

ADOPTED

MINUTES OF THE NORTH PENDER ISLAND LOCAL TRUST COMMITTEE BUSINESS MEETING HELD ON THURSDAY, MAY 31, 2012, AT 9:45 AM

PRESENT: **Peter Luckham** **Chair**
 Gary Steeves **Local Trustee**
 Ken Hancock **Local Trustee**
 Andrea Pickard **Island Planner**
 Zorah Staar **Recording Secretary**

REGRETS: **none**

There were five (5) members of the public in attendance.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 9:50 am.

2. APPROVAL OF AGENDA

2.1 Additions/Deletions

The proposed agenda items were amended as follows:

- to add two covenant documents to existing items 9.2.a and 9.2.b;
- to add an updated Expense Report to existing item 11.4.1; and
- to discuss a proposed community event during the Town Hall session.

The amended agenda was then adopted by consensus.

2.2 Questions from Public on Agenda Items

None

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARINGS

None

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes for adoption

5.1.1 Minutes of April 26, 2012 Local Trust Committee Business Meeting

The April 26, 2012 Minutes were amended as follows:

- page 6, third line from the bottom, to read "October 13";
- page 7, second line from the bottom, to add the words "more accessible to non-profits and community organizations"; and
- page 9, item 11.7, final line, delete "to represent the Islands Trust".

The April 26, 2012, Minutes as amended, were approved by consensus.

5.2 Public Hearing Records and Community Information Meeting Notes

None

5.3 Section 26 Resolutions-without-meeting

None

5.4 Advisory Planning Commission/Task Force Minutes

It was confirmed that the Advisory Planning Commission would be meeting on Wednesday, June 6, 2012, to discuss the geoexchange rezoning application.

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Pickard reviewed the available Follow-up Action Report, regarding completed or ongoing work items.

Trustee Steeves said that North Pender was on the Ministry of Transportation & Infrastructure's list for repainting of road centre lines, when weather permitted.

7. DELEGATIONS

7.1 Peter Pare – Moving Around Pender

Trustee Steeves said that Moving Around Pender (MAP) planned to attend as a delegation in future, after having an upcoming meeting with him, and gathering more information. In the interim, MAP was receiving a lot of support for their draft alternative Transportation Plan.

8. CORRESPONDENCE

8.1 May 21, 2012 Request from Pender Community Transition

The Trustees agreed to discuss the Pender Community Transition request under item 11.4.2 below (Local Trust Committee Budget).

9. APPLICATIONS, PERMITS, AND REFERRALS

9.1 NP-DVP-2012.2 (Shantz)

Planner Pickard reviewed the May 16, 2012 Staff Report and commented that NP-DVP-2012.2 (Shantz) was an application for 4 setback variances, for a house and outbuildings built by previous owners over 20 years ago; the property was very narrow, beside a large road right-of-way that also presented challenges, and that there were no objections to the application.

Resolution NP-LTC-57-12

It was Moved and Seconded that the North Pender Island Local Trust Committee approve Development Variance Permit NP-DVP-2012.2 (Shantz).

CARRIED

9.2.a NP-SUB-2008.3 (Wey – Potable Water Covenant)

Planner Pickard reviewed the May 22, 2012 Memorandum and commented that subdivision NP-SUB-2008.3 (Wey) involved a potable water covenant which the CRD had agreed to sign if reworded; Islands Trust Staff had worked out related issues; the revised covenant had been added to today's agenda, but still needed a few typographical errors corrected.

Resolution NP-LTC-58-12

It was Moved and Seconded that the North Pender Island Local Trust Committee agrees to be a co-holder with the CRD for a section 219 covenant requiring a water treatment and storage system for potable water as a condition of subdivision for NP-SUB-2008.3 (Wey), and it delegates the Chair to sign the revised covenant.

CARRIED

9.2.b NP-SUB-2008.3 (Wey – Natural Areas Covenant)

Planner Pickard reviewed the May 23, 2012 Memorandum and commented that subdivision NP-SUB-2008.3 (Wey) also involved a natural areas conservation covenant; the owner's lawyer had requested some minor amendments; the revised covenant had been added to today's agenda.

Resolution NP-LTC-59-12

It was Moved and Seconded that the North Pender Island Local Trust Committee agrees to be a co-holder for a conservation covenant, as revised, for the two water bodies identified on the proposed subdivision plan for NP-SUB-2008.3 (Wey), and that it delegates the Chair to sign the covenant.

CARRIED

9.3 NP-TUP-2012.1 (Henshaw c/o Burdett)

Planner Pickard reviewed the May 22, 2012 Staff Report and commented that NP-TUP-2012.1 (Henshaw c/o Burdett) was an application to renew a Temporary Use Permit for the garbage drop-off site at the Medicine Beach Market parking lot; the drop-off involved a closed building, with various permit conditions controlling how it was managed; there had not been any issues or concerns expressed by the public.

Mike Burdett was present to answer questions, and confirmed that occasionally people had left some garbage outside the building, but there was surveillance and follow-up to control this.

Resolution NP-LTC-60-12

It was Moved and Seconded that the North Pender Island Local Trust Committee approve the renewal of Temporary Use Permit NP-TUP-2009.3, valid until May 28, 2012, as NP-TUP-2012.1 (Henshaw c/o Burdett) to be valid until May 31, 2015.

CARRIED

9.4 Referral of Salt Spring Island Bylaw No. 460

Planner Pickard reviewed the May 3, 2012, Bylaw Referral Form for Salt Spring Island Proposed Bylaw No. 460, which related to a rezoning in downtown Ganges from residential to commercial.

Resolution NP-LTC-61-12

It was Moved and Seconded that the North Pender Island Local Trust Committee resolve that its interests are unaffected by Salt Spring Island Proposed Bylaw No. 460.

CARRIED

9.5 Referral of Mayne Island Bylaw No. 157

Planner Pickard reviewed the May 15, 2012, Bylaw Referral Form for Mayne Island Proposed Bylaw No. 157, which related to a rezoning from Service Commercial to Settlement Commercial (to permit local food sales). The Planner also noted that the Islands Trust was trying to be more consistent in following a policy to include neighbouring Local Trust Committees in agency referrals.

Resolution NP-LTC-62-12

It was Moved and Seconded that the North Pender Island Local Trust Committee recommends approval for Mayne Island Proposed Bylaw No. 157, because the proposal supports food security in the Southern Gulf Islands.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 NP-LUB-2011.1 and NP-OCP-2011.1

Planner Pickard reviewed the Staff Report dated May 22, 2012, commenting that NP-LUB-2011.1 and NP-OCP-2011.1 related to draft bylaws to amend the Official Community Plan and Land Use Bylaw for Sidney Island (one of the North Pender Associated Islands); the Sidney Island Strata's Annual General Meeting and their legal review led to four suggestions for revision of the draft bylaws; Staff were waiting for further written input from the Strata.

Resolution NP-LTC-63-12

It was Moved and Seconded that the North Pender Island Local Trust Committee direct Staff to revise Draft Bylaws No. 187 and 189, Bylaws to amend the North Pender Associated Islands Official Community Plan and Land Use Bylaw, based on the input received at the Strata Annual General Meeting and the written submission anticipated from the Strata Council.

CARRIED

10.2 Ministry of Transportation & Infrastructure Follow-Up

Planner Pickard reviewed the Staff Memorandum dated May 18, 2012, commenting that on May 10, Islands Trust Planning Staff met with Ministry of Transportation & Infrastructure (MOTI) Staff; the Moving Around Pender draft Transportation Plan would now be formally referred to MOTI; MOTI could assess the Plan's input on hazardous road areas and potentially make road changes to address this; regarding proposed bicycle routes, MOTI recommended putting more specifics in the Official Community Plan; they could support such routes but likely not fund them; regarding roadside signage, MOTI's permit process could potentially allow the joint informational signage which the Local Trust Committee was discussing with the Chamber of Commerce; regarding Neighbourhood Zero Emission Vehicles (NZEV), the Local Trust Committee should apply to MOTI for a roads assessment.

Trustee Hancock said that Gas Tax funding could be requested to support the construction of bicycle routes on North Pender.

Trustee Steeves said that there would be a June 1st meeting with the Executive of the Chamber of Commerce, hopefully leading to an agreement to develop a sign strategy involving aggregate "way-finding" (i.e. directional) signage at a few key locations. Further re: Neighbourhood Zero Emission Vehicles (NZEV), these were being used at the upcoming Trust Council meeting on Pender.

Resolution NP-LTC-64-12

It was Moved and Seconded that the North Pender Island Local Trust Committee direct Staff to prepare an application for a Ministry of Transportation & Infrastructure road assessment for Neighbourhood Zero Emission Vehicles to be used on the whole of North Pender Island.

CARRIED

11. REPORTS

11.1 Work Program Reports

11.1.1 North Pender Island Local Trust Committee Work Program

Planner Pickard suggested that since item 7, on the Projects list - Geological Hazard Mapping and Development Permits, was not funded at this time, the draft bylaw should be designated as “proceed no further” until the Local Trust Committee was ready to take action on it in future.

Resolution NP-LTC-65-12

It was Moved and Seconded that the North Pender Island Local Trust Committee proceed no further with Draft Bylaw No. 185 regarding Geological Hazards.

CARRIED

The Local Trust Committee also agreed by consensus to amend item 2, of the Projects List - Climate Change Adaptation and Community Resilience, to have the Activity details match the Description.

11.1.2 Shingle Creek Watershed

Trustee Steeves reported that Parks Canada was potentially interested in participating in the purchase of the Shingle Creek Watershed, which was very good news for the protection of this property essential to future water supply for Magic Lake Estates. Discussions were occurring involving Elizabeth May, a federal Minister, and Parks Canada representatives. The purchase had to be concluded this year in order to use the \$500,000 grant offered by the Nature Conservancy of Canada. If agreement with the landowner was not reached, Trustee Steeves said that it might be advisable to downzone the property, to prevent a pattern of development that was harmful to community water supplies.

Planner Pickard was asked to provide an initial assessment in this regard.

11.2 Applications Report

11.2.1 North Pender Island Applications Report

Planner Pickard reviewed the available Applications Report.

11.3 Bylaw Enforcement

There was no Bylaw Enforcement report.

11.4 Expense/Budget Reports

11.4.1 Trustee and Local Expenses

Planner Pickard had provided an updated Expense Report in summary form. In response to a question, the Planner said that she would ask financial Staff to send a more detailed Expense Report to the Trustees.

11.4.2 Local Trust Committee Budget 2012/2013

Trustee Steeves had drafted a Local Trust Committee Expense Budget for the fiscal year 2012-2013.

Resolution NP-LTC-66-12

It was Moved and Seconded that the North Pender Island Local Trust Committee Proposed Budget for 2012/2013, be Adopted.

CARRIED

The Trustees returned to consideration of item 8.1 above.

Resolution NP-LTC-67-12

It was Moved and Seconded that the North Pender Island Local Trust Committee purchase a series of reports from Pender Community Transition for the sum of \$400, about their activities in the coming year and for posting on the Islands Trust website.

CARRIED

Zorah Staar, PCT Coordinator, thanked the Trustees for supporting Pender Community Transition activities to help develop community resilience and self-sufficiency in the face of worldwide challenges and made reference to the Pender Community Transition web site.

11.5 Adopted Policies and Standing Resolutions Report

There were no changes to this report.

11.6 North Pender LTC Web Page

The new Islands Trust website was expected to be completed soon.

11.7 Chair's Report

Chair Luckham reported that he and Trustee Hancock had recently attended a consultation with local, provincial and federal government representatives, to discuss how to move forward with the proposed National Marine Conservation Area for our region. The current plan involved consultation, development of a management plan, and then completing the process by 2014. Chair Luckham also noted that the next quarterly meeting of Trust Council was on Pender Island on June 12, 13 and 14, at the Community Hall, with the public welcome to attend.

11.8 Trustee Reports

Trustee Steeves reported that the Magic Lake Property Owners Society had contacted him about unauthorized parking at Thieves Bay Marina, blocking emergency vehicle access; two new Ministry of Transportation & Infrastructure signs seemed advisable (Planner Pickard to follow up); there had been community feedback about clarifying the parameters for the Islands Trust Community Stewardship Awards, which he planned to bring up with the Trust Area Services Committee.

12. OTHER BUSINESS

12.1 Upcoming Meetings

12.1.1 Next Local Trust Committee Business Meeting

The next Local Trust Committee Business Meeting is scheduled for Thursday, June 28, 2012, at 9:45 am, Community Hall Lounge.

Prior to that, there will be a Community Information Meeting at 10:00 am and Public Hearing at noon, scheduled on Saturday, June 23, 2012, at the Anglican Parish Hall, regarding the seawall and geothermal applications.

12.2 Nature Conservancy of Canada

Trustee Steeves was going to meet with Nature Conservancy of Canada representatives about James Island, on June 18 in the Islands Trust Office.

13. TOWN HALL MEETING

Sara Steil handed out a summary of the Green Shore/Marine Riparian Initiative community event planned for Saturday, October 13, 2012, which was being organized by the Pender Islands Conservancy Association (PICA) together with staff assistance from Parks Canada. This event included presentations, questions, field trips and more, on subjects like rockfish, bivalves, plant communities, tidal forces, etc. The goal was to help Penderites learn more about the shoreline and marine environment, so that they could make better decisions to protect and not harm it.

Trustees Steeves and Hancock expressed strong support for the above event and how it could complement and yet be different from Local Trust Committee initiatives. This included the Pender Stewardship Day (planned for the fall) and the Pender and Islands Trust Shoreline Reviews (with Planners, Trustees, and community members hopefully cooperating on voluntary stewardship, appropriate future regulation, and other tools to protect our shorelines.

Gerry Roy, regarding the signage issue, said that he liked some of the “charming” sandwich board signs found on Pender. He also asked if the Islands Trust could advocate about the new BC Hydro two-tier pricing changes, which were affecting rural communities more because we didn’t have natural gas for heat.

Trustee Steeves said that the Islands Trust had supported past Union of BC Municipalities (UBCM) resolutions about Hydro pricing, without receiving any indication that this had any impact on the provincial government.

Zorah Staar, regarding the Pender Trust Council meeting on June 12, 13 and 14, described the film that Pender Community Transition had just completed, called “Youth & Elders: wisdom for a brighter future”. She offered it to be shown at Trust Council if useful, as a journey through the Pender Islands’ fascinating past, inspiring present, and challenges ahead. Ms. Staar referenced the Pender Community Transition web site, for more information.

Trustees Hancock and Steeves said that this was a possibility, to be discussed further after they themselves had viewed DVD’s of the Youth & Elders film.

14. ADJOURNMENT

Resolution NP-LTC-68-11

It was Moved and Seconded that the meeting be adjourned at approximately 1:20 pm.

RECORDER

CHAIR