



ADOPTED

South Pender Island Local Trust Committee Minutes of Special Meeting

Date: August 1, 2023

Location: Electronic Meeting

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

Staff Present: Kim Stockdill, Island Planner
Warren Dingman, Bylaw Compliance and Enforcement Manager
Charly Caproff, Planner 1
Lisa Millard, Recorder

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

1. CALL TO ORDER

Chair Elliott called the meeting to order at 10:01 am. She acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 4.4 Media Procedures and Notifications
- 5. In-Camera Meeting

Renumber subsequent items on the agenda

By general consent, the agenda was adopted as amended.

3. MINUTES

3.1 South Pender Island Local Trust Committee Special Meeting Minutes of June 3, 2023

Deferred to next scheduled regular meeting.

4. BUSINESS ITEMS

4.1 SP-SUB-2021.1 – Staff Report

Island Planner Stockdill summarized the staff report.

SP-2023-031

It was Moved and Seconded,

that South Pender Island Local Trust Committee accept the covenants under Section 219 of the Land Title Act from the registered owners of 8970 Gowlland Point Road and designate the Chair of the South Pender Island Local Trust Committee to sign the covenants for SP-SUB-2021.1.

CARRIED

4.2 SP-ALR-2023.1 (Bengert) – Staff Report

Item 4.3 was discussed prior to item 4.2.

It was noted that the applicant was in attendance.

Planner Caproff summarized the staff report.

SP-2023-032

It was Moved and Seconded,

that South Pender Island Local Trust Committee supports application SP-ALR-2023.1 (Bengert) and requests staff to forward the application to the Agricultural Land Commission (ALC) for further consideration.

CARRIED

4.3 SP-TUP-2023.1 (Bengert) - Staff Report

Planner Caproff summarized the staff report and highlighted the following:

- The property is considered the only suitable site for material storage
- The Temporary Use Permit (TUP) guidelines specify that there will be no sorting or processing of the material on site
- The land used for materials storage will be restored to its previous condition

Discussion ensued and the following was noted:

- A letter had been received from residents outlining concerns regarding truck traffic to and from the site potentially occurring 7 days per week including Sundays and holidays
- If the applicant wished to utilize any of the material then it may be necessary for the applicant to make an application with the Agricultural Land Commission (ALC)

SP-2023-033

It was Moved and Seconded,

that South Pender Island Local Trust Committee amend the conditions of Temporary Use Permit SP-TUP-2023.1 as follows:

b) Hours of operation are restricted to 7:00 a.m. to 7:00 p.m. Monday to Fridays, 8:00 a.m. to 7:00 p.m. Saturday, and work is not permitted on Sundays or holidays

d) ii. Equipment as needed for stripping and remediation of the site

g) No processing, crushing, or sorting of aggregates is permitted with the temporary use permit area.

CARRIED

SP-2023-034

It was Moved and Seconded,

that South Pender Island Local Trust Committee approve issuance of amended Temporary Use Permit SP-TUP-2023.1 (Bengert), subject to approval of the proposed non-farm use by the Agricultural Land Commission (ALC).

CARRIED

4.4 Media Procedures and Notifications

Trustee Evans indicated that the LTC meeting agenda is made available to the public 7 days in advance of a meeting, and that the cut off period for people to send correspondence is also 7 days in advance of the same meeting. She inquired if it is possible to send the agenda out earlier than 7 days prior to the scheduled meeting.

Planner Stockdill noted that the 7 day period is an internal Islands Trust policy. It was recommended that Trustees take the concern to Trust Council for review, or look into the possibility that it be processed as an administrative bylaw change.

5. CLOSED MEETING

5.1 Motion to Close the Meeting

SP-2023-035

It was Moved and Seconded,

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3 s. 90(1) a for the purpose of considering: a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; AND that the recorder and staff attend the meeting.

CARRIED

The regular meeting was recessed at 11:35 am and reconvened at 12:01 pm.

Chair Elliott stated that there was no rise and report.

6. ADJOURNMENT

By general consent the meeting was adjourned at 12:02 pm.

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Recorder