

ADOPTED



South Pender Island Local Trust Committee Minutes of Regular Meeting

Date: July 23, 2022
Location: Anglican Parish Hall
4703 Canal Road, RR#1, North Pender Island, BC

Members Present: Peter Luckham, Chair
Steve Wright, Trustee
Cameron Thorn, Trustee

Staff Present: Kim Stockdill, Island Planner
Robin Ellchuk, Recorder

There were approximately 50 members of the public present.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 11:03 am. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

Chair Luckham gave a summary and explanation of the procedures for the Community information Meeting (CIM) and the Public Hearing.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TRUSTEE REPORT - NONE

4. CHAIR'S REPORT - NONE

5. TOWN HALL AND QUESTIONS

Mary Beth Rondo – Asked if the wording has changed for the Bylaw 122 and Bylaw 123 since the last meeting on June 2, 2022.

Chair Luckham responded that both bylaw 122 and bylaw 123 wording has not been changed since the last meeting on June 2, 2022.

6. COMMUNITY INFORMATION MEETING

6.1 Land Use Bylaw Amendments Project - Proposed Bylaw No. 122

Planner Stockdill gave an overview of the Bylaw 122.

Gordie Duncan – at the June 17, 2022 CIM it was said that only 11 homes on the Island would exceed the maximum floor area and be categorized as legal non-confirming. He asked where how the numbers were derived.

Answer: This number came from BC Assessment and the CRD mapping system – These reports indicated the size of the homes and that 11 homes are greater than 3500 sq ft.

Christina Peszel – With regards to her building permit: She has her building permit but hasn't started construction yet as the issues with the DIP are preventing her from bringing in the construction equipment and supplies and the DIP issues will not be resolved soon, if the bylaw gets passed before construction can start, would she need to reapply for a Building Permit as the bylaw has new restrictions.

Answer: When you apply for a BP, some land alteration or construction is required for the previous regulations to be applicable.

The CIM was adjourned at 11:27am.

_____ 15 minute break _____

7. PUBLIC HEARING

7.1 Land Use Bylaw Amendments Project - Proposed Bylaw No. 122

7.1.1 Recess for Public Hearing

Adjourned the Public Hearing for Bylaw No. 122 at 1:26pm.

7.1.2 Recall to Order

Recalled to Order at 1:27pm.

7.2 Minor Official Community Plan Amendments Project - Proposed Bylaw No. 123

7.2.1 Recess for Public Hearing

Chair Luckham closed the South Pender Public Hearing for Bylaw No. 123 to adjournment at 2:11pm.

7.2.2 Recall to Order

Recalled to order at 2:11pm.

8. MINUTES

8.1 Adopted Local Trust Committee Minutes Dated May 6, 2022 (for Adoption)

By general consent the Local Trust Committee meeting minutes of May 6, 2022 were adopted as presented.

8.2 Local Trust Committee Special Meeting Minutes Dated June 2, 2022 (for Adoption)

By general consent the Local Trust Committee meeting minutes of June 2, 2022 were adopted as presented.

8.3 Section 26 Resolutions-without-meeting Dated July 2022

8.4 Advisory Planning Commission Minutes - None

9. BUSINESS ARISING FROM THE MINUTES

9.1 Follow-up Action List Dated July 2022

10. DELEGATIONS

11. CORRESPONDENCE

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

12. APPLICATIONS AND REFERRALS

13. LOCAL TRUST COMMITTEE PROJECTS

13.1 Land Use Bylaw Amendments Project – Staff Report

Trustees discussed the option of scheduling a special meeting to provide adequate time to review the public hearing submissions.

SP-2022-037

It was Moved and Seconded,

that the South Pender Local Trust Committee give direction to staff to schedule an online special meeting to discuss the next steps for the proposed Bylaw Nos. 122 and 123.

CARRIED

14. REPORTS

14.1 Work Program Reports – for information

14.1.1 Top Priorities Report Dated July 2022

14.1.2 Projects List Report Dated July 2022

14.2 Applications Report Dated July 2022 - for information

14.3 Trustee and Local Expense Report Dated May 2022 – for information

14.4 Adopted Policies and Standing Resolutions - none

14.5 Local Trust Committee Webpage

14.6 Islands Trust Conservancy Report Dated May 2022 – for information

15. NEW BUSINESS – None

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for September 9, 2022 at the Fire Hall, Pender Island

17. TOWN HALL - None

18. CLOSED MEETING

None

19. ADJOURNMENT

By general consent the meeting was adjourned at 2:21 pm.

Peter Luckham, Chair

Certified Correct:

Robin Ellchuk, Recorder