



ADOPTED

South Pender Island Local Trust Committee Minutes of Regular Meeting

Date: April 11, 2017
Location: South Pender Fire Hall
8961 Gowlland Point Road, South Pender Island, BC

Members Present Peter Luckham, Chair
Wendy Scholefield, Local Trustee
Bruce McConchie, Local Trustee

Staff Present Robert Kojima, Regional Planning Manager
Robyn Ludwig, Recorder

Others Present Approximately 13 members of the public present

1. CALL TO ORDER

Chair Luckham called the meeting to order at 10:03 a.m. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 13.4 Pender Conservancy Request

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

The following members of the public spoke at the town hall: **Alma Lightbody, Debbie Friesen, Rick Friesen, Peter Clark, Jane Perch, Paul Petrie, Christina McQuarrie, Gordie Duncan, Audrey Green, Paul Weyer**. Questions and comments included:

- More detailed specifications needed for cisterns / rainwater usage
- More detailed specifications needed for length of dock ramps
- Nonconforming properties may face difficulty with resale and insurance
- Not broad enough community input has been solicited
- Limited opportunity to comment at the community information meeting
- Concerns about variance development permits, in particular, for density / size
- Proposed bylaw changes are major changes to Official Community Plan (OCP)

Regional Planning Manager (RPM) Kojima outlined the extensive public consultation process that has taken place over the last two terms. The Trustees outlined legislative and administrative processes for the Local Trust Committee (LTC) in its review of the Land Use Bylaw (LUB).

4. COMMUNITY INFORMATION MEETING

none

5. PUBLIC HEARING

none

6. MINUTES

6.1 Draft Local Trust Committee Minutes Dated January 16, 2017

By general consent the Local Trust Committee meeting minutes of January 16, 2017 were adopted.

6.2 Section 26 Resolutions-without-meeting

none

6.3 Advisory Planning Commission Minutes

none

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated April 2017

RPM Kojima reviewed tasks completed on the follow-up action list.

8. DELEGATIONS

none

9. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted on the LTC webpage.

none

10. APPLICATIONS AND REFERRALS

10.1 North Pender Island Local Trust Committee Bylaws No. 209 & 210 Referral

RPM Kojima briefly reviewed the Mill Bay Marine Group application for rezoning.

SP-2017-05

It was MOVED and SECONDED,

that the interests of the South Pender Local Trust Committee are unaffected by North Pender Local Trust Committee Bylaws No. 209 & 210.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Land Use Bylaw (LUB) Review - Staff Memo - Bylaws No. 113 & 114

RPM Kojima reviewed the next steps for the LTC in its review of the LUB. He clarified that the public hearing must be held between first and third readings.

Trustee McConchie discussed current guidelines and proposed amendments for discussion for: maximum square footage, maximum dwelling size, and cottage and accessory building allowances.

SP-2017-06

It was MOVED and SECONDED,

that Bylaw No. 114, cited as South Pender Land Use Bylaw No. 114, 2016, be amended as follows:

that the definition of "floor area ratio" and section 5.1(5) be removed.

CARRIED

SP-2017-07

It was MOVED and SECONDED,

that the Trustees direct staff to include the table, as presented by Trustee McConchie, in section 5.1 of the South Pender Land Use Bylaw No. 114, 2016.

CARRIED

The SP LTC recessed at 11:48 a.m. and returned at 11:56 a.m.

SP-2017-08

It was MOVED and SECONDED,

that section 3.14 of Bylaw No. 114, cited as South Pender Land Use Bylaw No. 114, 2016, be removed. Chair Luckham and Trustee Scholefield opposed the motion.

DEFEATED

SP-2017-09

It was MOVED and SECONDED,

that Bylaw No. 114, cited as South Pender Land Use Bylaw No. 114, 2016, be amended to replace the 4.6 metre height of accessory buildings with 7.6 metres.

CARRIED

SP-2017-10

It was MOVED and SECONDED,

that South Pender Land Use Bylaw No. 114, 2016, be read a second time as amended.

CARRIED

Trustee McConchie OPPOSED

SP-2017-11

It was MOVED and SECONDED,

that the South Pender Local Trust Committee distribute, by mail to the public, a summary of the amendments made at the April 11, 2017 LTC meeting, along with a notice of public hearing.

CARRIED

SP-2017-12

It was MOVED and SECONDED,

that Bylaw No. 113 be amended to reflect amendments made to Bylaw No. 114.

CARRIED

SP-2017-13

It was MOVED and SECONDED,

that Bylaw No. 113 be read a second time as amended.

CARRIED

Trustee McConchie OPPOSED

SP-2017-14

It was MOVED and SECONDED,

that the South Pender Island LTC has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaws No. 113 and 114 are not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

12. REPORTS

12.1 Work Program Reports (attached)

12.1.1 Top Priorities Report Dated April 2017

Trustee McConchie suggested a rainwater catchment education initiative be considered at a later date.

12.1.2 Projects List Report Dated April 2017

Received for information

12.2 Applications Report Dated April 2017 (attached)

Received for information

12.3 Trustee and Local Expense Report Dated February 2017 (attached)

Received for information

12.4 Adopted Policies and Standing Resolutions (attached)

Received for information

12.5 Local Trust Committee Webpage

Staff will update the LTC website with the amended bylaws.

12.6 Chair's Report

Chair Luckham reported on the Association of Vancouver Island and Coastal Communities (AVICC) meeting.

12.7 Trustee Report

Trustee Scholefield recently attended the Islands Trust Council meeting on Gabriola, the CRD Gulf Islands Regional Trails Plan Open House, and the Cadet Training (Fire Department) on North Pender.

Trustee McConchie also attended the Islands Trust Council meeting, and the Community Information Meeting (regarding Port Browning) on North Pender.

12.8 Trust Fund Board Report Dated February 2017

The board has a new member from Salt Spring.

13. NEW BUSINESS

13.1 Provincial Private Moorage Policy Update - Staff Memo

RPM Kojima outlined proposed changes to private moorage policy.

13.2 CRD Gulf Islands Regional Trails Plan - Open House Invitation

Received for information

13.3 Freighter Issues in Plumper Sound/Notifying Trust Council - Discussion

Trustee McConchie will attend the April 18 anchorages roundtable meeting as a representative of the SP LTC.

13.4 Pender Island Conservancy Association Project

Trustees requested that staff distribute a notice to subscribers regarding the upcoming PICA event.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for June 13, 2017, at the South Pender Fire Hall, Pender Island

SP-2017-15

It was MOVED and SECONDED,

that staff be directed to reschedule the June 13, 2017 LTC meeting.

CARRIED

15. TOWN HALL

The following members of the public spoke at the town hall: **Rick Friesen, Jane Perch, Alma Lightbody, Gordie Duncan.**

RPM Kojima clarified public submission and hearing processes, and guidelines for accessory buildings and for agricultural buildings in rural-residential areas.

16. CLOSED MEETING (Distributed Under Separate Cover)

16.1 Motion to Close Meeting

At 1:33 p.m., Chair Luckham noted that the LTC would close the meeting.

SP-2017-16

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) (d & i) for the purpose of considering:

- Adoption of In-Camera Minutes Dated March 1, 2016
- Legal Advice

AND

that the staff and recorder attend the meeting.

CARRIED

16.2 Recall to Order

The meeting was recalled to order at 1:44 p.m.

16.3 Rise & Report

The LTC adopted the in-camera minutes, and requested from staff a summary of the legal implications of maximum floor area for the public.

17. ADJOURNMENT

By general consent the meeting was adjourned at 1:45 pm.

Peter Luckham, Chair

Certified Correct:

Robyn Ludwig, Recorder