



# ADOPTED

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

**Date:** June 17, 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  
Shannon Brayford, Recorder

**Others Present** Approximately Fifty-eight (58) members of the public present.

### 1. OPEN HOUSE

Informal, small group conversations were held as the public arrived at the venue. The Local Trust Committee (LTC) members and Regional Planning Manager (RPM) Kojima circulated and spoke with members of the public.

### 2. CALL TO ORDER

Chair Luckham called the meeting to order at 1:02 pm. He introduced the LTC and staff to the public, and acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations.

Using a computer monitor demonstration, Trustee McConchie provided an overview of the LTC website and the information available.

### 3. APPROVAL OF AGENDA

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

### 4. COMMUNITY INFORMATION MEETING

#### 4.1 Overview

Chair Luckham provided an overview of the Land Use Bylaw (LUB) review to date and outlined the structure of this meeting.

RPM Kojima provided an overview of the process to date. He noted that the review of the Land Use Bylaw had begun in the last term and that the current Trustees had made the review of the Land Use Bylaw their only priority and had been working on it for a year and a half. He referred to a poster on the wall which provided a timeline of the work of the Local Trust Committee, which listed a Community Information Meeting in the summer of 2015 and in November of 2015. He explained the technical review of the Land Use Bylaw that was completed in the spring of 2015 and referred to the Advisory Planning Commission for their review. He noted that these proposed revisions to the Land Use Bylaw had been referred to the Advisory Planning Commission in the spring of 2016. He then provided information on the next steps, including the legislative process.

A member of the public requested information on the volume of direct disclosure to the home owners on the island. The LTC responded that a notice of this Community Information Meeting had been mailed out to all property owners. The planner noted that public notification becomes a legislative requirement when the Local Trust Committee is preparing to adopt the Land Use Bylaw, but that the LTC is still in the process of collecting feedback from the community.

#### **4.2 Discussion of Proposed Significant Amendments**

The first topic discussed was the proposed amendment to restrict maximum square footage of dwellings.

The following members of the public spoke to this issue: **William Henderson, Jane Perch, Paul Petrie, Gordie Duncan, Wayne Edwards, Leigh Pullen, Buffy Paterson, Frank Ducote, Richard Kay, Cameron Thorn, Jon Spalding, Donna Spalding, and Peter Clarke.**

Comments were made both in favour and opposed to the amendment.

Suggestions were advanced in the following areas:

- Protection of rural character, reduction of greenhouse gas emission, and protection of diversity in the natural environment.
- Use of Floor Area Ratio instead of maximum floor area should be explored
- Objective of maximum floor area and alternative regulations to achieve the objectives
- Percent lot coverage instead of maximum floor area.
- Consider the question of partiality in administration of Development Variance Permits in small communities.
- As one size doesn't fit all. Come up with something that reflects the area.
- Regulations should be simple and fair, enforceable and restrict the number of future variance applications

**By general consent of the Trustees** the agenda was amended to include discussion of Item 4.4 Lot Coverage in item 4.1 Discussion of Proposed Significant Amendments as the LTC identified that the topics were closely related.

Chair Luckham invited members of the community to address issues of Lot Coverage and Maximum Floor Area.

The following members of the community spoke: **Ken Clarke, Elizabeth Montague, William Henderson, Robert Dill, Bert Hol, and Howard Airey.**

Comments and suggestions included:

- Consideration to reduce lot coverage to 10%
- Trustees should provide rationale for restrictions
- Restrictions potentially affect property values negatively
- Consideration should be given to imposing a maximum size on accessory buildings
- Concern regarding large homes used as short term vacation rentals or “air BnB”
- Concern for unintended consequences
- Explore higher limitations of the height of accessory buildings
- Limit lot coverage to reduce footprint and ecological impact
- Consider additional factors that contribute to respectful architecture

**By general consent of the Trustees** the agenda was amended to allow open discussion of proposed revisions.

Chair Luckham invited the public to address any of the items on the agenda.

**John Fulawka, Jon Spalding, Bert Hol and Buffy Paterson** addressed the proposed revision to farm and forest land subdivision. A discussion of the regulations’ potential impact and the LTCs rationale was held.

**John Allen and Wayne Edwards** addressed the proposed revision for dock zoning. A discussion was held regarding the proposed revision, ecological issues, regulations by other agencies, and issues related to property value.

The issue of water catchment was raised. **Jane Perch, Jon Spalding, Gordie Duncan, Donna Spalding, Leigh Pullen, and Robert Dill** spoke, and the following points were discussed:

- Rationale of the regulation.
- Intended use of the cistern water.
- Water conservation education.
- Cost.
- Ground water levels and research.
- Regulation for new builds or all residences.
- Water supply on subdivisions.

## **17. ADJOURNMENT**

The LTC thanked the public for attending and for their ongoing active feedback.

**By general consent of the Trustees** the meeting was adjourned at **3:53 pm.**

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Peter Luckham, Chair

Certified Correct:

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Shannon Brayford, Recorder