

South Pender Island Local Trust Committee Minutes of Regular Meeting

Date: May 8, 2026
Location: South Pender Fire Hall
8961 Gowlland Point Road, South Pender Island, BC

Members Present: Tobi Elliott, Chair (electronic)
Dag Falck, Local Trustee
Kristina Evans, Local Trustee

Staff Present: Mary Storzer, Regional Planning Manager (electronic)
Kim Stockdill, Island Planner (electronic)
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately 12 members of the public present.

1. CALL TO ORDER

Chair Elliott called the meeting to order at 10:34 a.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Elliott acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

3. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

17.2 South Pender Work Program for 2026/2027 – Discussion

By general consent the agenda was approved as amended.

4. TRUSTEE REPORT

Trustee Falck expressed anticipation of discussion regarding the lack of a work program for the remainder of the term.

Trustee Evans noted she has been away due to family matters and has not had opportunity to be present for community events.

5. CHAIR'S REPORT

Chair Elliott reported preparations are underway for the upcoming June Trust Council meeting and Committee of the Whole will be meeting to discuss feedback received on the draft Trust Policy Statement.

6. ELECTORAL AREA DIRECTOR'S REPORT - None

7. PUBLIC PARTICIPATION PERIOD

A member of the public noted the short-term rental project was moved from the Future Projects list to the Active Projects list in May 2025, appeared on the September 2025 agenda but was deferred, and was discussed at the February, 2026 meeting; however, it is now absent from the agenda.

A Trustee noted the matter will be discussed later in the agenda.

A member of the public asked what the plan is for the beach access at the Dip.

A Trustee replied the matter is not within their jurisdiction; however, there is potential to advocate for remediation of the area if an opportunity arrives.

A member of the public asked if an official beach clean up would occur this year.

A Trustee stated the clean up is not organized by the Local Trust Committee, but by a trustee in their capacity as a community member and they had not had time to organize it this year.

A member of the public spoke to the importance of focussing on new businesses and issues to support First Nations and spoke to the staff report regarding feedback on the draft Trust Policy Statement.

Three members of the public spoke in support of short-term vacation rentals that provide accommodations for visitors.

8. COMMUNITY INFORMATION MEETING - None

9. PUBLIC HEARING - None

10. MINUTES

10.1 Adopted South Pender Island Local Trust Committee Minutes Dated February 13, 2026 (for Information)

Received for information.

10.2 Section 26 Resolutions-without-meeting Dated May 2026

Received for information.

10.3 Advisory Planning Commission Minutes - None

11. BUSINESS ARISING FROM THE MINUTES

11.1 Follow-up Action List Dated May 2026

Island Planner Stockdill provided an update on the Follow-up Action list.

12. DELEGATIONS - None

13. CORRESPONDENCE

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

14. APPLICATIONS AND REFERRALS

14.1 North Pender Island Local Trust Committee Referral for Draft Bylaws 236 and 237 (for Response)

SP-2026-019

It was MOVED and SECONDED,

that South Pender Island Local Trust Committee respond to the North Pender Island Local Trust Committee that interests are unaffected by Draft Bylaws 236 and 237.

CARRIED

14.2 North Pender Island Local Trust Committee Referral for Draft Bylaw No. 242 (for Response)

SP-2026-020

It was MOVED and SECONDED,

that South Pender Island Local Trust Committee respond to the North Pender Island Local Trust Committee that interests are unaffected by Draft Bylaw No. 242.

CARRIED

15. LOCAL TRUST COMMITTEE PROJECTS - None

16. REPORTS

16.1 Work Program Reports

16.1.1 Active Projects Report Dated May 2026

Received for information.

16.1.2 Future Projects Report Dated May 2026

Received for information.

16.2 Applications Report Dated May 2026

Received for information.

16.3 Trustee and Local Expense Report Dated Feb 2026

Received for information.

16.4 Adopted Policies and Standing Resolutions

Received for information.

16.5 Local Trust Committee Webpage - None

16.6 Reconciliation and First Nation Relationship Building

Monica Petrie highlighted the following recent community events and activities:

- A ceremony was held at the Pender Community Hall to celebrate the unveiling of the SDÁ,YES welcome sign featuring SENĆOŦEN language with members of the WSÁNEĆ First Nation in attendance

- WSÁNEĆ Hereditary Chief Eric Pelkey welcomed a large gathering for a midday feast to celebrate the installation of a three-panel piece illustrating the cultural roots of reef net technology of the People of SDÁ,YES which has been installed on the grounds of the Community Hall

16.7 Islands Trust Conservancy Report Dated Feb 2026

The report was summarized by Chair Elliott and received for information.

17. NEW BUSINESS

17.1 2025/26 Annual Report - Request for Decision

SP-2026-021

It was MOVED and SECONDED,

that South Pender Island Local Trust Committee approves the attached text for inclusion in the 2025/26 Annual Report for approval by Trust Council and submission to the Minister of Housing and Municipal Affairs.

CARRIED

17.2 South Pender Work Program for 2026/2027 – Discussion

Island Planner Stockdill provided a summary of the activity regarding the Short-Term Vacation Rental minor project to date and highlighted the following:

- The project was moved from the Future Projects list to the Active Projects list in 2025 at which time the Local Trust Committee directed staff to bring forward a Project Charter
- The Project Charter was placed on the September, 2025 agenda but was deferred due to time constraints and the intention was to move the item to the November, 2025 meeting
- The November, 2025 meeting was cancelled due to the British Columbia General Employees' Union (BCGEU) strike
- A Special Meeting was held in December, 2025 to discuss the draft Trust Policy Statement
- A staff report was brought forward at the February, 2026 meeting with a recommendation to proceed no further based on a decision of Trust Council to not provide budget to initiate any new work for the period ending March, 2027
- The Local Trust Committee gave direction to staff to request the project move forward
- The Director of Planning Services denied the project request based on the decision of Trust Council and limited staff resources
- The Local Trust Committee can move the project back to the Future Projects list for consideration of the next Local Trust Committee

Discussion ensued and the following comments were noted:

- It is not automatically assumed that every Local Trust Committee will have a minor project
- There are other Local Trust Committees that have not had a major or minor project this term or have completed their work and don't have any on the table

- A project is scoped through the Local Trust Committee and then goes back for approval and is approved, or not, based on staff capacity
- The BCGEU strike has impacted sequencing of projects and it is up to the Director of Planning Services and Chief Administrative Officer to allocate staff resources
- The Local Trust Committee understands and supports the reasoning and process but believes considerations need to be taken when no work is on the table
- The matter will continue to be pursued as a Trustee does not believe a locally elected group can be told they can not do any work at all
- There is a standing resolution to defer bylaw enforcement on legally operating short-term vacation rentals and a system to operate through a Temporary Use Permit
- Trustees will gage community interest in the suggestion that the Bylaw Compliance and Enforcement manager speak to this issue at the next meeting
- The Planner detailed the various staff resources that are required for project work
- The Planner indicated in the first four months of a term, staff bring back the Future Project list and discussion occurs regarding what direction the new Local Trust Committee would like to proceed with before any work begins

SP-2026-022

It was MOVED and SECONDED

that South Pender Island Local Trust Committee considers that the proposed minor project, in a reduced scope, to amend the Land Use Bylaw to permit those legally operated short-term vacation rentals prior to November 5, 2021 is considered critical and request that, if staff resourcing becomes available, that the project be reconsidered.

CARRIED

It was reiterated that the standing resolution regarding the deferment of bylaw enforcement on short-term vacation rentals stands for those that are legally operating as of April, 2024.

18. UPCOMING MEETINGS

18.1 Next Regular Meeting Scheduled for August 28, 2026 at the Fire Hall, Pender Island

19. PUBLIC PARTICIPATION PERIOD

A member of the public expressed that the explanation of limited staff does not make sense, significant taxes are paid for land use planning services, and they are disappointed that the minor project is not moving forward.

A member of the public asked if there is any work for the Advisory Planning Commission and a Trustee replied not at this time.

A member of the public asked if the Advisory Planning Commission has any input regarding the seawall issue when other organizations are involved and the Local Trust Committee explained the process and purpose of the Commission.

A member of the public stated Trustees might wish to consider policy with regard to shoreline infrastructure that isn't currently addressed in the Land Use Bylaw.

A Trustee responded that our current bylaws address this issue and no additional policy is required.

20. CLOSED MEETING - None

21. ADJOURNMENT

By general consent the meeting was adjourned at 12:20 p.m.

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder