



# Adopted

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

**Date:** January 31, 2020  
**Location:** South Pender Fire Hall  
8961 Gowlland Point Road, South Pender Island BC

**Members Present:** Laura Patrick, Chair  
Steve Wright, Local Trustee  
Cameron Thorn, Local Trustee

**Staff Present:** Robert Kojima, Regional Planning Manager  
Narissa Chadwick, Island Planner  
Sheree Rialp, Recorder

**Public:** There were approximately (14) members of the public present.

### 1. CALL TO ORDER

Chair Patrick called the meeting to order at 10:31 a.m. She 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. TRUSTEE REPORT

No reports were presented.

### 4. CHAIR'S REPORT

Chair Patrick reported that the proposed Islands Trust Budget 2020/21 is out for public consultation until February 9, 2020 and is available on the website. She also announced that the Trust Council meeting from March 10-12, 2020 will be at Salt Spring Island, and explained the process for submitting a delegation.

### 5. TOWN HALL AND QUESTIONS

Monica Petrie requested an update on the Climate Emergency Declaration.

Trustee Wright stated that he was unsure about what measures the community can take to address climate issues, and that he and Trustee Thorn have been speaking with residents in the island regarding this.

Chair Patrick noted the Budget Survey identifies projects that have a relationship to climate change, and she encouraged residents to participate in the survey.

RPM Kojima stated that groundwater sustainability mapping project is currently the Local Trust Committee's (LTC) top priority. It includes climate change projections. He added it will be available on March 31 (fiscal year end), and will be reviewed by the LTC to prioritize projects that will address the results of the study.

Donna Spalding agreed with Trustee Wright regarding difficulty in identifying measures to address the Climate Emergency Declaration. She believes that initiatives addressing climate change should begin at home, and urged the LTC to encourage this notion to the community.

Chair Patrick advised to read the United Nations' Intergovernmental Panel on Climate Change's *Special Report on the Ocean and Cryosphere in a Changing Climate*, which was released in September 2019.

Trustee Wright said he was impressed with groups on the island responding constructively to the climate initiative and agreed with Donna Spalding that the community needs to adapt, stating the biggest problem would be a lack of full cooperation from all residents.

Monica Petrie noted the islands' dependence and experience in emergencies in recent years. She asked about what major issues and what manner of coordination the Trust Council and LTC have in mind to focus on.

Chair Patrick responded that North Pender Island Trustee Deb Morrison is heading the Trust Program Committee which is spearheading the climate initiative projects.

Donna Spalding expounded on Plumper Sound's problems with commercial freighter anchorages, stating her interest as not just a resident of the islands but as a Board member in the Chamber of Shipping. She stated islanders need to be informed that this is a supply chain issue, and someone should take charge in finding more locations to accommodate anchorages.

Donna Spalding also discussed with the trustees continuing problems with people ignoring or violating limitations on forest trails in private properties on the island.

## **6. COMMUNITY INFORMATION MEETING**

### **6.1 Short-Term Vacation Rental Review – to follow regular meeting**

**7. PUBLIC HEARING**

N/A

**8. MINUTES**

**8.1 Local Trust Committee Minutes**

8.1.1 November 1, 2019 and December 7, 2019 Minutes

Adopted minutes of both meetings were received for information.

8.1.2 December 16, 2019 Special Meeting Minutes (for adoption)

**By general consent**, the Local Trust Committee Special Meeting minutes of December 16, 2019 were adopted.

8.1.3 December 16, 2019 Public Hearing Record

Received for information.

**8.2 Section 26 Resolutions-without-meeting Dated January 2020**

Received for information.

**8.3 Advisory Planning Commission Minutes Dated November 23, 2019**

Draft minutes received for information.

**9. BUSINESS ARISING FROM THE MINUTES**

**9.1 Follow-Up Action List Dated January 2020**

No questions were put forward.

**10. DELEGATIONS**

N/A

**11. CORRESPONDENCE**

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

Correspondence sent to the Islands Trust Executive Committee from Peter Brooke was received for information after motion SP-2020-001 was carried and before item 14 was discussed.

**12. APPLICATIONS AND REFERRALS**

None

**13. LOCAL TRUST COMMITTEE PROJECTS**

**13.1 Short-Term Vacation Rental - Bylaw 117 – Staff Report (for Adoption)**

Planner Chadwick gave an overview of the process identified in the Staff Report for Bylaw 117.

Trustee Wright explained his decision to support the adoption of Bylaw 117 and reiterated its intent and purpose in line with the Official Community Plan. He also summarized his observations on the Public Hearing and feedback from meeting participants.

Trustee Thorn addressed complaints expressed at the Public Hearing by attendees opposed to Bylaw 117. He clarified misconceptions by opponents of the bylaw, how the bylaw preserves and protects property rights, and the impact of new STVRs with neighbours. He concluded by stating his support for the adoption of Bylaw 117.

Chair Patrick declared she will not be supporting the motion. She stated that, while she supports the concept and mechanism used to develop Bylaw 117, she opposes the process by which it was conducted, adding it should have begun with bringing the community together through the island’s project development.

**SP-2020-001**

**It was Moved and Seconded,**

that South Pender Island Local Trust Committee Bylaw No. 117, cited as “South Pender Island Land Use Bylaw No. 114, 2016, Amendment No. 1, 2019”, be adopted.

**CARRIED**

Opposed by Chair Patrick

**14. REPORTS**

**14.1 Work Program Reports (attached)**

**14.1.1 Top Priorities Report Dated January 2020**

**SP-2020-002**

**It was Moved and Seconded,**

that item 3. *Building and Siting Guidelines* in the Top Priorities Report be moved to the Projects Report.

**CARRIED**

#### 14.1.2 Projects List Report Dated January 2020

RPM Kojima gave an overview of the items listed in the Project Report.

There was much discussion concerning the need for affordable dwellings, including the following emphases:

- Providing a home for young people on farms that will encourage them to work in agricultural projects such as farming and forestry;
  - The Salt Spring Island farm plan as a comparative model for South Pender Island's alternative housing plan;
- Regulations on the number of recreation vehicles (RVs) in a property, as well as their proper installation of basic utilities; and
- The need for a process to engage the community on discussions on affordable dwellings.

#### **SP-2020-003**

#### **It was Moved and Seconded,**

that item 4. *RVs as Residences* in the Projects Report be moved to the Top Priorities Report; and that the title *RVs as Residences* be changed to *Alternative Housing*.

**CARRIED**

There was also some discussion between trustees and staff on steel storage containers, derelict vehicles and First Nations language.

#### **14.2 Applications Report**

None

#### **14.3 Trustee and Local Expense Report Dated November 2019**

Received for information.

#### **14.4 Adopted Policies and Standing Resolutions**

Received for information.

#### **4.5 Local Trust Committee Webpage**

None

#### **14.6 Islands Trust Conservancy Report Dated November 2019**

Received for information.

**15. NEW BUSINESS**

**15.1 Electronic Participation at LTC Meetings**

RPM Kojima mentioned that some LTCs have amended their meeting procedures bylaws to allow for electronic participation at meetings.

**SP-2020-004**

**It was Moved and Seconded,**

that the meeting procedures bylaw be amended to allow the option of conducting meetings through electronic means.

**CARRIED**

**16. UPCOMING MEETINGS**

**16.1 Special Meeting Scheduled for February 15, 2020 at the South Pender Fire Hall, South Pender Island**

**16.2 Next Regular Meeting Scheduled for May 1, 2020 at the South Pender Fire Hall, South Pender Island**

**17. TOWN HALL**

Donna Spalding commented that it may not be appropriate to place the topic on homes under the same discussion on RVs.

Donna Spalding also explained the need for storage containers by residents while they have building projects.

**18. CLOSED MEETING**

None

**19. ADJOURNMENT**

**By general consent,** the meeting was adjourned at 11:37 a.m.

**20. TOWN HALL/OPEN HOUSE**

The Town Hall/Open House commenced at 11:43 a.m.

**20.1 South Pender Short-Term Vacation Rental Review**

Planner Chadwick presented the elements of the Open House on the STVR review, including the feedback process. She also gave a brief definition and purpose of Bylaw 117, the types of STVRs, Zoning applications and Temporary Use Permits (TUPs).

Donna Spalding discussed her concern with trustees and staff regarding cottages and commercial establishments within the scope of definitions in Bylaw 117.

Wendy Scholefield expressed the importance of formulating STVR regulations that are fair and balanced in accommodating the needs of both the island residents and commercial investors.

Trustee Thorn inquired and received information regarding business licensing versus TUPs, their timely application and renewal.

When no further questions were brought forward for open discussion, participants then went around the hall viewing the Islands Trust display boards, putting their feedback on the survey boards, and speaking with trustees and staff.

The Open House ended at 12:49 p.m.

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Laura Patrick, Chair

Certified Correct:

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Sheree Rialp, Recorder