



ADOPTED

South Pender Island Local Trust Committee Minutes of Regular Meeting

Date: November 8, 2016
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 10 members of the public present

1. CALL TO ORDER

Chair Luckham called the meeting to order at 10:00 a.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. TOWN HALL AND QUESTIONS

Paul Petrie thanked the Trustees for requesting that RPM Kojima draft the Land Use Bylaw (LUB) discussion paper; he indicated that the discussion paper had provided useful information for the community and the LTC.

4. COMMUNITY INFORMATION MEETING

none

5. PUBLIC HEARING

none

6. MINUTES

6.1 Adopted Local Trust Committee Minutes Dated September 6, 2016 (For information)

Received for information.

6.2 Section 26 Resolutions-without-meeting Dated October 2016

Received for information.

6.3 Advisory Planning Commission Minutes

none

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated November 2016

Received for information.

8. DELEGATIONS

none

9. CORRESPONDENCE

none

10. APPLICATIONS AND REFERRALS

none

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Land Use Bylaw (LUB) Review - Discussion Paper

RPM Kojima summarized the LUB discussion paper and clarified the options. .

The Trustees discussed specific issues related to accessory buildings and structures, including height, setbacks and floor area regulations. The Trustees then discussed options for regulating by lot size and/or lot coverage, and whether to regulate by percentage and/or maximum floor area.

The LTC broke at 11:41 p.m. and reconvened at 11:54 p.m. to revisit the LUB.

SP-2016-21

It was MOVED and SECONDED,

that draft Bylaw 114 be revised for rural residential zones to have the Floor Area Ratio (FAR) of all buildings not exceed 10%, not including buildings less than 10 sq m.

CARRIED

SP-2016-22

It was MOVED and SECONDED,
that draft Bylaw 114 be revised for rural residential zones to have a maximum dwelling size of 560 sq m.

CARRIED

SP-2016-23

It was MOVED and SECONDED,
that draft Bylaw 114 be revised for agricultural, forestry and natural resource properties to have a maximum dwelling size of 560 sq m.

CARRIED

SP-2016-24

It was MOVED and SECONDED,
that draft Bylaw 114 be revised for rural residential zones to limit the maximum size of any one accessory building to 140 sq m.

CARRIED

SP-2016-25

It was MOVED and SECONDED,
that draft Bylaw 114 be revised for all zones to require all new dwelling construction to include cisterns for the storage of rainwater, with a minimum cistern capacity of 18,000 L.

CARRIED

Trustee Scholefield briefly reviewed changes to various definitions in the bylaw.

11.2 Community Information Meeting Format

SP-2016-26

It was MOVED and SECONDED,
that the Trustees request that RPM Kojima prepare, in conjunction with the Trustees, a community information package for mail distribution in December.

CARRIED

12. REPORTS

12.1 Work Program Reports (attached)

12.1.1 Top Priorities Report Dated November 2016

Received for information.

12.1.2 Projects List Report Dated November 2016

Received for information.

12.2 Applications Report

none

12.3 Trustee and Local Expense Report Dated September 2016 (attached)

Received for information.

12.4 Adopted Policies and Standing Resolutions (attached)

Received for information.

12.5 Local Trust Committee Webpage

none

12.6 Chair's Report

Work continues on: a 2017/2018 budget; a transition plan in the event of the incorporation of Salt Spring; and ongoing work on ship safety, anchorages, and oil spill prevention. The Trust Council is meeting on Salt Spring in December.

12.7 Trustee Report

Trustee McConchie continues his work regarding tanker traffic in Plumper Sound; styrofoam and debris on South Pender beaches; and the select committee for reviewing the Victoria office location.

12.8 Trust Fund Board Report Dated September 2016 (attached)

Received for information.

13. NEW BUSINESS

none

14. UPCOMING MEETINGS

14.1 The Next Regular Meeting of the South Pender Local Trust Committee is To Be Determined.

14.2 Proposed South Pender Island LTC 2017 Meeting Schedule - Staff Memo

SP-2016-27

It was MOVED and SECONDED,

that the Trustees request that staff schedule a meeting for January 2017, cancel the February 2017 meeting, and adopt the remainder of the schedule as presented.

CARRIED

The LTC wishes to hold a community information meeting, regarding Bylaw 114, as part of the January 2017 meeting.

15. TOWN HALL

No comments received from the public.

16. CLOSED MEETING

none

17. ADJOURNMENT

By general consent the meeting was adjourned at 1:26 p.m.

Peter Luckham, Chair

Certified Correct:

Robyn Ludwig, Recorder