

ADOPTED

North Pender Island Local Trust Committee Minutes of Special Meeting

Date: June 14, 2024

Location: Electronic
Meeting

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

Staff Present: Robert Kojima, Regional Planning Manager (electronic)
Brad Smith, Island Planner (electronic)
Phil Testemale, Planner 2 (electronic)
Rob Kroeker, host (electronic)

Others Present: There were approximately five (5) members of the public present

1. CALL TO ORDER

Chair Maude called the meeting to order at 10:00 a.m. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

No comments were made.

4. MINUTES

4.1 April 5, 2024 Local Trust Committee Minutes (for Adoption)

By general consent, the North Pender Island Local Trust Committee minutes of April 5, 2024 were approved as presented.

4.2 May 25, 2024 Local Trust Committee Special Meeting Minutes (for Adoption)

By general consent, the North Pender Island Local Trust Committee minutes of May 25, 2024 were approved as presented.

5. BUSINESS ITEMS

6. APPLICATIONS AND REFERRALS

6.1 NP-DVP-2024.2 (Tretick) - Staff Report

Planner Testemale reviewed the staff report. Discussion was held and the following comments were made:

- The accessory building will be completely unobservable from the road
- The school should be notified that the building is being constructed

NP-2024-043

It was Moved and Seconded,

that North Pender Island Local Trust Committee approve issuance of NP-DVP-2024.2 (Tretick).

CARRIED

6.2 NP-DP-2018.5 (PICSS – Hillel Archit.) - Staff Report

Planner Testemale reviewed the staff report. Discussion was held and the following comments were made:

- There was no timeline for landscaping at the Driftwood to be completed
- Management of the Driftwood had indicated they will be making an application to amend their Development Permit, and this would provide opportunity for the Local Trust Committee to develop a schedule for landscaping

NP-2024-044

It was Moved and Seconded,

that North Pender Island Local Trust Committee approve issuance of Development Permit NP-DP-2018.5 (PICSS - Hillel Arch.).

CARRIED

6.3 Mayne Island Local Trust Committee Referral for Draft Bylaw No. 193 (for Response)

Discussion was held and comments were made about how this is a straightforward update to the Land Use Bylaw that should have no effect on North Pender Island.

NP-2024-045

It was Moved and Seconded,

that North Pender Island Local Trust Committee interests are unaffected by the Mayne Island Local Trust Committee Draft Bylaw No. 193.

CARRIED

6.4 NP-TUP-2024.5 (Dine) - Staff Report

Island Planner Smith reviewed the staff report. Discussion was held and the following comments were made:

- Community members will want to know whether they can provide similar accommodations on their properties
- The Local Trust Committee can discuss what form accessory dwellings may take
- The Pender Island Fire Protection Society must acquire a building permit for the positioning of the structures, and the structures must meet demanding compliance, safety, and accountability requirements set by the Canadian Standards Association (CSA)
- The Pender Island Fire Protection Society is a non-profit society that is providing a public service
- Anyone can put forward an application for a Temporary Use Permit
- This is not an expansion of residential density because the sites are used by people who will not be living in them full-time
- Support was expressed for including both fire halls in the application
- The buildings are strategically placed so there is no further site or neighbourhood disturbance
- This application relates to a critical community service that affects everyone on the island
- The units will be certified at the CSA A227 level – classification that allows for year-round safe living space

NP-2024-046

It was Moved and Seconded,

That North Pender Island Local Trust Committee approve issuance of Temporary Use Permit NP-TUP-2024.5 for a period of three (3) years.

CARRIED

6.5 NP-DVP-2024.3 (Houssian) - Staff Report

Island Planner Smith reviewed the staff report. Discussion was held and the following comments were made:

- The cap on house size was not meant to totally restrict house size, but rather to open conversation with applicants about what would be happening overall on a property
- Concern was raised about density issues and the applicant, or future property owners, wanting to subdivide and build multiple dwellings
- The applicant noted it is not his intention to subdivide to build multiple smaller houses
- The Trustees do not have guarantees beyond the word of the applicant
- A Section 219 covenant could limit the subdivide density into the future
- Trustees indicated they expect the applicant to pursue a covenant on the property

- The applicant identified an area of least disturbance for the site of the proposed new buildings, which is primarily where the existing structures lie
- The applicant expressed a desire to preserve the natural site as much as possible
- The applicant hired a water consultant and expressed interest in the technology available to build energy efficient houses
- The proposed buildings would have green roofs

NP-2024-047

It was Moved and Seconded,

that North Pender Island Local Trust Committee approve issuance of Development Variance Permit application NP-DVP-2024.3.

CARRIED

7. CLOSED MEETING (Distributed Under Separate Cover)

7.1 Motion to Close the Meeting

NP-2024-048

It was Moved and Seconded,

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1)(a)(g) for the purpose of considering:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- (g) litigation or potential litigation affecting the municipality;.

CARRIED

7.2 Recall to Order

7.3 Rise and Report

Chair Maude reported:

- The Minutes of the February 23, 2024 Local Trust Committee in-camera meeting have been adopted
- Carly Bilney has been appointed Secretary of the North Pender Advisory Planning Commission
- The Local Trust Committee has requested that staff advertise for members of the North Pender Advisory Planning Commission

8. ADJOURNMENT

By general consent the meeting was adjourned at 11:50 a.m.

David Maude, Chair

Certified Correct:

Carly Bilney, Recorder