



# ADOPTED

## South Pender Island Local Trust Committee Minutes of Special Meeting

**Date:** May 6, 2017  
**Location:** Poet's Cove Resort  
9801 Spalding Road, 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 35 members of the public

### 1. CALL TO ORDER

Chair Luckham called the meeting to order at 12:01 p.m. He acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations. Chair Luckham introduced the Local Trust Committee (LTC) and staff, and explained the community information and public hearing processes.

### 2. APPROVAL OF AGENDA

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

### 3. BUSINESS ITEMS

#### 3.1 Community Information Meeting

##### 3.1.1 South Pender Island Local Trust Committee Bylaws No. 113 (OCP Amendments) & 114 (LUB)

Regional Planning Manager (RPM) Kojima summarized the process of reviewing the Land Use Bylaw (LUB) and the key points of the bylaw, and summarized the proposed Official Community Plan (OCP) amendments.

Members of the public **Peter Clarke, Charlotte Edwards, John Roberts, Cameron Thorn, Donna Spalding, Jane Perch, Alma Lightbody, Jon Spalding, Shelley Henshaw** and **Gordie Duncan** inquired about:

- consistency of LUB amendments with other islands in the Trust area;
- whether the definition of “storey” and “floor” includes non-habitable spaces;
- dwelling size restrictions vs. floor area ratio / lot coverage restrictions;
- clarity for the definition of “density” (square footage vs. number of units);
- how the 4000 gallon guideline for cisterns was determined;

- definitions of “rainwater system” and “single-family dwelling”;
- development variance process for additions (i.e., garages);
- floor area vs. lot coverage (i.e., footprint on the land);
- need for surveys to ensure compliance;
- the rationale for changing existing regulations;
- possibility of litigation or court challenges;
- provisions to mitigate impacts on neighbours (i.e., setbacks); and
- community information meeting processes.

### **3.2 Public Hearing**

#### **3.2.1 Recess for Public Hearing**

The Public Hearing was called to order at 1:22 p.m. See separate Public Hearing (PH) record dated May 6, 2017.

##### **3.2.1.1 South Pender Island Local Trust Committee Bylaws No. 113 (OCP Amendments) & 114 (LUB)**

#### **3.2.2 Recall to Order**

Chair Luckham recalled the Special Meeting to order at 2:19 p.m.

## **4. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:20 p.m.

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Peter Luckham, Chair

Certified Correct:

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Robyn Ludwig, Recorder