



ADOPTED

North Pender Island Local Trust Committee

Minutes of Special Meeting

Date: February 10, 2023
Location: Electronic Meeting

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

Staff Present: Robert Kojima, Regional Planning Manager
Kim Stockdill, Island Planner
Brad Smith, Island Planner
Pat Todd, Recorder

1. CALL TO ORDER

Chair Maude called the meeting to order at 1:00 p.m. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. BUSINESS ITEMS

3.1 Land Use Bylaw Review

Planner Stockdill informed the LTC that it is necessary to rescind First and Second Readings to make further amendments to the bylaws. By rescinding First and Second Readings the proposed Bylaws revert to Draft Bylaws. As Draft Bylaws the Trustees can give specific directions to staff for changes – as proposed Bylaws a formal resolution is required to make amendments.

Planner Stockdill highlighted the items in the Staff Report regarding proposed changes to Bylaws No. 223, 224 and 229:

There is a Special Meeting scheduled for Feb. 25, 2023 to present all proposed changes to the community.

1. Outhouses (privies)

- Outhouses are governed by Provincial legislation;
- Outhouses are permitted in Provincial parks;
- Question of use of outhouses in Community Parks.

2. Port Washington Road

- Including in LUB would allow informal parking would to be legitimized;
- The change to Rural Residential 2 from Commercial (C1{a});
- The rezoning would just affect the Upland portion of the property, not the water zone and foreshore;
- Site Specific Rural Residential 2 Zone would be applied;
- Regional Planning Manager (RPM) Kojima reviewed the history of the sliver of land near the foreshore; and
- LTC can amend the zoning application until a Public Hearing is held.

3. 3334 Port Washington Road

- Temporary Use Permit (TUP) has been in place for the past 8 years;
- Could legalize TUP by rezoning to a site specific General Industrial Zone;
- Site designated Industrial in Official Community Plan (OCP) however the property is not zoned for Industrial; and
- Proposed Bylaw 224 would allow changes in uses within TUP.

NP-2023-010

It was Moved and Seconded,

that the North Pender Island Local Trust Committee, direct staff to write a letter to the Capital Regional District to address the issue of outdoor lighting as described in the Staff Report dated February 10, 2023.

CARRIED

Discussion:

- There has been a three year process to review and propose changes to bylaws related to this project;
- There have been a number of community meetings held regarding the bylaw changes related to this project;
- There should be careful consideration prior to further changes;
- Need to balance decisions regarding changes with community voices and be very clear with the community about any changes and the reasons for the changes; and
- 3334 Port Washington Road
 - Question of inclusion of site;
 - Number of neighbours concerned about the rezoning of this property especially regarding heavy traffic;
 - There are other sites where this operation could be located that would be better suited;
 - It is expected that the owner will be making an application to rezone;
 - Address as a specific conversation with community regarding site; and
 - A “red line” version of proposed changes to the Bylaws would facilitate a conversation at a Special Meeting.

Planner Stockdill informed LTC that Power Point presentation would be added to the Project List web site for reference

NP-2023-011

It was Moved and Seconded,

that the Second Reading of Bylaw No. 224, cited as “North Pender Island Land Use Bylaw No. 224, 2022” be rescinded.

CARRIED

NP-2023-012

It was Moved and Seconded,

that the First Reading of Bylaw No. 224, cited as “North Pender Island Land Use Bylaw No. 224, 2022” be rescinded.

CARRIED

NP-2023-013

It was Moved and Seconded.

that the North Pender Island Local Trust Committee direct staff to amend draft Bylaw No. 224 as follows: to update the subdivision regulation, add a definition for compost facility and to create a site specific Community Park 2 Zone that would allow for a boat storage structure.

CARRIED

NP-2023-014

It was Moved and Seconded,

that Second Reading of the Bylaw No. 223, cited as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2021,” be rescinded.

CARRIED

NP-2023-015

It was Moved and Seconded,

that First Reading of the Bylaw No. 223, cited as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2021,” be rescinded.

CARRIED

NP-2023-016

It was Moved and Seconded,

that Second Reading of the Bylaw No. 229, cited as “North Pender Island Land Use Bylaw No. 224, 2022, Amendment No. 1, 2022,” be rescinded.

CARRIED

NP-2023-017

It was Moved and Seconded,

that First Reading of the Bylaw No. 229, cited as “North Pender Island Land Use Bylaw No. 224, 2022, Amendment No. 1, 2022,” be rescinded.

CARRIED

NP-2023-018

It was Moved and Seconded,

that the North Pender Island Local Trust Committee direct staff to amend daft Bylaw No. 223 to redesignate 1200 and 1201 Port Washington Road from Commercial to Rural Residential.

CARRIED

NP-2023-019

It was Moved and Seconded,

that the North Pender Island Local Trust Committee direct staff to amend draft Bylaw No. 229 to rezone 1200 and 1201 Port Washington Road to a site specific Rural Residential 2 zone that would only permit 1 dwelling within the zone and to rezone the Upland Magic Lake area from Rural Residential 1 zone to a site specific Community Park 2.

CARRIED

Format for the Special Meeting

- Speak to the background of the review and reasons for solutions and alternatives explored;
- Budgetary feedback with the Trustees to be transparent with public allocation of funds to be discussed; and
- Share the information discussed on Facebook and through web postings.

Discussion:

- Regarding the allowed Square footage of a dwelling, there would be a split of footage between the buildings on the property;
- There is a diversity of housing options including larger lots e.g., 5 acres plus;
- There has been discussion of zoning for tiny homes and one positive reason to have tiny homes is that they have less of an environmental impact while providing sufficient and safe housing. The LTC could look at zoning for tiny houses;
- Some tiny homes can have CSA approval;
- CRD would issue permits for a Tiny Home;
- The 'Shed' on Port Washington Road is within Provincial responsibility: RPM Kojima reviewed the history of site and the Province does not seem to have the capacity to tear the shed down; and
- Tearing down the 'Shed' could be a question of liability for the province.

NP-2023-020

It was Moved and Seconded,

that the North Pender Island Local Trust Committee direct staff to write a letter to the Province to request a conversation about the future of the Port Washington Road shed.

CARRIED

Trustee Morrison clarified that March 24 LTC had been rescheduled for March 17.

NP-2023-021

It was Moved and Seconded,

that the North Pender Local Trust Committee request staff to reschedule the Regular Local Trust Committee meeting for March 24, 2023 to March 17, 2023.

CARRIED

Susan Bennett (public attendee) spoke to the McKinnon Road density which is included as part of Bylaw 224 which is still in draft. There are concerns regarding water availability for the density being discussed for this property.

The current density of this property is proposed to be decreased and the site will be discussed at the LTC Special Meeting. Correspondence regarding concerns/issues may be sent to southinfo@islandstrust.bc.ca.

4. ADJOURNMENT

By general consent, the meeting was adjourned at 3:15 p.m.

David Maude, Chair

Certified Correct:

Pat Todd, Recorder