

ADOPTED

North Pender Island Local Trust Committee

Minutes of Special Meeting

Date: May 25, 2024
Location: Pender Island Community Hall
4418 Bedwell Harbour Road, North Pender Island, BC

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

Staff Present: Brad Smith, Island Planner
Narissa Chadwick, Island Planner
Lisa Millard, Recorder (electronic)

Others Present: There were approximately eight (8) members of the public present

1. CALL TO ORDER

Chair Maude called the meeting to order at 12:04 p.m. He acknowledged that the meeting was held in territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. 2023/24 ANNUAL REPORT - REQUEST FOR DECISION

NP-2024-040

It was Moved and Seconded

that North Pender Island Local Trust Committee request to change the suggested text of the North Pender Island section of the 2023/24 Annual Report for approval by Trust Council by removing “within the territory of First Nations whose people” and inserting “within the territory of many First Nations whose peoples”.

CARRIED

NP-2024-041

It was Moved and Seconded

that North Pender Island Local Trust Committee authorize the addition of the following text to the end of the suggested text for the North Pender Island section of the 2023/24 Annual Report for approval by Trust Council: A violation to a Raptor’s Nest Development Permit Area, and subsequent refusal by the Province to prosecute, has raised concerns by the North Pender Island Local Trust Committee about the enforcement of DPAs related to forest protection.

CARRIED

NP-2024-042

It was Moved and Seconded

that North Pender Island Local Trust Committee approve the attached text for inclusion in the 2023/24 Annual Report for approval as amended by Trust Council and submission to the Minister of Municipal Affairs.

CARRIED

4. LOCAL TRUST COMMITTEE COMMUNITY MAILOUT

The Trustees discussed content and pricing options for community mail outs.

5. BC HYDRO COMMUNITY UPDATE

BC Hydro Project Manager Anré McIntosh introduced herself and summarized two upcoming hydro line upgrades for the southern Gulf Islands and highlighted the following:

- Both projects will increase operational flexibility, provide capacity for load growth, and improve reliability
- Power is currently supplied by a two loop, two cables system with one running from Galiano Island to Mayne Island and the other from Salt Spring Island to North Pender Island
- Submarine cable, which will be laid on the seabed, will be used for both projects
- The first project will lay an eleven (11) kilometre submarine cable from Welbury Bay, Salt Spring Island to Port Washington, North Pender Island, which will connect to a new terminal pole, and use the existing distribution system which will receive some upgrades
- Intertidal and upland civil construction and cable installation is anticipated to occur in the summer of 2025 and this will complete the first project
- The second project is in the very early planning stages and will see the line that currently runs from Ruckle Park, Salt Spring Island to Irene Bay relocated to Thieves Bay
- Alternate locations, in addition to Thieves Bay, will also be considered
- Irene Bay is unprotected and it is not safe for water based crews to work on the lines in that area
- The Thieves Bay location will have minimal marine environmental impacts, little to no vegetation clearing, is close to the existing distribution system, and will require minimal upgrades to the overhead system
- It is ideal to bring the feeder cable closer to the area that draws the biggest electrical load
- The second project won't begin until the first one is completed

In answer to questions, BC Hydro Project Manager, Anré McIntosh stated the following:

- There are no eelgrass beds at the Port Washington site
- No private properties will be impacted at the Port Washington site
- She is unsure if there will be any voltage decreases or spikes as the improvements should result in balancing the circuit
- It will be unknown if any cutting back of trees will be required until a survey on pole replacement is completed
- She can communicate work schedules to the Local Trust Committee
- She will provide further communication about the potential locations for the second project

The meeting was recessed for a break at 1:20pm and reconvened at 1:32 pm.

6. HOUSING ACCESS AND AFFORDABILITY PROJECT

Island Planner Chadwick introduced the project and presented the following information:

- Trust Council's interim strategic plan supports land use decision making tools and initiatives related to housing
- A Housing Strategy, Housing Toolkit, Suitable Land Analysis, and Housing Needs Assessment have been developed
- Other islands within the Islands Trust area are also working on housing projects
- The main goal of the Housing Strategy is to help Local Trust Committees increase housing options for low and middle income households
- The Suitable Land Analysis will help identify suitable areas for density increases by looking at aquifer vulnerability, saltwater intrusion, wildfire risk, proximity to amenities, and cultural significance
- The Housing Toolkit provides action plans and strategy templates with a focus on increasing housing options and it features a list of possible options for Official Community Plan and Land Use Bylaw regulations that supports the ability for increased flexibility in housing options
- Both Mayne Island and Denman Island Local Trust Committees are in the second phase of their housing projects and there is a great deal of information available for consideration based on their processes
- One of the changes being made on Mayne Island is to allow additional units on a property with a maximum combined square footage and this provides for a number of options
- Other potential possibilities include identifying land that might be donated for housing, and creating cooperatives or land co-ownership

Island Planner Smith spoke about North Pender Island housing needs and noted the following:

- The Local Trust Committee has acted on opportunities to support housing
- There are one-thousand two-hundred and sixty-one (1261) houses on North Pender Island of which one-hundred and seventy (170) are rented
- Thirty-four percent (34%) of renters pay more than thirty percent (30%) of their household income towards rent
- The Official Community Plan (OCP) specifies a residential land use objective which is to provide a range of housing options that serve the needs of residents and property owners, and associated OCP policies allow for secondary suites
- The Local Trust Committee might want to reconsider the character of the secondary suites and determine if they need to be within the dwelling or if they can be an accessory building
- Rezoning applications might consider multifamily rental dwellings or clustered detached housing
- The current Land Use Bylaw already has a community housing zone and a rental housing zone
- A key consideration is how to get more community members involved in finding and working towards solutions including more housing availability through not for profit housing societies
- The goal is to try to create more opportunities for increased housing and affordable housing so when opportunities for funding become available, or a non-profit society forms, or an individual wants to build a secondary dwelling then the ability to take advantage of the opportunity is in place

There was a general discussion amongst the Trustees, Planners, and members of the public regarding tiny homes and the complications surrounding them such as how they can be defined, regulated, and inspected, and how they compare to manufactured homes and recreational vehicles.

A member of the public made the following comments:

- The increased cost of land, construction, material, and insurance increasing make it difficult to build affordable housing unless a non-profit housing society to be involved and the housing is subsidised
- Disallowing short term vacation rentals is not going to free up a lot of rental housing

Discussion ensued and the following was noted:

- A community communication strategy can be developed
- Two main themes include identifying opportunities for non profit housing properties and looking at accessory dwelling unit options
- The Pender Islands Housing Society should be invited to be involved in the conversation
- There might be opportunity for housing options in the commercial and industrial zones
- Many homeowners do not want to be landlords and therefore a property management service operated through the Capital Regional District that manages all aspects of housing rentals would be beneficial

7. ADJOURNMENT

By general consent the meeting was adjourned at 3:37 p.m.

David Maude, Chair

Certified Correct:

Lisa Millard, Recorder