



Islands Trust

ADOPTED

South Pender Island Local Trust Committee Minutes of Special Meeting

Date: March 25, 2023
Location: South Pender Fire Hall
8961 Gowlland Point Road, South Pender Island BC

Members Present: Tobi Elliott, Chair
Kristina Evans, Trustee
Dag Falck, Trustee

Staff Present: Kim Stockdill, Island Planner
Pat Todd, Recorder

Public: There were approximately nineteen (19) members of the public present.

1. CALL TO ORDER

Due to the delayed ferry schedule, Chair Elliot and Planner Stockdill did not arrive until 11:00 a.m. However, as a quorum was present, the meeting commenced with Trustee Evans as Chair.

Chair Evans called the meeting to order at 10:11 a.m. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

It was suggested that while agenda is likely to be adopted as presented, the meeting will begin with the Town Hall.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. MINUTES

3.1 Local Trust Committee Minutes Dated February 3, 2023

The following amendments to the minutes were presented for consideration:

- Pg. 2, 5th Paragraph: Gord Duncan – first sentence to read:

“...Trustees and added that as Bylaw 123 has not been adopted it should not be used in planning reports.”

- Pg. 3, 4th Paragraph: Heather – correct last name to Haryu

- Pg. 3, 4th Paragraph: Heather Haryu – last sentence to read:
 “...and that people living outside of the general area affected by the application should not be discussing the house size.”
- Pg. 3, 7th. Paragraph: Evans – correct LTC email address to read:
 southpenderislandlocaltrustcommittee@islandstrust.bc.ca

By general consent, the minutes were adopted as amended.

4. BUSINESS ITEMS

4.1 SP-DVP-2023.2 (Johnson)

The owners’ representative reviewed the variance application. It was noted that when the property was purchased there was an allowance for two residences. The owners requested to subdivide the property into two lots. Variances requested would allow infrastructures to remain in place, i.e., propane tanks and septic systems.

Discussion

- It was stated that variances are site specific.
- Planner Stockdill clarified that where a driveway abuts a road frontage, it would reduce from 20m to 6m.
- The property will remain as two lots through the Covenant.
- A Park Dedication is required only if subdivision creates three or more lots.
- There was a question as to whether the LTC was satisfied that Covenants would protect properties from further subdivision or development.
- It was assured there would be no more houses or subdivisions.
- Subdivision approval would be based on the conditions of Covenants being met.
- The application for variances is only one step in the subdivision process.

SP-2023-007

It was Moved and Seconded,

that the South Pender Island Local Trust Committee request staff to amend the Development Permit application DVP-2023.2(b) by decreasing the frontage of proposed Lot 1 and Lot 2 from 20.12 metres to 6 metres.

CARRIED

SP-2023-008

It was Moved and Seconded,

that the South Pender Island Local Trust Committee approve issuance of Development Variance Permit application SP-2023.2(b) as amended.

CARRIED

SP-2023-009

It was Moved and Seconded,

that the South Pender Island Local Trust Committee exempt proposed Lot 1, resulting from the subdivision of 8790 Gowlland Road, from the 10 percent frontage provision of Section 512 of the Local Government Act.

CARRIED

Chair Evans recused herself from the meeting at 11:58 a.m. to preclude any conflict of interest regarding the next application.

4.2 SP-DVP-2023.3 (Evans)

Planner Stockdill reviewed the application to vary the maximum floor area for a proposed dwelling. The building plans submitted in 2021 were in compliance; however, the bylaws have since been changed.

The applicant mentioned that the additional floor area is a crawl space/storage area and is below-grade. Adding a space would increase the floor area to 2800 sq. ft.

Discussion

- Many spoke in support of the application.
- There were questions regarding the floor space if it is below-ground.
- It was suggested to work with the neighbours on this issue rather than through bylaws.
- The applicant expressed the opinion that there is no conflict of interest with Chair Evans, as she has no financial interest in the property.

SP-2023-010

It was Moved and Seconded,

that the South Pender Island Local Trust Committee approve the issuance of Development Variance Permit application SP-DVP-2023.3 (Evans).

CARRIED

Chair Evans rejoined the meeting at 12:07 p.m.

4.3 Town Hall - Work Program Review

Chair Evans outlined that the Town Hall was an opportunity to collect ideas/issues from the attendees, and that Trustee Falck would act as facilitator.

Trustee Falck addressed the process involved, stating that all ideas are welcome and will be critiqued later, as well as to focus on what the community would like to accomplish. He further stated that ideas will be collected and a poll/survey will be sent to the property owners for further input.

The Islands Trust Policy Statement will be coming back to the community later this year. The key points are on reconciliation, climate change and housing.

It was mentioned that the Local Trust Committee is looking to identify one minor project for the upcoming year, adding that a major project would require a funding request and Trust Council (TC) approval, and may be planned for next year.

Public Comments

- Need for deer population control
- Rural Block Watch program
- Work Force for Housing – working with North Pender
- Blasting regulations
- Specific regulations of what can and cannot be done around eagle nests
- Identifying IT jurisdictions regarding ideas
- Improving communication and education
- Working with various government agencies that may fit with LTC policies
- Creating a flow chart of ideas and identifying jurisdiction
- Three emails received to revisit Bylaws 122
- Reconciliation activities
- Bunkies (small buildings for guests and working people) currently not allowed on sites less than 1 acre
- Affordable housing, such as secondary suites and apartments over garages, and initiatives to expand housing options
- Options to create housing, such as secondary suites that have a low-impact solution
- Water issues, such as fire fighting emergencies, having only one evacuation route, and the Emergency Preparedness Plan
- Some basic things that could be done with the Fire Smart program, such as an educational process for community that the North Pender Fire Department is working on
- Issues on the Groundwater Study, including a number of things to assist with in understanding the issue, awareness of limitations, and management
- The Fire Department's investigation into water supplies during a fire, identifying forest fires as low-hazard, wind and snow as critical factors, and difficulty in reaching residents during an emergency when trees are down and power is out
- Necessity in knowing how to care for one's property and balancing forest safety
- Hosting a Fire Smart meeting for the community
- Emergency Preparedness Plan being worked on
- Consequences when the bridge breaks down
- Fire Suppression and education on forest management for a healthy green forest
- Protection of big trees
- Speaking with BC Hydro regarding clearing power lines and areas to decrease outages, including trees that have been tagged for removal since 2021

- Issues regarding upcoming meetings, such as the use of emails to send out information, notices posted according to legislative policies, and a preference of two weeks' notice before the next meeting
- Review of Official Community Plan's revisions
- Lack of a dedicated location to airlift a person off the island in cases of emergencies
- Climate change and fossil fuel usage
- Issues around solar usage, including education and grants
- Community program for solar usage and rain collection
- A Welcome Package for new property buyers that includes detailed information regarding water, forests, etc., as necessary to know before building on the property

The meeting recessed 11:03 a.m. to 11:15 a.m. (Chair Elliott and Planner Stockdill arrived.)

Second portion of Town Hall discussion (12:08 p.m.)

- Making amendments clear and understandable
- The requirement for water storage in Bylaw 122 was not brought forward to the community
- The need for transparency
- Revisiting Short Term Vacation Rentals (STVRs), possibly for a time period every year
- More discussion regarding footprint of house vs. square footage
- Moving forward to identify LTC items, which are a purview of other agencies
- Surveys

Chair Evans noted that the LTC is still looking for members for the Advisory Planning Commission (APC).

There was a question raised as to the residency requirement. Planner Stockdill will look into this matter.

SP-2023-011

It was Moved and Seconded,

that the South Pender Local Trust Committee approve travel expenses to MLA Adam Olsen's office for the Southern Gulf Islands Forum meeting.

CARRIED

SP-2023-012

It was Moved and Seconded,

that the South Pender Island Local Trust Committee draft a letter requesting the Provincial Government to recapitalize the Island Coastal Economic Health funding and make it a permanent fund that can be accessed by all communities within the Trust Area through Adam Olsen's office.

CARRIED

4. Next Meeting

4.1 Next Regular Meeting Scheduled for May 5, 2023.

5. Other Business

SP-2023-013

It was Moved and Seconded,

that South Pender Island Local Trust Committee request staff to report back with results of today's Town Hall meeting with priorities and options.

CARRIED

Chair Evans reported that the Fee Bylaw would raise applications cost by 2% effective April 1, 2023.

Points of discussion regarding straw polls:

- Not allowed under Robert's Rules
- Trying to get information out ahead of time for consideration to aid discussion
- Need to hear people's point of view
- Expanding engagement with community – straw poll can be limiting
- Can be a useful tool, but not happening within the structured experience of LTC
- LTC Policies to be followed
- Robert's Rules too strict and narrow
- People feel strongly about this but do not come to the meetings and therefore feel excluded
- Straw polls include only those in the room
- Identifying methods to connect with people "outside" the room
- Complexities within each community
- Meeting procedure could be a project

5. ADJOURNMENT

By general consent, the meeting was adjourned at 12:50 p.m.

Tobi Elliott, Chair

Certified Correct:

Pat Todd, Recorder