



SOUTH PENDER ISLAND LOCAL TRUST COMMITTEE

BUSINESS MEETING AGENDA TO COMMENCE AT 10:00 AM, TUESDAY, FEBRUARY 5, 2013 AT THE FIRE HALL AT 8961 GOWLLAND POINT ROAD SOUTH PENDER ISLAND, B.C.

***Approximate** time is provided for the convenience of the public only and is subject change without notice.

	Page #	*Approx. Time*
1. CALL TO ORDER		10:00 am
2. APPROVAL OF AGENDA		
2.1 Additions/Deletions		
2.2 Questions from public on Agenda Items		
3. COMMUNITY INFORMATION MEETING - none		
4. PUBLIC HEARING - none		
5. PREVIOUS MEETINGS		10:05 am
5.1 Adopted Local Trust Committee Minutes (for information)		
	1	
5.1.1 Adopted Local Trust Committee Business Meeting Minutes of November 13, 2012 (attached)		
5.2 Public Hearing Records and Community Information Meeting Notes - none		
5.3 Section 26 Resolutions-without-meeting (attached)	10	
5.4 Advisory Planning Commission Minutes - none		
6. BUSINESS ARISING FROM THE MINUTES		10:10 am
6.1 Follow-up Action Report (attached)	11	
7. DELEGATIONS - none		

8.	CORRESPONDENCE (attached) <i>[correspondence received concerning applications and/or projects is considered with the application]</i>	10:20 am
8.1	C. Thorne Letter dated June 25, 2012 re: Proposed LUB Amendment Section 3.5	13
8.2	M. Taylor Email dated January 28, 2013 re: Proposed changes to South Pender land use bylaws	17
8.3	W. Scholefield Email dated January 28, 2013 re: Proposed Land Use Bylaw	19
9.	APPLICATIONS, PERMITS, BYLAWS AND REFERRALS	
9.1	Saturna Island Bylaw No. 110 Referral for Comment (attached)	21
9.2	North Pender Island Bylaw No. 192 Referral for Comment (attached)	23
10.	LOCAL TRUST COMMITTEE PROJECTS - none	
11.	REPORTS	11:00 am
11.1	Work Program Reports	
11.1.1	Adopted Policies and Standing Resolutions; and Objectives (attached)	26
11.1.2	South Pender Island Local Trust Committee Work Program – January 2013 (attached)	27
11.2	Applications Report	
11.2.1	South Pender Island Applications Report dated January, 2013 (attached)	29
11.3	Expense/Budget Reports	
11.3.1	Trustee and Local Expenses (attached)	30
11.4	Bylaw Enforcement Report - none	
11.5	South Pender LTC Web Page (attached) – For Information	31
11.6	Chair’s Report	11:30 am
11.7	Trustee Report	

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| 12. OTHER BUSINESS | 11:45 am |
| 12.1 Upcoming Meetings | |
| 12.1.1 Special Meeting to be held Saturday,
February 9, 2013 at 11:00 am, at the South
Pender Fire Hall | |
| 12.1.2 Business Meeting to be held Tuesday, April
16, 2013 at 10:00 am, at the South Pender
Fire Hall | |
| 12.2 PICA Shoreline Series Event 2 (attached) | 33 |
| 12.3 Natural Marine Conservation Area Exclusion
Zones (attached) | 34 |
| 13. MOTION TO CLOSE MEETING | 12:00 pm |
| THAT, pursuant to Section 90(a), (d), (g) and (i) of the
Community Charter, the South Pender Island Local Trust
Committee resolves to close the meeting to the public for
the purpose of adopting June 19, 2012 South Pender LTC
In Camera Minutes and to consider Advisory Planning
Commission appointments; and further that staff and
Recording Secretary remain present.(distributed under
separate cover) | |
| 14. RECALL TO ORDER | 1:00 pm |
| 14.1. Rise and Report from Closed Meeting | |
| 15. TOWN HALL | 1:05 pm |
| 16. ADJOURNMENT | 1:30 pm |

ADOPTED

MINUTES OF THE SOUTH PENDER ISLAND LOCAL TRUST COMMITTEE BUSINESS MEETING HELD ON TUESDAY, NOVEMBER 13, 2012, AT 10:00 AM AT THE FIRE HALL, 8961 GOWLLAND POINT ROAD, SOUTH PENDER ISLAND, BC

PRESENT:	Ken Hancock Elizabeth Montague Mike Jones Andrea Pickard Kathy Gilbert	Chair Local Trustee Local Trustee Planner Recording Secretary
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There was one (1) member of the public present at the meeting.

1. CALL TO ORDER

Chair Hancock called the meeting to order at 10:04 am.
He acknowledged and expressed appreciation for convening the meeting in the traditional territory of the Coast Salish Nation.

2. APPROVAL OF AGENDA

2.1 Additions / Deletions

Chair Hancock requested addition of two (2) late agenda items:

- 5.4, Advisory Planning Commission (APC) Minutes of November 2, 2012 and
- Replacement of Item 12.1 Upcoming Meetings – Proposed 2013 Meeting Schedule.

By consent, the agenda, as amended, was approved.

2.2 Questions from public on Agenda items

Member of the public, Buffy Paterson, APC Chair, requested that the draft November 2, 2012 APC Minutes be posted on the Islands Trust website.

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

None

5. PREVIOUS MEETINGS

5.1 Adopted Local Trust Committee Minutes

5.1.1 Local Trust Committee Business Meeting Minutes of September 18, 2012

Chair Hancock noted that the above-referenced minutes are provided for information.

5.2 Public Hearing Records and Community Information Meeting Notes

None

5.3 Section 26 Resolutions-without-meeting

Chair Hancock advised that these items are provided for information.

5.4 Advisory Planning Commission Minutes

Trustees were in receipt of the draft November 2, 2012 APC Minutes.

Trustee Montague suggested moving forward with a Community Information Meeting (CIM) or possibly two (2) CIMs – one focusing on marine / shoreline issues and one on land-based issues.

A discussion followed on the proposed Land Use Bylaw (LUB) amendment regarding the nomenclature, size and height of outbuildings / storage buildings.

Planner Pickard clarified that the term “storage building” is the same as the term “outbuilding.” She stated that the new draft regulation was intended to allow for construction of a small building prior to construction of a principal building, usually a residence on a parcel of land, (not currently permitted) not intended for use as a home based business nor commercial business, but rather as a storage facility for tools and related materials for the development of the property such as in preparation for to construct a principal building on the site.

Trustee Montague questioned the restrictive nature of the draft regulation with respect to use, height and size.

Trustee Montague then referenced the APC’s comments on the draft marine geoexchange provisions in the amending LUB. She commented that additional provisions regarding ecological safeguards and aesthetic protection should be included.

A discussion on whether or not to allow for marine geoexchange systems in the LUB followed with Planner Pickard identifying the option of treating each proposal for a marine geothermal as a site specific rezoning application. She also noted that such systems are increasingly being installed.

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Pickard presented the items as identified in the Follow-up Action Report and advised Trustees that the status of all items was as shown in the report. She noted that there will not be a follow-up meeting with the Shoreline Mapping project consultants at this time (Item #6.)

Trustee Montague noted that the Islands Trust website was missing a couple of recent Pender Post articles.

Planner Pickard will follow this up with the assistance of Trustee Jones.

7. DELEGATIONS

None

8. CORRESPONDENCE

8.1 Z. Staar Letter dated October 15, 2012 re: Pender Community Transition Interim Funding Report & Request for Disbursement

Trustee Montague expressed appreciation for the report.

Resolution-SP-LTC-56-12

It was Moved and Seconded that the South Pender Island Local Trust Committee authorize disbursement of \$100 for the Pender Community Transition report received on October 15, 2012.

CARRIED

8.2 S. Steil letter dated October 20, 2012 re: Notification of the October 13, 2012 "Uplands and Near-shore Apocalypse"

Trustees commented on the well-attended meeting and commended Ms. Steil on her work in organizing this event.

Trustee Montague undertook to write to Ms. Steil thanking her for her work in this regard.

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 SP-SUB-2011.2 (Cadez) verbal update

Planner Pickard provided a progress report on the various applications comprising the development proposal. She stated that the application to the Agricultural Land Commission is expected to be considered in November, 2012.

She also reported that the Capital Regional District is now prepared to accept the Church of the Good Shepherd building as part of the park dedication, subject to some conditions and on-going discussions.

Member of the public Buffy Paterson reported that work is proceeding on incorporating a South Pender historical society that will assist in moving this project forward, as well as helping with other future historical initiatives on South Pender.

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Shoreline Review

Planner Pickard referred to her staff report outlining mapping and information resources currently available and three (3) options to move the project forward:

- develop a web-based shoreline information resource;
- develop regulatory LUB amendments surrounding shoreline development
- create informational brochures to address shoreline issues

Planner Pickard noted that the North Pender Island Local Trust Committee (LTC) decided to contract with Ramona deGraff for brochure development.

Planner Pickard also stated that the mapping initiative was Islands Trust-wide, but the follow-up and implementation is Island-specific.

Discussion followed on the merits of further CIMs vs development of a product for the public at this time.

Chair Hancock noted that South Pender could show leadership to the other Islands by developing a customized product.

Discussion regarding funding for a web-based application followed.

Planner Pickard stated that the mapping application identified in her report will cost \$5000 - \$7000 to develop and make available. Funds are available in the 2012 budget to implement this. A further \$2000-\$3000 would be required to design a fully interactive web-based product.

Planner Pickard and Chair Hancock indicated that other funding opportunities from sources aside from the Islands Trust are available and could be investigated for a further phase.

Resolution-SP-LTC-57-12

It was Moved and Seconded that the South Pender Island Local Trust Committee direct staff to proceed with development of a web-based, shoreline information resource, starting with a new MAPIT shoreline application for South Pender Island.

CARRIED

**Note – The meeting recessed from 11:25 am to 11:37 am.*

10.2 Land Use Bylaw Amendments

Planner Pickard reviewed her October 30, 2012 staff report identifying the various changes proposed to the LUB. She noted three (3) originating sources for the changes:

- direction taken during the Official Community Plan (OCP) review;
- changes requested by South Pender Island Trustees;
- housekeeping amendments.

Trustees discussed each main clause identified in Planner Pickard's October 30, 2012 staff report. Planner Pickard also referred to other practices on other Gulf Islands as they related to the LUB.

Following are highlights of the Trustees' discussions on the draft clause changes:

Clause 4: Marine geothermal loops:

Trustees discussed waiting to hear from the community at a CIM vs deleting the proposed change and leaving each request for a geothermal loop to a site-specific rezoning. Trustees decided to leave the draft amendment for presentation at a CIM, but also asked if an expert on geothermal loops could be present at that meeting.

Clauses 5 – 11: Introduction of storage building to be constructed prior to a principal building on a parcel; and consequential regulations around storage buildings

Trustees discussed the nomenclature change from "outbuildings" to "storage buildings." Discussion of use of the buildings, which might creep into commercial use followed, together with whether or not the height and size contemplated in the draft bylaw is too restrictive.

Trustees also discussed the scope of the LUB review (directed by and endorsed by the Trustees,) and whether a second set of changes to the LUB might be appropriate at a future date.

Resolution-SP-LTC-58-12

It was Moved and Seconded that the South Pender Island Local Trust Committee direct staff to amend draft Bylaw No. 111 cited as, "South Pender Island Land Use Bylaw No. 92, 2003, Amendment No. 1, 2012", to increase the size of storage buildings to be consistent with that of accessory buildings in the present Land Use Bylaw.

CARRIED

Planner Pickard undertook drafting of a revised provision to be sent to Trustees relating to increasing the maximum size of storage buildings.

Clause 6: Allow for attached second dwellings, where second dwellings are permitted

Planner Pickard clarified that this draft provision would allow for duplexes or suites, rather than stand-alone second dwellings, thus reducing the overall building footprint, and costs.

Trustees agreed to leave the draft provision as is, to be presented at the CIM.

Clauses related to maximizing the floor area allowed for a single family dwelling

Trustees discussed the merits of a maximum floor area, the possibility of applying for a variance (with input from neighbours,) the likelihood of very large homes being constructed, and whether there is a need to regulate maximum floor area.

Trustees decided to leave the draft provision as is, to be presented at the CIM.

Clause 7: Reducing and clarifying the setback requirements for pump house and solar collectors

Trustee Montague relayed the APC's request for a separate LUB provision relating to solar technology.

Resolution-SP-LTC-59-12

It was Moved and Seconded that the South Pender Island Local Trust Committee direct staff to schedule a weekend community information meeting for draft Bylaw No. 111 cited as South Pender Island Land Use Bylaw No. 92, 2003, Amendment No. 1, 2012.

CARRIED

Trustees and staff discussed various options for informing constituents about the proposed LUB changes and ensuring their input is sought through submissions, conversations and the CIM.

Methods chosen included an addressed mail out, advertising in the Pender Post, and information available on the Islands Trust website.

Planner Pickard will write a "backgrounder" report, to be vetted by Trustees, which will be included in the mail out.

11. REPORTS

11.1 Work Program Reports

11.1.1 Adopted Policies and Standing Resolutions, and Objectives

No discussion

11.1.2 South Pender island Local Trust Committee Work Program – November, 2012

Under Top Priorities, Item 2, Shoreline Protection:
Remove the individual steps to reflect Trustee directive passed under Resolution SP-LTC-57-12

Under Projects, Item 8, Area Farm Plan:
Trustee Montague undertook to discuss the proposed Area Farm Plan with other Trustees (eg on Denman and Salt Spring Islands) who have done Area Farm Plans.

Trustees also discussed various options as to who / which agency might take the lead in developing a plan; the relationship between farming and economic development; and the need for the farming community to be involved from the outset.

11.1.3 Islands Trust Council Strategic Plan 2011-2014

This item was available for information.

11.2 Applications Report

11.2.1 South Pender Island Applications Report dated November, 2012

Planner Pickard noted that this item was as shown in the agenda package.

11.3 Expense/Budgets Reports

11.3.1 Trustee and Local Expenses

This item was presented for information.

11.4 Bylaw Enforcement Report

None

11.5 South Pender Island LTC Web Page

The LTC discussed the request by APC Chair Paterson to post draft APC minutes online, including written submissions attached to the minutes, and the following issues were raised: minutes guidelines do not provide for attachments to minutes, written attachments contain personal information and comments made about third parties, deliberations and a submission are included from an APC member who has a perceived special interest with the outcome of the Land Use Bylaw amendments. In keeping with current policies and accepted practice the LTC directed staff to post the recorded minutes only.

Resolution-SP-LTC-60-12

It was Moved and Seconded that the South Pender Island Local Trust Committee direct staff to post draft Minutes of the November 2, 2012 Advisory Planning Commission on the Islands Trust website.

CARRIED

11.6 Chair's Report

Chair Hancock reported that he attended an extremely informative and valuable seminar in Port Townsend on the topic of oil spill response. He will prepare a report for Trustees on the proceedings. Another session is to be held in February, 2013.

11.7 Trustee Report

Trustee Montague expressed her appreciation for the October 13, 2012 Upland and Near-shore Apocalypse" meeting.

She also reported on her work toward developing an Area Farm Plan. She indicated that she is planning on attending the upcoming local Farmland Acquisition group annual general meeting.

Trustee Jones recently attended the Islands Trust Local Planning Committee, where a decision was made to abandon the model fees bylaw.

12. OTHER BUSINESS

12.1 Upcoming Meetings – Proposed 2013 Meeting Schedule (revised)

Resolution-SP-LTC-61-12

It was Moved and Seconded that the South Pender Island Local Trust Committee adopt the revised meeting schedule for 2013.

CARRIED

12.2 Advisory Planning Commission Memberships Expire

Trustees were in receipt of and discussed Planning Clerk, Kathy Jones' memo dated October 22, 2012, which identified various LTC options surrounding the Advisory Planning Commission (APC) appointments, all expiring on December 31, 2012.

It was noted that the present APC member appointments had been made such that they were intended to not expire in the same year as the Trustee terms, in order to provide continuity between Trustee terms and APC appointments.

Resolution-SP-LTC-62-12

It was Moved and Seconded that the South Pender Island Local Trust Committee direct staff to advertise for Advisory Planning Commission members, send a letter to existing members inviting them to re-apply for membership on the Commission, and thanking them for serving on the Advisory Planning Commission.

CARRIED

13. TOWN HALL MEETING

None

14. ADJOURNMENT

Resolution-SP-LTC-63-12

It was Moved and Seconded that the South Pender Island Local Trust Committee Meeting be adjourned at approximately 2:00 pm.

CARRIED

RECORDER

CHAIR



Islands Trust

Print Date: Jan-24-2013

RWM From: November 13, 2012 To: January 24, 2013

South Pender Island

Resolution #	Action	Resolution Description	Resolution Date
2013-01	In Favour	THAT South Pender Island Local Trust Committee Business Meeting minutes dated November 13, 2012 be Adopted	Jan 11, 2013
2012-09	In Favour	THAT the South Pender Island Local Trust Committee requests the Chair to send the letter dated November 23, 2012 outlining the legal advice that has been received by the Islands Trust concerning APC conflict of interest to the Cameron Thorn and the APC Chair. Trustee Vote not available: Liz Montague	Nov 22, 2012



Islands Trust

Follow Up Action Report w/ Target Date

Print Date: Jan-24-2013

South Pender Island Jun-19-2012

No.	Activity	Responsibility	Target Date	Status
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- 1 Item 8.1 - Correspondence from PCT: the SPILTC allocates \$200 for the purchase of a series of reports from Pender Community Transition on their activities in the coming year to address community resilience and climate change adaptation

SP-LTC-30-12 \$100 paid Nov/12 NROGGERS

Nov-13-2012

No.	Activity	Responsibility	Target Date	Status
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- 2 Item 8.1 - Correspondence Z Staar: authorize disbursement of \$100 to Pender Community Transition for the report dated Oct 15

Done

- 3 Item 8.2 - Correspondence S Steil: Trustee Montague to respond to author acknowledging the letter and work of the organizers

Done

- 4 Item 10.1 - Shoreline Project: proceed with development of a web-based shoreline information resource starting with a new MapIT shoreline application for South Pender Island

Done

- 5 Item 10.2 - LUB Amendments: revise the draft bylaw to increase the storage building floor area to be consistent with that permitted for accessory building

Done

- 6 Item 10.2 LUB Amendments: schedule a weekend Community Information Meeting

On Going

- 7 Item 10.2 LUB Amendments: prepare an information backgrounder for the LUB amendments to be included with the CIM notice in an addressed mail-out, and advertise the CIM in the Pender Post

On Going

8	Item 11.1.1.2 - Work Program: amend the activities for the Shoreline project to reflect the direction provided for an interactive web resource starting with a new MapIT application	Andrea Pickard	Feb-05-2013	Done
9	Item 11.5 - Webpage: post the draft APC minutes of their Nov 2 meeting on-line	Kathy Jones	Feb-05-2013	Done
10	Item 12.1 - 2013 LTC Schedule: adopt the revised meeting schedule as proposed	Kathy Jones	Feb-05-2013	Done
11	Item 12.2 - APC appointments: proceed with Option 2 in the staff memo - advertise, send a thank you letter, and invite the current members to reapply	Kathy Jones	Feb-05-2013	Done

CAMERON A. THORN

June 25, 2012

Andrea Pickard
Local Planning Service, Island Trust
200 – 1627 Fort Street
Victoria, BC V8R 1H8

RE: Proposed Amendments to South Pender Island Land Use Bylaw Section 3.5

Further to our conversation in May 2012 I wanted to follow up with a letter regarding proposed amendments to Section 3.5 of the South Pender Island Land Use Bylaw. As a first order I would like to thank staff and the local trustees for undertaking updates to the Land Use Bylaw, a document that is now nearly 10 years old. Updating the bylaw regarding the construction of outbuildings prior to the construction of residential dwellings was contemplated in the recently adopted South Pender OCP.

Subsequent to a review of the Staff Report dated March 16, 2012 I have a number of comments and questions as follows regarding two proposed amendments (#9 and #10) to Section 3.5 of the Land Use Bylaw:

Definition of an Outbuildings and Definition of Use:

At the outset it is important to reach a clear definition of the type of structure that will be permitted prior to the construction of a single-family dwelling. Proposed Amendment #10 (a) if adopted would limit the use of the building to “the storage of goods and materials for use on the lot.” This is an explicit and narrow definition of use; by contrast, section 3.5 of the existing land use bylaw does not narrowly define the use of an accessory building except to state that it may not be used for human habitation.

Section 3.1.2 (a) (iii) of the OCP provides for the implementation of “regulations that would permit *outbuildings* as a permitted principal use prior to the construction of a residential dwelling on Rural Residential designated lands.” I do not support narrowly defining the permitted use of outbuildings prior to construction of a residential dwelling as for storage use only. Secondly, I do not support proposed amendment #9 and the introduction of a new term, “storage buildings”. It makes more sense to simply ensure that the permitted uses of outbuildings are consistent with the broadly defined uses of an accessory building. I also disagree with using the word “storage” in proposed subsection 3.5 (6) which would read: “Where *storage* buildings are a permitted use in Part 5 of this Bylaw...” The list of permitted uses under 5.1 of the Land Use Bylaw would appear to already accommodate an “outbuilding” use as envisioned in the OCP, however if necessary I would suggest

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CAMERON A. THORN

that (e) in the list of permitted uses be amended to include the word, “outbuilding” and not the word, “storage”.

Outbuilding Square Foot Area:

Proposed Amendment #10 (c) restricts the floor area for a storage building to not exceed 25 square metres or 269 square feet. Although I disagree with limiting the use of outbuildings to storage only, I wish to comment on the practical considerations of the proposed size of outbuildings, even if it was strictly used for storage. 269 square feet is in my opinion and experience too small to contain the a-sundry of tools, equipment and supplies associated with building on a rural property. Many property owners on South Pender are committed to personally undertaking improvements to their land and in so doing have acquired a range of tools and equipment for building fences, digging trenches, cutting trees, splitting wood, mixing concrete, and building structures. When you stop to consider the sum total of such tools and equipment, it is clear that 269 square feet is simply too small a space even for storage.

From a reading of proposed amendments 9 and 10 (c) regarding total permitted density and square footage of accessory buildings, I assume that a property – for example a lot between 1 to 5 acres - could, prior to construction of a single-family dwelling, erect an outbuilding to a maximum of 269 square feet and then, following construction of the single-family dwelling, either increase the size of the outbuilding by 731 square feet to a total of 1000 square foot or, build a second outbuilding to a maximum of 731 square feet. Please confirm.

Outbuilding Arbitrary Size Limit & Quality & Aesthetics of Structure:

In our telephone conversation we discussed the staff proposal to limit outbuildings to 269 square feet and my alternative view that the square foot size of outbuildings should be governed by the existing provisions of section 3.5 (4)(a) of the Land Use Bylaw. I understood the staff perspective to be that allowing the square footage of outbuildings - prior to the construction of a single-family dwelling – to be the same size as an accessory building –otherwise permitted after construction of a single-family dwelling - might result in large, unattractive buildings on rural properties. Based on that perspective, staff felt it important to limit the size to 269 square, thereby reducing the size and scale of unattractive buildings.

Unfortunately this approach does not prevent the construction of unattractive buildings, and it may actually result in more unattractive buildings. Consider the example of a property owner with a lot size between 1 to 5 acres and a permitted accessory building size of 1000 square feet. If the property owner is going to expend funds to build an outbuilding but it can only be 269 square feet, the owner would be inclined to pursue one of three scenarios.

Scenario one, spend the minimum amount of money necessary to build a structure to keep tools, equipment and supplies dry and then, tear the building down once the single-family dwelling was complete in order to construct a larger accessory building. This scenario most likely results in the construction of cheap, unattractive storage buildings.

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CAMERON A. THORN

Scenario two, build an outbuilding of 269 square feet – that will be permanent and not torn down – and subsequent to the construction of a single-family dwelling, build a second outbuilding on the property up to 731 square feet. This scenario suggests the initial structure will be of a higher quality than the building in scenario one but it also results in the establishment of multiple building sites on a property, and the disturbance of a greater area of a property, especially if services are going to be run to both of the outbuildings. The sloping topography on much of South Pender Island also limits the number of probable building site locations, which under this scenario there would be three: 1 single-family dwelling and 2 outbuildings.

Under Scenario three, the property owner would construct a building of 269 square feet but design it so in the future it could be expanded to the permitted accessory building size of 1000 square feet. The final design of the accessory building might include the allowable roof ridge height of 15 feet and a footprint of 25 feet x 40 feet, or smaller if the accessory building had a second floor. Accordingly the property owner would initially build a structure 25 feet x 10'-9" = 268.75 square feet with a roof ridge height of 15 feet. Aside from the unusual dimensions of such a building, phasing the construction from 269 square feet to 1000 square feet would involve additional foundation work, concrete dowelling to marry the two foundations together, the construction and removal of at least one exterior wall and a challenge on the roof design and construction sequence. This scenario creates a multitude of challenges and additional costs on the property owner, although the quality of the building would likely be superior to a building constructed under scenario one.

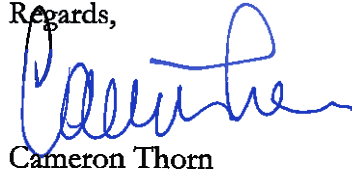
Significantly, none of the scenarios eliminates the possibility that a property owner is going to build an unattractive building. The best chance of achieving an attractive structure built of quality materials is to allow a property owner - at the outset - to design and build an outbuilding to the accessory building size as permitted under 3.5 (4)(a). Yes, there is the possibility that a property owner might build an unattractive building of 1000 square feet rather than an unattractive building of 269 square feet. Such a property owner is also likely to build an unattractive single-family dwelling. *Consequently making the construction of a single-family dwelling as the trigger point when a structure is permitted to expand from 269 to 1000 square feet in no way increases the probability that an outbuilding is going to be aesthetically pleasing.* My view is that unless South Pender Island was to introduce a development permit system to regulate the form and character of buildings - which I am not proposing – then there is nothing to prevent property owners from constructing unattractive outbuildings and unattractive single-family dwellings.

I believe that proposed amendments #9 and #10 will unnecessarily add more complexity and regulations to the Land Use Bylaw, increase costs to property owners, increase administrative and enforcement costs to the Island Trust and the CRD building department and yet do nothing to promote aesthetically pleasing buildings. On the contrary the proposed amendments may actually result in a proliferation of unattractive structures.

CAMERON A. THORN

Thank you for consideration of my comments in the ongoing development of policy regarding the construction of outbuildings on Rural Residential designated land prior to the construction of a single-family dwelling.

Regards,



Cameron Thorn

cc:

Liz Montague: lmontague@islandstrust.bc.ca

Mike Jones: mjones@islandstrust.bc.ca

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Sharon Lloyd-deRosario

Subject: FW: Proposed changes to South Pender land use bylaws**Importance:** High

From: Mary Taylor [taylor.mary007@gmail.com]

Sent: January 28, 2013 9:16 AM

To: Liz Montague

Cc: Mary Taylor; Jill Gardiner; information

Subject: Proposed changes to South Pender land use bylaws

Hello Liz,

This email is to follow up on our conversation of January 27, 2012 and to put forth our concerns for discussion at your February 9 meeting which we, regrettably, are unable to attend.

First, we would like to thank you for your efforts in working with other trustees within the Islands Trust to challenge the recent "Free Miner's Claims" staked on both North and South Pender Islands. As you know, we live in one of the cells where a claim was staked by HBH Holdings. Roger Proctor (the sole director and officer of this holding company) filed this claim against our property after he unsuccessfully tried to purchase same in February, 2012. What his motivation for doing so is not known to us but we do not believe he has any interest in mining our land and, as such, we believe that this claim should be removed and his firm's license revoked as a "free miner". Also, we think that our cell should be designated a "no staking reserve" because it contains (a) a portion of Beaumont National Marine Park (b) all of Ainslie Point Park (c) a sliver of Fawn Creek Park (d) water with special marine zoning and land with sensitive ecosystem designation (e) developed land with homes and buildings on the lots (waterfront lots within the Ainslie Point subdivision) and (f) MOT road easements. As we understand it, no one is entitled to enter such lands to carry out mining "exploration" and, obviously, to do so would not only be economically unfeasible but geographically challenging. We note that Roger Proctor appears to have also filed a claim on a cell that contains, in part, a property he recently purchased on Stanley Point Road after we rejected his offer for our property.

Second, we would like to express our concerns regarding the proposal to limit the maximum floor area of a single family dwelling on South Pender to 375 SM or 4036 SF. Thank you for clarifying the rationale for this proposal. As we understand it, the basis of this proposal is to attempt to prescribe what is a "reasonable amount" of SF (or size of home) required for people to live in as well as an attempt to stop the construction of "mega-mansions" on South Pender which are seen by Trustees to tax resources and services such as water, electricity and such. While we support green initiatives that make sense, here are some of our concerns with respect to this proposed bylaw amendment:

* We do not believe it is fair for others to dictate what is or is not a reasonable size of home for people to live in. Without meaning to seem antagonistic, to do so would seem to us to be an attempt to impose one's personal ideological and political views onto others and we are quite opposed to that type of thinking. Who gets to decide what is "reasonable" and what assumptions have they made in doing so?

* We don't define "mega-mansions" as homes over 4,036 SF. I'm certain that there are already many homes on South Pender which are over 4,036 so we are curious who came up with this number and based on what? In any event, the definition of "mansion" is extremely subjective and dependent on which era we are speaking of but, as far as I know, "mansions" are generally classified as homes over 7,000 (SF), which would mean "mega-mansions" are significantly larger. While one might be personally and morally opposed to a more modest version of Downton Abbey being built on Teece Point, we would argue that if a lot is large enough (i.e.: 23 acres) and can house a real "mega-mansion" without infringing on setbacks, height restrictions or building density bylaws and it has proved ample water supply, it is no one's prerogative to dictate another person's lifestyle choices as being too lavish or unreasonable. Teece Point sold for about

\$4,750,000 about 5 years ago. As an ex-Realtor, I contend that if you limit the SF allowed for single family residences to 4,036 on South Pender, you can expect the value of Teece Point and other prestigious lots which can comfortably support large homes to drop in value. And with the value of Teece Point and other price leaders dropping in value, I believe it will effect the value of all properties on Pender. While this may be a desirable thing for those people trying to get into the real estate market on Pender Island, it would be a bad thing for those of us already in the market. It would also most certainly affect the amount of property taxes the CRD is able to collect given that taxes are based on both land value and house value. This would mean that all of us would see an increase in taxes and/or a decrease in services if you do something that could plummet real estate values. We would hate to see seniors and the younger work force having to pick up the tab because others were, for whatever reasons, morally opposed to someone living in a +4,036 SF home. This would also increase the cost of rental rates of the island as anything that increases costs to a landlord ultimately increases rates to tenants.

- * Allowing for a variance from this rule does not help the real estate value issue. It would be impractical to ask buyers or vendors to have to make or accept offers subject to receiving a variance. It would be unclear as to how long such a variance would take or the likelihood of one being received.

- * We fully support green initiatives and the protection of natural resources but we think there are better ways to achieve this without imposing one size limit for single family dwellings regardless of lot size. For example:

- * we think "overbuilding" is better guarded against by ensuring home to lot density percentages are kept to reasonable amounts. Going back to Teece Point as an example, is it any harder on resources if that lot were to be subdivided into, say, 23 one-acre waterfront lots each with 4,000 SF homes than if it were developed into one "mega mansion"? We think not. Therefore maintaining this piece of land as unsubdividable is a much better way to limit the density factor. We think subdivisions like Magic Lake, with their need to conserve water given their building and population densities pose much more of a problem than Teece Point which has strong-producing wells as well as an enormous cistern which might comfortably support a mansion (if indeed one was ever to be built there). We are more likely to be opposed to the construction of 4,000 SF homes on half acre lots or the construction of condominiums, duplexes and/or multi-family dwellings if the argument is really about resource scarcity. From what we can tell, many of the large homes on Pender are owned by weekenders or people who don't reside here full-time so we don't think these properties would be or are causing a disproportionate burden on resources if a home over 4,036 SF were to be built or has already been built on them. That is certainly the case for our subdivision: only two lots have children still living with them so our population density is very low on a per acre basis, only one couple lives here full time so we are not over consuming available resources and we think all of our neighbours are excellent stewards of the land who support green initiatives. The neighbour to our left uses solar power; the other has geothermal heating; we take excellent professional care of our arbutus and rare tree groves as well as our sensitive ecosystems - and we are not, as a subdivision, unique to what we see on other South Pender properties. Perhaps a density restriction that is based on lot size is more appropriate such as 4,036 sq feet on less than an acre, 8,072 square feet on parcels from 2 to 5 acres (with a linear interpolation between 1 and 2) and no restriction above that. Although as we said earlier we are really opposed to any limitation except set backs and height restrictions but something along these lines would in our minds more appropriately address the "use of resources" issue.

- * our larger, immediate concern is the erosion of shorelines. The wakes of high-speed boats through Bedwell Harbour is causing shoreline erosion, it is disturbing marine life and sea kelp beds and it is posing a threat to the safety of swimmers, kayakers and small boats. We have railed against this for years. As boaters, we do not know of another Gulf Island harbour where "wakes" are tolerated, especially within precious marine parks (i.e.: Beaumont). We would like to see a 5 knot limit introduced and enforced within Bedwell and Browning Harbours.

Thank you for taking our concerns, Liz. As mentioned on the phone, we truly appreciate your efforts to get involved and to try to make our island a more beautiful place to live.

Mary Taylor and Jill Gardiner
8801 Ainslie Point Road
Pender Island, BC
V0N 2M3

Sharon Lloyd-deRosario

Subject: FW: Proposed Land Use Bylaws**Importance:** High

-----Original Message-----

From: Wendy Scholefield [mailto:wendy@clarinch.com]**Sent:** January-28-13 1:28 PM**To:** Liz Montague; Mike Jones; Ken Hancock**Cc:** Buffy Paterson; Andrea Pickard**Subject:** Proposed Land Use Bylaws

To the South Pender Local Trust Committee,

I have received my Islands Trust Newsletter and I am disturbed by the way that some of the information has been presented. For example, in providing information about Marine Geothermal Energy, you indicate that these geoechange systems would be allowed in all Marine zones except for the National Park Marine Zone. Since few people are familiar with zoning, I think it would have been helpful if you had indicated that these units would be allowed in Marine General, Marine Commercial and Marine Protected zones so that people could discuss and consider whether this technology is, in fact, appropriate in all of our marine zones. I am personally opposed to allowing anything in a Marine Protected Zone, despite any manufacturer's assurances of safety.

I am also concerned that the section named Storage (Accessory) Buildings is completely misleading and does not indicate that there are a range of choices that can be made regarding the construction of outbuildings prior to the construction of a residence. After quoting the change to the OCP, you have written that "On lots where no house has been built yet, owners are currently not allowed to construct a storage building." You fail to mention that owners are currently not allowed to build any accessory or outbuildings. I believe that it would have been responsible to indicate the options available when changing the Land Use Bylaw. I believe that it would be useful for the community to have a discussion about the pros and cons of allowing outbuildings and what kinds of outbuildings would be permitted prior to the construction of a residence. If you are, in fact, recommending that only storage sheds be allowed, why not indicate that that is what you are proposing and why that is your preference, rather than pretending that a storage shed is the only option available. I think that the LTC should provide full information to the people of South Pender so that they can provide you with their views on the subject. Then you can make the decision that you believe to be in the best interests of our community.

However, I shouldn't have been surprised by the information that was presented in the newsletter. You referred these draft amendments to the volunteers who sit as advisors to you on the Advisory Planning Commission. When they brought their concerns regarding the proposed amendments and the process being used by the LTC, you chose to chastise them and to direct them to comment only on those issues referred to them. Some of the criticism verged on the personal, rather than on professional considerations.

When that didn't work and the APC was still expressing concerns about what the LTC was doing with regard to the amendments, you offered a "re-education" process with three Islands Trust Staff. Presumably the purpose of this exercise was to ensure that the APC and the APC chair restricted their advice to what the LTC wanted to hear. The APC did not feel the need for an education process regarding their roles and responsibilities and declined the offer. It might be more useful if the Trustees and the Chair of the LTC reviewed their own roles and responsibilities.

Finally, when the APC did its work without the guidance of staff, you waved the bogus banner of "legal opinion" to further threaten and silence people with views that did not correspond with your own.

I frankly cannot understand this bullying behavior. People volunteer their time in order to part of their community planning process: they put in long hours of reading and research and try to put forward their views so that they will be considered by the LTC in the decision-making process. The reality is that if the LTC did not like, or approve of, or want the views of the APC, you could have, in the first place, not referred the issues to the APC, and , in the second place, you could have simply thanked the APC for their advice and gone on and decided on whatever changes to the LUB that you believe are best. The whole thing is overkill.

But it is worrisome. We live in a world where there are constant concerns expressed about the lack of political participation by people at the national, provincial and local levels. Voter numbers are down. When this kind of behavior is directed towards people who are participating, who are prepared to put in time to have their voice heard, the result can only be further apathy.

I am sickened by what has transpired over the last few months on South Pender. And it appears that the bureaucratic shuffling of responsibility will continue. And the only result will be that the Trust office will indicate that they need more staff to handle these small island yokels who think they know more about their island than the professionals do. And the bunker mentality of the Islands Trust will further alienate the public on our islands.

Wendy Scholefield

cc. APC chair for forwarding to APC members
Andrea Pickard, Planner



Islands Trust

BYLAW REFERRAL FORM

Suite 200, 1627 Fort Street
Victoria, B.C. BC V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
information@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Saturna **Bylaw No.:** 110 (LUB) **Date:** November 16, 2012

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected. For your information a Public Hearing to consider the Bylaw is anticipated to be held February 14, 2013.

APPLICANTS NAME / ADDRESS:

Saturna Island Local Trust Committee

PURPOSE OF BYLAW:

To amend the Saturna Island Land Use Bylaw to permit 'ocean loop geo-exchange systems' in the water zones and to include a definition.

GENERAL LOCATION:

Saturna Island

LEGAL DESCRIPTION:

N/a

SIZE OF PROPERTY AFFECTED:

n/a

ALR STATUS:

NA

OFFICIAL COMMUNITY PLAN DESIGNATION:

n/a

OTHER INFORMATION:

See staff report attached.

Please fill out the Response Summary on the back of this form. If your agency's interests are "*Unaffected*", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

(Signature)

Name: Gary Richardson

Title: Island Planner
Phone: 250-405-5157

This referral has been sent to the following agencies:

Federal Agencies

Department of Fisheries and Oceans

Provincial Agencies

Ministry of Forests, Lands and Natural Resource Operations -
Crown Lands & Resource: Wallace, Bonita
Ministry of Environment : Barr, Brenda

Non-Agency Referrals

Regional Agencies

CRD Building Inspection

Adjacent Local Trust Committees and Municipalities

North Pender Local Trust Committee
South Pender Local Trust Committee
Mayne Island Local Trust Committee

First Nations

Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Malahat First Nation
Penelakut Tribe
Semiahmoo First Nation
Stz'uminus First Nation
Tsartlip
Tsawout
Tsawwassen First Nation
Tseycum First Nation

PLEASE TURN OVER →

BYLAW REFERRAL FORM RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☐

Approval Recommended Subject to Conditions Outlined Below

☐

Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below

Saturna Island Trust Area

(Island)

110 (LUB)

(Bylaw Number)

(Signature)

(Title)

(Date)

(Agency)



Islands Trust

BYLAW REFERRAL FORM

Suite 200, 1627 Fort Street
Victoria, B.C. BC V8R 1H8
Ph: (250) 405-5151
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information@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: North Pender Island Local Trust Area **Bylaw No.:** 192 **Date:** January 10, 2012

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

n/a

PURPOSE OF BYLAW:

The purpose of proposed bylaw 192 is to amend the North Pender Island Official Community Plan by repealing and replacing 'Schedule E – Road Classification' with an updated version. The objective of the amendment is to designate the roadway between the BC Ferries terminal and the entrance to Magic Lake Estates as the 'Magic-Ferry Bicycle-Walking Route' and to identify the existing Car Stop network. Magic Lake Estates is a small lot subdivision on North Pender Island where over 60% of the residential lots exist. Both the Magic-Ferry Bicycle-Walking route and the Car Stop network are located on lands identified as public road dedication.

GENERAL LOCATION:

North Pender Island generally.

LEGAL DESCRIPTION:

n/a

SIZE OF PROPERTY AFFECTED:

n/a

ALR STATUS:

n/a

OFFICIAL COMMUNITY PLAN DESIGNATION:

n/a

OTHER INFORMATION:

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

(Signature)

Name: Andrea Pickard

Title: Island Planner
Contact Info: Tel: 250-405-5189
Email: apickard@islandstrust.bc.ca

This referral has been sent to the following agencies:

Federal Agencies

Parks Canada

Provincial Agencies

Ministry of Transportation and Infrastructure
BC Hydro

Regional Agencies

CRD Environmental Sustainability
Pender Islands Park and Recreation Commission

Adjacent Local Trust Committees and Municipalities

South Pender Island Local Trust Committee
Salt Spring Island Local Trust Committee
Saturna Island Local Trust Committee
Mayne Island Local Trust Committee

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Non-Agency Referrals

First Nations

Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Malahat First Nation – TE'Mexw Treaty Assoc.
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Stz'uminus First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation

BYLAW REFERRAL FORM RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☐

Approval Recommended Subject to Conditions Outlined Below

☐

Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below

North Pender Island Local Trust Area

(Island)

192

(Bylaw Number)

(Signature)

(Title)

(Date)

(Agency)

South Pender Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Revised: February 14, 2012

No	Meeting Date	Resolution No.	Issue	Policy
1.	May 23, 2006	SP-LTC-12-06	Adoption of Minutes	That staff prepare draft of meeting minutes for Local Trust Committee reading, correction and amendment as soon as possible following meetings. The South Pender Island Local Trust Committee will adopt these minutes by Resolution without Meeting within fourteen business days, if possible, of each meeting. [The adopted minutes will be posted to the website as soon as possible and a copy will also be included in the next meeting's agenda package].
2.	April 14, 2009	SP-LTC-19-09	Website	It was Moved and Seconded that the South Pender Island Local Trust Committee request that the "latest news" section of the South Pender Island webpage be updated monthly with the addition of the South Pender Island Local Trust Committee Report to the Pender Post.
3.	October 5, 2010		Follow up action list	Send FUAL to trustees once drafted following the meeting.



Islands Trust

Print Date: Jan-24-2013

Top Priorities

South Pender Island

No.	Description	Activity	Received / Initiated	Responsibility	Target Date	Status
1	LUB Review and Update	1. Determine Scope of Review 2. Determine Timeline 3. Determine Methodology 4. Technical Update 5. Initiate Background Work on selected topics 6. Undertake Community Consultation/Communications 7. Legislative Process	Oct-04-2011	Andrea Pickard		On Going
2	Shoreline Protection	1. develop new MapIT shoreline application for South Pender 2. develop web-based, interactive resource including interactive mapping and educational information	Oct-04-2011	Andrea Pickard		On Going



Islands Trust

Print Date: Jan-24-2013

Projects

South Pender Island

No.	Description	Activity	Received/Initiated	Status
1	Development Approval Information Bylaw	To draft a DAI bylaw to provide certainty with respect to requirements for development permit applications	May-04-2010	On Going
2	Forest Lands	Public education regarding best management and stewardship practices on forest lands including wildfire prevention and preparedness	Feb-14-2012	On Going
3	Sensitive Ecosystem Mapping	consider DPA or other protective measure	Feb-14-2012	On Going
4	Geological Hazard Mapping	consider DPA or other protective measures	Feb-14-2012	On Going
5	Raptor Nests	consider DPA or other protective measure	Feb-14-2012	On Going
6	Parks and Recreation	update OCP schedule with more specific information after PIPRC Master Plan is reviewed	Feb-14-2012	On Going
7	Community Transition and Resilience	Support ongoing development of community transition and resilience to worldwide challenges such as climate change, peak oil, and food security	Jun-19-2012	On Going
8	Area Farm Plan	Potentially joint with NPILTC	Sep-18-2012	On Going



Islands Trust

Print Date: Jan-24-2013

Applications w/ Status - South Pender Island Status: Open

Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
SP-SUB-2011.2	Airey Group Planner: Andrea Pickard	Oct-26-2011	To create 4 new lots + remainder.

Planning Status

Status Date: Jun-06-2012

on June agenda for further discussion re: parkland and APC comments

Status Date: Apr-12-2012

PIPRC response considered at Apr LTC, referred to APC to discuss with stakeholders invited to participate

Status Date: Feb-09-2012

park proposal outline received and forwarded to PIPRC for comment

Kathy Jones

From: Nicole Ranger
Sent: January-07-13 12:19 PM
To: Andrea Pickard; Ken Hancock; Liz Montague; Mike Jones; Robert Kojima; Sharon Lloyd-deRosario; Kathy Jones
Cc: Nancy Roggers
Subject: South Pender LTC Report Dec 2012

Islands Trust

LTC EXP SUMMARY REPORT F2012

Invoices posted to December 31, 2012

665 South Pender	Invoices posted to December 31, 2012	Budget	Spent	Balance
65000 665	LTC "Trustee Expenses"	1,100.00	560.64	539.36
65200 665	LTC Local Exp LTC Meeting Expenses	1,700.00	1,105.58	594.42
65210 665	LTC Local Exp APC Meeting Expenses	300.00	962.44	(662.44)
65220 665	LTC Local Exp Communications	500.00	300.90	199.10
65230 665	LTC Local Exp Special Projects	200.00	100.00	100.00
65240 665	LTC Local Exp Miscellaneous	300.00	-	300.00
TOTAL LTC Local Expense		3,000.00	2,468.92	531.08
73001 665 4005	South Pender Shoreline Protection	6,000.00	360.09	5,639.91
TOTAL Project Expense		6,000.00	360.09	5,639.91

Nicole Ranger

Finance Clerk
 Islands Trust
 200-1627 Fort Street
 Victoria, BC V8R 1H8
 Phone: (250) 405-5152
 Fax: (250) 405-5155

Preserving *Island* communities, culture and environment



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Islands Trust

Preserving **island** communities, culture and environment.

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Population (2011):

Approximately 201

Size:

911 hectares (2,251 acres)

Location:

15 kilometres east of the Swartz Bay ferry terminal on Vancouver Island via North Pender Island.

[Land Use Planning](#)
[Related Planning Services](#)
[Related Resources](#)
[Trust Area Mapping](#)
[Related Links](#)

South Pender Island Local Trust Committee

Latest News

In this section you will find current news items that are relevant to your Local Trust Area and your community. [Subscribe](#) to the South Pender Island Latest News updates and receive the latest information on official community plan reviews, staff reports, notifications and other documents published in the latest news section.

January 2013

- [Land Use Bylaw Amendment Newsletter - January, 2013](#)

December 2012

- [Information on Mining Claims](#)

October 2012

- [October 13, 2012 - Shoreline Stewardship Event](#)

September 2012

- [South Pender Community Survey - Final Results](#)
- [Pender Islands Transportation Survey Results - Residents](#)
- [Pender Islands Transportation Survey Results - Visitors](#)
- [Pender Island Transportation Management Plan](#)

June 2012

- [Ministry of Transportation Decision Re: Tilly Point Road Closure Application](#)

May 2012

- [South Pender Island Trustee Newsletter - May 2012](#)

[Pender Post Trustee Reports](#)

Committee Links

[Committee Home](#)
[Trustee Membership](#)
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[Planning Bylaws](#)
[Administrative Bylaws](#)
[Meetings Schedule](#)
[Meeting Agendas](#)
[Meeting Minutes](#)
[Resolutions-Without-Meeting](#)
[Associated Islands](#)
[Land Use Application Forms](#)

Planner Office Hours on Pender Island

- [Planner Office Hours on Pender Island](#)

General Information

- [Eagle Brochure](#)
- ["A Guide to Environmentally Friendly Building and Renovating in the Southern Gulf Islands" booklet](#)
- [A "Choosing a Building Site on your Lot" fact sheet](#)
- [A "Making Changes to your Lot Line" fact sheet](#)
- [An "Applying for a Variance" fact sheet](#)
- **Transportation Plan**
- [Pender Island Transportation Management Plan](#)
- [Pender Islands Transportation Survey Results - Residents](#)
- [Pender Islands Transportation Survey Results - Visitors](#)

South Pender Island Local Trust Committee Projects

Local trust committee community planning projects are initiated and managed through their Work Programs. The Work Program Top Priorities are projects that have been prioritized by the LTC and for which resources are available or anticipated to be available shortly. Projects can be significant and long term, such as an Official Community Plan Review, or may be relatively minor, such as an amendment to a regulation in a Land Use Bylaw.

- [Work Program Top Priorities](#)

Land Use Bylaw Amendments

- [Staff Report - October 30, 2012](#)
- [South Pender Advisory Planning Commission Minutes - November 2, 2012](#)
- [Draft Bylaw No. 111](#)
- [Draft Consolidation of Land Use Bylaw No. 92](#)
- [Land Use Bylaw Amendment Newsletter - January, 2013](#)

Bylaw Enforcement

- [Staff Report - September 8, 2011 - Adoption of Bylaw Enforcement Notification Bylaw](#) - TABLED until 2013

Zoning and Density Review

- [Potential RR Zones Memo - June 9, 2011](#)
- [Staff Report - May 2010](#)
- [Residential Subdivision Potential Map](#)

Climate Change Action

- [Community Engagement Tools](#)
- [Climate Wise Islands](#)

Ecosystem Mapping Webpage

Geological Hazard Protection

- [Steep Slopes Hazard Map](#)

Applications

SP-SUB-2011.2 (Cadez)

- [Referral Package dated April 19, 2012 - sent to Advisory Planning Commission for Comment](#)
- [Advisory Planning Commission Referral Response - Draft May 4, 2012 Minutes](#)

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The Pender Islands Conservancy Association Uplands and Near-shore Apocalypse Follow-up Series:

“What We Must Know About Our Shorelines”

Theme – “How climate change, plunging fish stocks & declining Orcas will affect all our futures”



Drummond Bay via Higgs Road Access – January 2013

“Coastal Engineer John Readshaw” –
Saturday, March 2, 2013

By popular demand, PICA has requested the return of Coastal Engineer John Readshaw to provide a further opportunity to Pender Islanders to address concerns expressed by many with regards to shorelines and the ramifications of climate change.

Now is the time to ask your questions and find the answers to: -

‘What We Must Know About Our Shorelines’

Many shoreline property owners will have the opportunity of an ‘on site’ coastal engineer for those with properties facing Boundary Pass for South Pender Island, and those with properties on North Pender Island facing Plumper Sound.

Please note, all Pender Islanders are welcome at either venue or field session locations.

John Readshaw will be providing overviews and then ‘on site shoreline field sessions’ at the following locations: -

South Pender Island – Overview 9:45 am at the South Pender Fire Hall #3 with the field session commencing at 10:45 am at the shoreline between Higgs Road beach access and Brooks Point (parking limited at field location).

North Pender Island – Overview 1:45 pm at the Hope Bay meeting room with the field session commencing at 2:45 pm at the shoreline of Bricky Bay (Clam Bay Road / Coast Shale Road with beach access down Armadale Road – Parking on Armadale or Coast Shale only).

Mark your calendars and take advantage of this opportunity!

Questions??? Contact Sara at 629-6885



Memorandum

12.3

Date January 24, 2013 File Number 0410-20

To Gabriola Island Local Trust Committee
Galiano Island Local Trust Committee
Mayne Island Local Trust Committee
North Pender Island Local Trust Committee
Salt Spring Island Local Trust Committee
Saturna Island Local Trust Committee
South Pender Island Local Trust Committee
Thetis Island Local Trust Committee

From Robert Kojima, Regional Planning Manager
Leah Hartley, Regional Planning Manager
Courtney Simpson, Regional Planning Manager

Re National Marine Conservation Area

At December Trust Council, a Request for Decision (RFD) from Trust Programs Committee concerning the proposed National Marine Conservation Area Reserve (NMCAR) was considered. Trust Council adopted the following resolutions:

Resolution TC 161/12

That the Islands Trust Council reaffirm its support for a National Marine Conservation Area Reserve in the Southern Strait of Georgia, and affirms its support for enacting the entire perimeter (or larger) as currently proposed .

Resolution TC 161/12

That the Islands Trust Council recommend that local trust committee zoning be used by Parks Canada as the basis for defining the zoning in the National Marine Conservation Area Reserve Interim Management Plan.

Resolution TC 161/12

That the Islands Trust Council propose that the Islands Trust be included in a joint management approach to the National Marine Conservation Area Reserve.

The RFD included the following passage:

Local trust committees (except Lasqueti, Hornby, Denman, Gambier and Executive (Ballenas-Winchelsea)) are encouraged to give specific input (ideally by resolution) about more precise NMCAR boundary definition in environmentally sensitive areas and/or exclusions of high use areas such as docks

and sewage outfalls. (CAO comment: Those LTCs that wish to solicit public comment or make detailed assessments before providing more specific input regarding NMCAR boundary definition would need to make this a work program priority with assigned planner resources.)

LTCs have several options in considering if further specific input is appropriate.

1. Review of NMCAR boundaries: as suggested in the RFD quote above, an LTC may consider that a detailed review of the proposed boundaries within the LTA should be conducted prior to making comment. This may involve some or all of the following:
 - a. Staff review of Parks Canada proposed NMCAR boundaries in comparison to Islands Trust mapping and LTC bylaw designations and zoning.
 - b. Identification and delineation of specific locations to recommended for exclusion (or for inclusion). For example public docks could be requested for exclusion, and options could be considered for the exact boundary of the area of exclusion (i.e. lease, zone or general area of activity). Conversely, a recommendation could be made to include areas current shown as excluded based on Islands Trust mapping (ecosystem, shoreline, archaeological, etc.)
 - c. LTC led consultation, including community meetings and consultation with local groups

Although the work may be completed within one or two LTC meetings, this level of work should be treated like any other LTC project and included as Top Priority on the Work Program and staff should be requested to provide options on the resources, timelines and scope of work.

2. The LTC may consider a simple resolution or set of resolutions to forward to Parks Canada. For example:
 - a. A resolution recommending exclusion specific location or feature (e.g. a public dock)
 - b. A resolution recommending that Parks Canada hold a public meeting on the island.

This approach would typically be considered at a single meeting and would not need to be added to the Work Program. Trustees considering this approach are encouraged to work with their Island Planner in advance of the meeting on suitable resolution wording.

3. Finally, an LTC may consider that no further action is necessary from the LTC. In other words, the resolutions of Trust Council are sufficient.

pc David Marlor, Director of Local Planning Services
Lisa Gordon, Director of Trust Area Services

