

# ADOPTED

**MINUTES OF THE NORTH PENDER ISLAND  
LOCAL TRUST COMMITTEE BUSINESS MEETING  
HELD ON THURSDAY, APRIL 25, 2013, AT 9:45 AM  
PENDER COMMUNITY HALL (LOUNGE),  
4418 BEDWELL HARBOUR ROAD,  
NORTH PENDER ISLAND, B.C.**

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

**REGRETS:**            none

There were seven (7) 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 was amended as follows:

- to add a new item 8.2 for correspondence from Sara Steil; and
- to add the sample "Sharing Our Shorelines" booklet to item 10.5.

The amended agenda was approved 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 February 28, 2013 Local Trust Committee Business Meeting

The February 28, Local Trust Committee meeting minutes had already been adopted.

### 5.2 Public Hearing Records and Community Information Meeting Notes

#### 5.2.1 Notes of February 28, 2013 Community Information Meeting

The February 28, Community Information meeting Notes were received for information.

#### 5.2.2 Record of February 28, 2013 Public Hearing

The February 28, Public Hearing Record was received for information. Barbara Grimmer was permitted to say that the comment attributed to Barry Mathias on page 2 of the Record was (she believed) made by herself.

### 5.3 Section 26 Resolutions-without-meeting

There had been Resolutions-without-meeting to cancel the March Local Trust Committee meeting and to approve the February 28, 2013 minutes.

### 5.4 Advisory Planning Commission/Task Force Minutes

None

## **6. BUSINESS ARISING FROM THE MINUTES**

### 6.1 Follow-up Action Report

Planner Pickard reviewed the available Follow-up Action Report, noting that on item 1, she would send a letter confirming closure of the file.

## **7. DELEGATIONS**

None

## **8. CORRESPONDENCE**

### 8.1 B. Pendergast, Pender Island Vacation Accommodation Association Letter dated March 14, 2013 re: follow-up to registered letters

Regional Planning Manager (RPM) Kojima noted that the Islands Trust Director of Planning had responded to the B. Pendergast letter.

8.2 S. Steil, Pender Island Conservancy Association email dated April 20, 2013

Sara Steil had emailed and was invited to speak about the June 23, workshop to explore “Near-shore Marine Life: Whelks to Whales”. Trustee Steeves thanked Steil and the Pender Island Conservancy for their work, and suggested that their shoreline workshop information be posted on the Islands Trust website.

## 9. APPLICATIONS, PERMITS, AND REFERRALS

### 9.1 Solid Waste Management Plan

Planner Pickard reported that the CRD had jurisdiction over solid waste planning, and their regional plan was currently under review; it was therefore an opportune time to request consideration of policies addressing solid waste services for North Pender Island, and also (if desired by all islands) a future Southern Gulf Islands solid waste regulatory bylaw; appropriate land use zoning would need to be in place before the CRD would enact a bylaw to regulate solid waste operation and management here; and that the process could take years, so the current North Pender land use applications involving solid waste would still be under the Local Trust Committee.

The Trustees discussed the potential for useful solid waste planning here, which would involve local community and CRD consultation. It was noted that this would not commit the CRD to developing a solid waste regulatory bylaw.

#### Resolution NP-LTC-41-13

It was Moved and Seconded that the North Pender Island Local Trust Committee request Southern Gulf Islands Electoral Area Director David Howe to consider including North Pender Island in the review of the CRD Solid Waste Management Plan.

**CARRIED**

It was also agreed that the letter to David Howe (as per the above resolution) would be copied to the other Southern Gulf Islands Local Trust Committees.

## 10. LOCAL TRUST COMMITTEE PROJECTS

### 10.1 North Pender Associated Islands Bylaw No. 189 (OCP Amendment) Sidney Island

Planner Pickard confirmed that Bylaw No. 189 (to amend the Associated Islands Official Community Plan as it affects Sidney Island) was ready for final adoption.

Resolution NP-LTC-42-13

It was Moved and Seconded that North Pender Island Local Trust Committee Bylaw No. 189, cited as “North Pender Associated Islands Official Community Plan Bylaw No. 147, 2002, Amendment No. 1, 2011”, be adopted.

**CARRIED**

10.2 North Pender Associated Islands Bylaw No. 187 (LUB Amendment)  
Sidney Island

Planner Pickard confirmed that Bylaw No. 187 (to amend the Associated Islands Land Use Bylaw as it affects Sidney Island) was ready for final adoption.

Resolution NP-LTC-43-13

It was Moved and Seconded that North Pender Island Local Trust Committee Bylaw No. 187, cited as “North Pender Associated Islands Land Use Bylaw No. 148, 2003, Amendment No. 1, 2011”, be adopted.

**CARRIED**

10.3 North Pender Island Bylaw No. 192 (OCP Amendment) Road Designation

Planner Pickard confirmed that Bylaw No. 192 (to amend the North Pender Island Official Community Plan to include road designations for the Magic-Ferry cycling and walking route, and Car Stops) was ready for final adoption.

Resolution NP-LTC-44-13

It was Moved and Seconded that North Pender Island Local Trust Committee Bylaw No. 192, cited as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2012”, be adopted.

**CARRIED**

10.4 National Marine Conservation Area

Regional Planning Manager (RPM) Kojima reviewed the April 16, 2013 Staff Report about the new National Marine Conservation Area (NMCA), commenting that Parks Canada had proposed excluding the commercial marinas at Otter Bay, Thieves Bay, and Browning Harbour, along with 200-metre buffers around their tenures; that the NMCA proposal did not take into account eelgrass mapping within those areas; that the proposal also included public docks within the NMCA, even though their impact was similar to the marinas; that areas excluded from the NMCA would remain under Local Trust Committee jurisdiction; and that there was also the issue of appropriate public consultation.

The Trustees discussed their options, including the pros and cons of the Local Trust Committee retaining jurisdiction over the three commercial marinas and a buffer zone.

Trustee Hancock noted that Parks Canada would have much greater science-based and financial resources to manage environmental impacts (e.g. protecting eelgrass, removing derelict vessels, etc.).

The Trustees also felt that Parks Canada should do the public consultation with marina tenure holders, to explain what was being proposed for the NMCA.

#### Resolution NP-LTC-45-13

It was Moved and Seconded that the North Pender Island Local Trust Committee recommend to Parks Canada that private marina tenures not be excluded from the National Marine Conservation Area.

**CARRIED**

### 10.5 Shoreline Project

RPM Kojima handed out the initial, low-resolution version of the “Sharing Our Shorelines” education booklet, prepared by consultant Ramona de Graff as part of Phase 1 of the Local Trust Committee’s Shoreline Project. He also reviewed the Memorandum dated April 26, 2013, and asked about follow-up.

The Trustees gave very favourable feedback about the new booklet, and then supported Trustee Hancock’s suggested list of potential activities for Phase 2 of the Shoreline Project, including: re-hire Ramona de Graff to adapt the booklet for students and do a school presentation (possibly in June and to include a poster contest), plus a community workshop in the fall as part of at Stewardship Day; prepare a PowerPoint of “Sharing Our Shorelines” for presentations and web posting; ask GIS Staff to create a shoreline map for the public, identifying shoreline types, and areas accessible by the public; produce a brief brochure combining shoreline and Green Shores methods, and mail it to waterfront owners to invite them to the fall shoreline workshop at Stewardship Day; and print 1,000 of the longer booklet.

Trustee Hancock said that he would contact the School, and RPM Kojima said that he would follow-up on the remaining steps described above, which he felt could be done within this year’s \$5,000 budget for the Shoreline Project.

## 11. REPORTS

### 11.1 Work Program Reports

#### 11.1.1 North Pender Island Local Trust Committee Work Program

##### Resolution NP-LTC-46-13

It was Moved and Seconded that the North Pender Island Local Trust Committee amend Top Priority 1 of the Work Program (“Shoreline Development Review”) by deleting “Development” in the Description, and by listing under Activity the potential activities reviewed at the April 25, 2013 Local Trust Committee Meeting.

**CARRIED**

It was further suggested that Top Priority 2 of the Work Program (National Marine Conservation Area) be removed after Staff had written to Parks Canada about the issue of exclusion areas. Regarding Top Priority 3, (LUB Amendments related to subdivision and roads), Trustee Hancock had prepared a motion and a list of potential activities that focused on applying “conservation planning principles” to subdivision, to minimize potential development impacts on watershed lands, farmland, habitat and rural view corridors. The Trustees supported this orientation, including potential activities such as: identifying natural and cultural values on land with multi-lot subdivision potential; holding a community workshop/design charette on Conservation Subdivision Principles; considering road standards to minimize road width and ecosystem fragmentation; engaging owners of large lot parcels subject to future subdivision; and having Staff come back with some project scope suggestions regarding the foregoing.

##### Resolution NP-LTC-47-13

It was Moved and Seconded that the North Pender Island Local Trust Committee amend Top Priority 3 of the Work Program by deleting the current Description and replacing it with “Conservation Subdivision Review”, and by deleting the Activities column and replacing it with wording that reflects the potential activities discussed above by the Local Trust Committee.

**CARRIED**

### 11.2 Applications Report

#### 11.2.1 North Pender Island Applications Report

Planner Pickard reviewed the Applications Report.

Regarding the Twa subdivision Trustee Steeves was concerned about the lack of progress by the Applicant and the need for Development Permit Area compliance.

### 11.3 Bylaw Enforcement Report

It was noted that the Bylaw Enforcement Coordinator was on leave, with a Contractor replacement. Chair Luckham had some information about Grimmer Bay debris, which he was going to forward to the other Trustees.

### 11.4 Expense/Budget Reports

#### 11.4.1 Trustee and Local Expenses Report

Presented for information

#### 11.4.2 Local Trust Committee Budget 2012/2013

Presented for information

It was noted that Staff were drafting a new Local Trust Committee Budget based on last year's figures (to be reviewed at the next meeting).

### 11.5 Adopted Policies and Standing Resolutions Report – for information

### 11.6 North Pender LTC Web Page

Some changes to the web page were suggested to Planner Pickard.

### 11.7 Chair's Report

Chair Luckham said that the Executive Committee was preparing for the June Trust Council Meeting on Mayne Island.

### 11.8 Trustee Reports

Trustee Steeves commented he was no longer on the Executive of the Association of Vancouver Island Coastal Communities (AVICC), but he had succeeded in getting a resolution passed to support overhaul of the Mineral Tenures Act; the provincial Ministry was considering the request to reserve the Islands Trust area from mining activities; and that there had recently been a very successful Pender visit by the BC Lieutenant Governor.

## 12. OTHER BUSINESS

### 12.1 Upcoming Meetings

#### 12.1.1 Next Local Trust Committee Business Meeting

The next Local Trust Committee Business Meeting was scheduled for Thursday, May 30, 2013 (9:45 am, Community Hall Lounge).

## 12.2 Renewable Energy Technologies in the Trust Area

The Local Planning Committee had circulated a memorandum and report, to make Local Trust Committees aware of the implementation options for ocean loop geo-exchange systems and their status in the Local Trust Areas.

## 12.3 North Pender Island Annual Report

Staff had drafted a one-paragraph Local Trust Committee Annual Report, as required for the provincial Minister.

Trustee Steeves suggested greater detail in future.

There was a consensus to add the following after the second sentence of the second paragraph: "The Local Trust Committee passed resolutions asking the Executive Committee to write to the Ministry of Energy, Mines, and Natural Gas Resources, seeking the reservation of the Islands Trust Area from mining activity under the Mineral Tenures Act."

### Resolution NP-LTC-48-13

It was Moved and Seconded that the North Pender Island Local Trust Committee approve the Annual Report submission, as amended.

**CARRIED**

## 12.4 BC Hydro Submarine Cable Installation Project Referral

Planner Pickard reported BC Hydro was looking at installing another submarine power cable between Salt Spring and Pender Island, potentially near the Port Washington Dock; she had sent them various information, including development permit areas and eel grass mapping; this project was in the early stages, and BC Hydro would keep us informed.

## 12.5 Mining Situation

Trustee Steeves reported that after the Islands Trust Chair wrote to the Minister of Mines, they responded that the Chief Gold Commissioner was working on options to reserve the Islands Trust Area from mining activity. A further email was received today, which was somewhat reassuring but without a commitment.



Resolution NP-LTC-49-13

It was Moved and Seconded that Staff be directed to complete, on behalf of the North Pender Island Local Trust Committee, the BC Chief Gold Commissioner's form for reservation of lands in the North Pender Island Local Trust Area under the Mineral Tenure Act, and that Staff submit the form to the Chief Gold Commissioner's office immediately after the appointment of the new Minister of Mines following the May 14, 2013 provincial election.

**CARRIED**

**13. TOWN HALL MEETING**

**Sara Steil** commented re: the Harbour Hills subdivision, she believed the developer was familiar with subdivision processes; that re: exclusions from the National Marine Conservation Area, she suggested making the other Local Trust Committees aware of the North Pender position; that re: the "Sharing Our Shorelines" booklet, the Pender Island Trust Protection Society would like copies for their landowner welcome packages; that PICA appreciated Local Trust Committee support for their workshops; that the June 23, event on "Near-shore Marine Life: Whelks to Whales" was going to involve children; and that the recent John Readshaw workshop confirmed how short-lived many forms of shoreline hardening were.

Trustee Hancock concurred about the fragility of shoreline structures, noting some large new decks on the Craddock bluffs which seemed likely to come down, and which appeared to encroach into the setback from the sea (to be reported to the Planner).

Trustee Hancock also noted that the Islands Trust Fund and NAPTEP (Natural Area Protection Tax Exemption Program) were going to be present at the August 24, Fall Fair, so they needed to book display space (Chair Luckham to pass this on).

**14. ADJOURNMENT**

The meeting was adjourned by consensus at approximately 1:35 pm.

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**RECORDER**

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**CHAIR**