



ADOPTED

North Pender Island Local Trust Committee Minutes of Regular Meeting

Date: July 29, 2021
Location: Electronic Meeting (Zoom Webinar)

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

Staff Present: _____ Kim Stockdill, Planner
_____ Shannon Brayford, Recorder
_____ Dionne LoForte, Planning Assistant (Host)

Public: There were approximately nine (9) attendees in the webinar.

1. CALL TO ORDER

Chair Patrick called the meeting to order at 9:00 am. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. Trustee McConchie requested a minute of silence in recognition of the discovery of the graves at the Kamloops Residential School.

2. RISE AND REPORT - In-Camera Meeting - June 24, 2021 (NP-DP-2020.1 Calverley)

By general consent it was agreed that the Rise and Report shall include that the North Pender Islands Local Trust Committee agreed, by resolution to direct staff to write back to the owner's counsel expressing the opinion that the condition is valid.

3. APPROVAL OF AGENDA

By general consent the agenda was approved as presented

4. TRUSTEE REPORT

Trustee McConchie provided a report including the following points:

- Addressed news of the uncovering of further mass graves of Indigenous people and noted the Islands Trust's efforts toward Reconciliation.
- Reported that he is available at the Farmers Markets to interact with residents and discuss issues such as the Islands Trust Policy Statement.

- Reported that Magic Lakes Estates area has a boil water advisory and residents should check the Capital Regional District (CRD) website to see if their address is impacted.

Trustee Morrison addressed the Trust Policy Statement work and encouraged the community to send feedback through the website. She reported that first reading is tentatively scheduled for December and encouraged residents to reach out personally with questions and comments.

5. CHAIR'S REPORT

Chair Patrick reported that the Executive Committee will bring an engagement plan for the Trust Policy Statement to the next Trust Council meeting, which will be held virtually September 21-23, 2021. She provided an overview of the process by which members of the community can apply to attend as a delegation.

Chair Patrick reported that she attended a meeting with representatives of the owners of James Island. She provided an overview of the topics addressed in the meeting, the requests made by the James Island representatives, and noted her confirmation to the representatives that requests for the Local Trust Committee (LTC) to reconsider any past decisions would need to be submitted to the LTC.

6. TOWN HALL AND QUESTIONS

Donn Korbin requested and received information on why his correspondence was not included in the agenda package.

Donn Korbin requested and received information on the Governance and Management Review including the rationales for and practical application of recommendations.

Michael Sketch requested and received information on the plans for public consultation regarding the Trust Policy Statement. He noted that he has submitted a recommended revision for the document to Trust Council.

Chris Roper provided an update on the matter of a private helicopter on a residence near his home. He provided an overview of the complaints lodged with various provincial, federal, and local agencies.

A discussion of the limitations of the Islands Trust's jurisdiction on such matters was held. The LTC also discussed the ways in which they are supporting residents on this issue including interfacing with other levels of government and considering revisions to the Land Use Bylaw (LUB).

7. COMMUNITY INFORMATION MEETING

None

8. PUBLIC HEARING

None

9. MINUTES

9.1 Local Trust Committee Minutes Dated June 24, 2021 (for Adoption)

By general consent the Local Trust committee meeting minutes of June 24, 2021 were adopted as presented.

9.2 Section 26 Resolutions-without-meeting Report

None

9.3 Advisory Planning Commission Minutes

None

10. BUSINESS ARISING FROM THE MINUTES

10.1 Follow-up Action List Dated July 2021

Received for information.

11. DELEGATIONS

None

12. CORRESPONDENCE

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

13. APPLICATIONS AND REFERRALS

13.1 NP-DVP-2021.2 (Murdoch) - Staff Report

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

Chair Patrick acknowledged the applicant Dorothy Murdoch and invited her to address the LTC.

Dorothy Murdoch provided an overview of the application and explained the purpose of the educational sign.

NP-2021-080

It was Moved and Seconded

that the North Pender Island Local Trust Committee approve issuance of Development Variance Permit application NP-DVP-2021.2 (Murdoch).

CARRIED

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 LUB Review – Staff Report

Planner Stockdill provided an overview of the staff report.

Planner Stockdill addressed agricultural regulations, noting that most of the North Pender Islands Agricultural Advisory Planning Commission (AAPC) recommendations had been received and incorporated.

Planner Stockdill requested that the LTC provide feedback on the proposed Rural Residential 2 (RR2) zone.

A discussion was held which included the benefits and concerns of not restricting the RR2 zoning by size. There was general support of incorporating the new RR2 zone without size restriction.

Planner Stockdill requested LTC feedback on proposed options for supporting farm worker accommodation. She also provided an overview of the recent Agricultural Land Commission announcement and its impact on future LTC decisions.

A discussion was held and there was general support of supporting the AAPC's recommendations. The LTC further noted that they would like the AAPC's feedback on that matter.

NP-2021-081

It was Moved and Seconded

that the North Pender Island Local Trust Committee request that staff refer farm worker accommodation and the new Agricultural Land Commission residential rules to the North Pender Island Agricultural Advisory Planning Commission.

CARRIED

Planner Stockdill addressed Tourist Accommodations. She provided an overview of the plans to reduce density on properties on Mackinnon Road. She outlined the original recommendations and noted feedback received from the property owners.

A discussion was held including the importance of receiving the data from the ongoing groundwater study. There was general consensus that the matter be considered after the groundwater data is delivered in September 2021.

Planner Stockdill provided an overview of the options for the Driftwood Centre and the preferences expressed by the property's delegate.

A discussion of opportunities for requiring ground water access and storage for properties with tourist accommodations was held.

Planner Stockdill addressed and requested feedback on the options for Employee Housing Options.

A discussion was held and the LTC expressed support for making provision of employee housing mandatory.

Planner Stockdill requested feedback on proposed Marine and Shoreline amendments. She noted that staff is seeking information on the current dock applications to ensure that they can be considered in the bylaw.

There was general support for the proposed amendment.

Note: A break was held from 10:40-10:45 am

A discussion was held regarding public consultation for the project.

NP-2021-082

It was Moved and Seconded

that the North Pender Island Local Trust Committee request staff to schedule two Special Meetings in the Fall 2021 to present the draft bylaws for the Land Use Bylaw Review Project.

CARRIED

15. REPORTS

15.1 Work Program Report

15.1.1 Top Priorities Report Dated July 2021

The LTC requested and received an update on the Short Term Vacation Rental review project and the Ground Water Sustainability Project review project.

The LTC requested that the Pender Islands Fire Rescue Fire Chief be invited to the September meeting to discuss forest fire safety.

15.1.2 Projects List Report Dated July 2021

Received for information.

15.2 Applications Report Dated July 2021

Received for information.

15.3 Trustee and Local Expense Report Dated May 2021

Received for information.

15.4 Adopted Policies and Standing Resolutions

Received for information.

15.5 Local Trust Committee Webpage

No comments heard.

15.6 Islands Trust Conservancy Report

None

16. NEW BUSINESS

17. UPCOMING MEETINGS

17.1 Next Regular Meeting Scheduled for September 30, 2021, Location: TBD

A discussion was held regarding the location of the next regular meeting. It was noted that an in-person meeting has been scheduled for September 30, 2021 and that provincial requirements will be carefully considered and abided by.

18. TOWN HALL

Michael Sketch addressed Commercial 2 (C2) Zoning and the LTC's historical handling of density reductions. He addressed the importance of consideration of ground water and cautioned against allowing for density transfers.

19. CLOSED MEETING

None

20. ADJOURNMENT

By general consent the meeting was adjourned at 11:05 am.

Laura Patrick, Chair

Certified Correct:

Shannon Brayford, Recorder