

North Pender Island Local Trust Committee
Minutes of Special Meeting

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.

1. CALL TO ORDER

Chair Maude called the Public Hearing to order at 1:02 p.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. COMMUNITY INFORMATION MEETING

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

- Planner Stockdill advised that this is the 13th meeting relating to these Bylaws
- These Bylaws cover Residential, Agricultural, Industrial, Commercial and Marine Zoning
- The first speaker supported changing the area back to residential and asked for clarification on why the two lots have not been consolidated
- Planner Stockdale clarified that the landowner intends to apply to have the lots consolidated, and that the owner would only be permitted to have one residential building on the lot regardless of whether the lots are consolidated
- Planner Stockdale advised that the shed on the property cannot be used for residential use and nothing can be done with it at this time
- Michael Sketch asked whether the North Pender Official Community Plan (OCP) guides residential development at or below the natural boundary
- Planner Stockdale replied that it depends on the situation, but generally those areas are designated primarily for marine use

- Trustee Morrison wanted it noted in the recording that the intention of the LTC is to not have residential zoning on the water lot
- Trustee Morrison advised that we are only approving the LUB with the understanding that the zoning we are doing on ALR land is not in force until the ALR itself allows for the change in use as the ALR rules supersede the Islands Trust regulations
- Michael Sketch of North Pender Island had numerous questions regarding residential development, the Island Trust Map and ALC. IP Stockdill, Trustee Morrison, Trustee Campbell and Chair Maude responded as well
- Trustee Morrison added some of her concerns here regarding the ALR. Not perfect but needs to go forward. Trustee Campbell added his views as well
- IP Planner Stockdill explained the Bylaws and amendments related to them.

There were 3 public submissions to date.

4. PUBLIC HEARING

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

4.1.1 Recess for Public Hearing

North Pender Local Trust Committee meeting closed at 1:30 p.m.

4.1.2 Recall to Order

North Pender Local Trust Committee meeting recalled at 1:52 p.m.
Public Hearing Record under separate cover.

Chair Maude explained that it is post public hearing regarding proposed bylaws 223, 224, and 229 and therefore there will be no more discussion on these bylaws.

5. BUSINESS ITEMS

5.1 Land Use Bylaw Review Project – Proposed Bylaws 223, 224, and 229 – Post Public Hearing Staff Report (Attached)

LTC advised no further hearings.

NP-2023-061

It was Moved and Seconded,

That the North Pender Local Trust Committee proposed Bylaw No. 224, cited as “North Pender Island Land Use Bylaw No. 224, 2022” be amended by amending Article 3.3(2)(a) by adding the words, “and stairs to access the foreshore” after the words “Water 6 Zones”.

CARRIED

NP-2023-062

It was Moved and Seconded,

That the North Pender Island Local Trust Committee proposed Bylaw No. 229, cited as "North Pender Island Land Use Bylaw No. 224, 2022, Amendment No. 1, 2022" be amended by amending 2.2, 2.3, 2.5, 2.6, 2.7 and 2.8 by increasing the maximum floor area by 500ft.

CARRIED

NP-2023-063

It was Moved and Seconded,

That the North Pender Island Local Trust Committee proposed Bylaw No. 223, cited as "North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2021" be read a third time.

CARRIED

NP-2023-064

It was Moved and Seconded,

That the North Pender Island Local Trust Committee proposed Bylaw No. 224, cited as "North Pender Island Use Bylaw No. 224, 2022" be read a third time as amended.

CARRIED

NP-2023-065

It was Moved and Seconded,

That the North Pender Island Local Trust Committee proposed Bylaw No. 229, cited as "North Pender Island Use Bylaw No. 224, 2022, Amendment No. 1, 2022" be read a third time as amended.

CARRIED

NP-2023-066

It was Moved and Seconded,

That the North Pender Island Local Trust Committee proposed Bylaw Nos. 223, 224, and 229 be forwarded to the Secretary of the Island Trust for Executive Committee Approval.

CARRIED

NP-2023-067

It was Moved and Seconded,

That the North Pender Island Local Trust Committee proposed Bylaw No. 223 be forwarded to the Minister of Municipal Affairs for approval.

CARRIED

6. ADJOURNMENT

By general consent, the meeting was adjourned at 4:30 p.m.

David Maude, Chair

Certified Correct:

Fran Munro, Recorder