

# Adopted



## North Pender Island Local Trust Committee

### Minutes of Special Meeting

**Date:** May 12, 2021  
**Location:** Electronic Meeting (Zoom Webinar)

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

**Staff Present:** Kim Stockdill, Island Planner  
Shannon Brayford, Recorder  
Maple Hung, Planning Assistant (Host)

**Public:** There were four (4) attendees the webinar.

#### 1. CALL TO ORDER

Chair Patrick called the meeting to order at 4:00 p.m. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

#### 2. APPROVAL OF AGENDA

It was recommended that NP-TUP- 2021.6 Bylaw Enforcement be added to the agenda as item 3.2.

**By general consent** the agenda was approved as amended.

#### 3. BUSINESS ITEM

##### 3.1 Land Use Bylaw Review – Staff Report

Planner Stockdill provided an overview of the staff report, including the staff recommendations and key options listed within the tables.

A discussion of the recommendations for Tourist Commercial Regulation options was held. The LTC requested and received information from staff on the rationale for each of the options provided.

The following topics were discussed:

- The importance of considering the impact on groundwater.

- The challenge of selecting an appropriate number of tourism units.
- Opportunities to consult with property owners.
- Benefits of rezoning certain C2 zoned properties to Rural Residential in order to limit permitted uses like laundromats.

**NP-2021-050**

**It was Moved and Seconded,**

that the North Pender Island Local Trust Committee give direction to staff to write a letter to the property owners of C2B, C2C, C2D, C2E advising them of the Local Trust Committee's intent to either reduce the number of tourism units or rezone to Rural Residential.

**CARRIED**

A discussion of amending the zoning on the properties beyond C2B through C2E was held. The option of amending the density from the allowable number of tourist units as permitted by the C2 zone to that which is being currently established on the property was discussed.

**NP-2021-051**

**It was Moved and Seconded,**

that the North Pender Island Local Trust Committee give direction to staff to have the remaining Commercial Tourism zoned properties remain at the current number of units as established on the property.

**CARRIED**

A discussion was held regarding removing certain permitted used from some locations.

**By general consent,** the LTC requested that staff include the removal of additional uses in the letter to the property owners of C2B, C2C, C2D, and C2E.

A discussion of the recommendations regarding employee accommodations was held. The LTC considered the recommendation of dealing with each property on a case-by-case basis and there was general consensus in support of the recommendation.

A discussion of the recommendations regarding commercial campgrounds was held. The LTC discussed the challenges and benefits of allowing private campgrounds on the island. The LTC also discussed regulations that would be required for protecting ground water and the rural nature of the island.

**By general consent,** the LTC requested that staff propose amendments to the campground regulations that would limit or prohibit generator use.

A discussion was held regarding consideration of a requirement that commercial tourism properties have on-site management at all times. Planner Stockdill agreed to report back with more information at a future meeting.

A discussion was held regarding Marine Shoreline Regulations and the recommendations within the staff report. The following topics were addressed:

- The option to create a Development Permit Area to establish soft shore guidelines.
- The use of the W3 zone for all properties that do not currently have a dock.
- Limiting installation of stairs for access to the waterfront.

**NP-2021-052**

**It was Moved and Seconded,**

that the North Pender Island Local Trust Committee give direction to staff that stairs would not be exempt from the setback of the natural boundary of the sea.

**CARRIED**

**NP-2021-053**

**It was Moved and Seconded,**

that the North Pender Island Local Trust Committee give direction to staff to draft bylaw amendments based on recommendations for Shoreline and Marine Regulation options as outlined in Table 1 attached to the Staff Report dated May 12, 2021.

**CARRIED**

A discussion was held regarding the Table of Minor and Technical Amendments. The following recommendations were made:

- That item a, "Landscape Screening Review" include "planting".
- That shipping containers should be regulated and limited.
- That screening for shipping containers should be vegetative screening.
- That item f, "Mandatory rainwater catchment systems", be applied to all buildings in all zones and that it include a requirement for fire suppression hookup.

**NP-2021-054**

**It was Moved and Seconded,**

that the North Pender Island Local Trust Committee give direction to staff to draft bylaw amendments based on recommendations for Minor and Technical Amendment options as outlined in Table 2 attached to the Staff Report dated May 12, 2021.

**CARRIED**

Planner Stockdill reported that the North Pender Island Agricultural Advisory Planning Commission is continuing to meet and provided an overview of the project's timeline moving forward.

### 3.2 NP-TUP- 2021.6 Bylaw Enforcement

Planner Stockdill provided an overview of the application, the current use being undertaken prior to approval of the application, and the potential bylaw enforcement matters.

The LTC discussed the project and the interagency challenges that have resulted in the application having a review date after the project's mandated start date.

**By general consent**, the LTC requested that Chair Patrick address the Capital Regional District (CRD) interagency issues and consideration of opportunities to improve communication at the next Executive Committee meeting.

### 4. ADJOURNMENT

**By general consent** the meeting was adjourned at 5:57 p.m.

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Laura Patrick, Chair

Certified Correct:

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Shannon Brayford, Recorder