditions
- The monitoring well has been drilled but has not been sampled as of the date the staff report was written
- Many of the items requested in the report are now being provided
- The *Local Government Act* requires a Temporary Use Permit to be renewed prior to its expiry and a gap in renewal creates a legal challenge

NP-2026-045
It was MOVED and SECONDED,
that North Pender Island Local Trust Committee not approve the issuance of Temporary Use Permit renewal NP-PL-TUP-2026-0325 (Grimmer).

CARRIED

NP-2026-046
It was MOVED and SECONDED,
that North Pender Island Local Trust Committee direct Bylaw Compliance and Enforcement to defer enforcement on the concrete batch plant located at 4415 Bedwell Harbour Road, North Pender Island, BC under Bylaw Compliance and Enforcement Policy No. 4.5 subject to the property owner maintaining the use under the same conditions of expired permit NP-TUP-2023.5 for a period of six months starting October 2, 2026.

CARRIED

NP-2026-047
It was MOVED and SECONDED,
that North Pender Island Local Trust Committee request the owner of the concrete batch plant located at 4415 Bedwell Harbour Road, North Pender Island, BC to submit a new Temporary Use Permit application by January 1, 2027.

CARRIED

NP-2026-048
It was MOVED and SECONDED,
that North Pender Island Local Trust Committee requests that the applicant provide the following information to help inform a future temporary use permit application and rezoning application NP-RZ- 2024.1 (Grimmer):

a. A report from a qualified professional engineer or hydrogeologist that includes baseline water sampling results and analysis from the groundwater monitoring well, and a groundwater monitoring well sampling plan to guide future water quality monitoring;
b. A remediation plan including timelines for the removal of derelict equipment and vehicles in the area proposed for use;
c. A confirmation that the operational maintenance items identified in the September 14, 2026 monitoring checklist are adequately dealt with; and including any additional recommendations of the professional for improving site management.

CARRIED

15. LOCAL TRUST COMMITTEE PROJECTS

15.1 Raptor Nest Mapping Development Permit Area Project - Proposed Bylaw No. 235 - Consideration of Adoption - Staff Report

Island Planner Smith noted proposed Bylaw No. 235 is being brought to the Local Trust Committee for consideration of adoption.

NP-2026-049
It was MOVED and SECONDED,
that North Pender Island Local Trust Committee Bylaw No. 235, cited as "North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2023", be adopted.

CARRIED

15.2 Housing Access and Affordability Project – Draft Bylaws 240 and 241 - Staff Report

Island Planner Smith summarized the staff report which presents draft Bylaws No. 240 and 241 for consideration of first reading.

Discussion ensued and the following comments were noted:

- The report speaks to reducing the number of cisterns required and increasing catchment; however, storage remains an important component in light of climate change and drought conditions
- Amendment to the Heritage Resource Policy deferred for the incoming Local Trust Committee to consider

NP-2026-050
It was MOVED and SECONDED,
that North Pender Island Local Trust Committee amends draft Bylaw No. 241, cited as "North Pender Island Land Use Bylaw No. 224, 2022, Amendment No. 1, 2025" by adding a fifth condition under the site-specific Community Service (a) zone for affordable housing development that reads:

> 5) The completion of an assessment report by a registered professional biologist to minimize impacts of development, consistent with the reporting requirements of Development Approval Information Bylaw No. 134 Part V, S 920 (15) in respect of sensitive ecosystems.

CARRIED

NP-2026-051
It was MOVED and SECONDED,
that North Pender Island Local Trust Committee amends draft Bylaw No. 241, cited as "North Pender Island Land Use Bylaw No. 224, 2022, Amendment No. 1, 2025" by amending Table 2.14(1) Condition 3 of BL 241 to read:

> Units may only be in the form of detached or multiplex buildings up to and including four-plex buildings with a maximum of two storeys and a maximum height of 9.7 m.

CARRIED

NP-2026-052
It was MOVED and SECONDED,
that North Pender Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 240, cited as "North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2025", and Bylaw No. 241, cited as "North Pender Island Land Use Bylaw No. 224, 2022, Amendment No. 1, 2025", are not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

NP-2026-053
It was MOVED and SECONDED,
that North Pender Island Local Trust Committee Bylaw No. 240, cited as "North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2025", be read a first time.

CARRIED

NP-2026-054
It was MOVED and SECONDED,
that North Pender Island Local Trust Committee Bylaw No. 241, cited as "North Pender Island Land Use Bylaw No. 224, 2022, Amendment No. 1, 2025", be read a first time.

CARRIED

16. REPORTS

16.1 Work Program Report

16.1.1 Active Projects Report Dated Sept 2026

Received for information.

16.1.2 Future Projects Report Dated Sept 2026

Received for information.

16.2 Applications Report Dated Sept 2026

Received for information.

16.3 Trustee and Local Expense Report Dated July 2026

Received for information.

16.4 Adopted Policies and Standing Resolutions

Received for information.

16.5 Local Trust Committee Webpage - None

16.6 Islands Trust Conservancy Report - None

17. NEW BUSINESS

17.1 Proposed Draft 2027/28 LTC Operating Budgets - Staff Report

The proposed draft Local Trust Committee operating budget was being presented for approval or amendments.

NP-2026-055
It was MOVED and SECONDED,
that North Pender Island Local Trust Committee submit the proposed draft 2027/28 local trust committee operating budget for inclusion in the Trust Council draft 2027/28 budget.

CARRIED

18. UPCOMING MEETINGS

18.1 Next Regular Meeting Scheduled for November 20, 2026, Electronic Meeting

19. PUBLIC PARTICIPATION PERIOD

No members of the public spoke during the public participation period.

20. CLOSED MEETING - None

21. ADJOURNMENT

By general consent the meeting was adjourned at 11:43 p.m.

_____

David Maude, Chair

Certified Correct:

_____

Lisa Millard, Meeting Administrator/Recorder