



ADOPTED

North Pender Island Local Trust Committee Minutes of Regular Meeting

Date: October 29, 2015
Location: Pender Island Community Hall
4418 Bedwell Harbour Road, North Pender Island, BC

Members Present: George Grams, Chair
Dianne Barber, Local Trustee
Derek Masselink, Local Trustee

Staff Present: Justine Starke, Island Planner
Shannon Brayford, Recorder

Others Present: Nine (9) members of the public present

1. CALL TO ORDER

Chair Grams called the meeting to order at 9:45 am. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

Ben McConchie spoke, commenting that he hoped the North Pender and South Pender Local Trust Committees (LTCs) would continue working toward creating more special Advisory Planning Commissions (APCs). He noted that this strategy circumnavigates the redundancy of having two separate governments for the Penders and asked the Trustees to continue encouraging this kind of cooperation.

Michael Sketch spoke regarding the Age Friendly Action Plan and the recommended bylaw amendments. He commented that the plan recommends density transfer which would change the character of Pender Island and asked that the Trustees direct the consultant to redraft this portion following community input and/or trustee advisement.

4. COMMUNITY INFORMATION MEETING

None

5. PUBLIC HEARING

None

6. MINUTES

6.1 Local Trust Committee Minutes Dated September 10, 2015

By general consent the Local Trust Committee Minutes of September 10, 2015 were adopted.

6.2 Section 26 Resolutions-without-meeting Report Dated October 2015

For information

6.3 Advisory Planning Commission Minutes

6.3.1 Pender Island Waste & Resource Management Commission (Special APC) Adopted Minutes of September 16 & August 27, 2015

Received

6.3.2 Pender Island Waste & Resource Management Commission (Special APC) Draft Minutes of October 16, 2015

Received

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated October 2015

No current items

8. DELEGATIONS

None

9. CORRESPONDENCE

9.1 Email Dated September 17, 2015 From S. Luft re: Beacon Service Expansion – Letter of Support Request

Trustee Masselink noted that he had responded with a letter of support.

9.2 Email Dated September 23, 2015 From J. Burrows re: Observation Well 284

It was noted that this email had been received and was responded to.

10. APPLICATIONS AND REFERRALS

Note: Trustee Masselink declared a potential conflict regarding item 10.1 and excused himself from the meeting at 10:00 am.

10.1 NP-RZ-2014.1 (Philpot) – Staff Report

Planner Starke provided an overview of the memo, including the staff recommendation.

Chair Grams asked whether private docks on subdivided lots would be allowed.

Planner Starke answered that zoning allows only one dock. but the covenant also restricts the property to one dock.

NP-2015-065

It was **MOVED** and **SECONDED**

THAT the North Pender Island Local Trust Committee accept the attached covenant under section 219 of the Land Title Act for Lot 23, Section 6, Pender Island, Cowichan District Plan 1084, Except part in Plan 19554 (7950 Plumper Way) and designate the Chair of the Local Trust Committee to sign the covenant.

CARRIED

Note: Trustee Masselink returned to the meeting following this discussion at 10:06 am.

10.2 Salt Spring Island Local Trust Committee Bylaw No. 483 Referral

Trustee Masselink noted the importance of an abattoir in the Southern Gulf Islands (SGIs) and declared his support of this bylaw.

By general consent the local trust committee agreed to respond to the referral of Salt Spring Island Bylaw No. 483 with “approval recommended for the reasons outlined below: the abattoir supports agriculture through the southern gulf islands.””

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Age Friendly Plan

Planner Starke provided an overview of the project, including the following points:

- The deadline for the grant funding is December of this year.
- The draft received today invites comments prior to receiving a final draft at the November meeting.

Trustee Masselink reported on his discussion with the representatives from the Ministry of Transportation and Infrastructure regarding right of ways.

The Trustees acknowledged the work that had been done on the report and addressed the concerns raised by members of the public regarding adoption of the plan. The members of the LTC noted that the plan's recommendations are opportunities and that the feasibility of applying those recommendations would be considered at a later stage.

Following a discussion, the Trustees recommended the following revisions:

- That the report reflects the environmental, social, and economic constraints of Pender's unique community.
- Regarding Actions Summary: Keeping the Plan Alive: Item 4 (page 39), revise the language to say "Explore with the community potential OCP and LUB amendments."
- Revise section heading "Recommended Bylaw Amendments" (page 41) to read "Potential Bylaw Amendments".

NP-2015-066

It was MOVED and SECONDED

THAT the North Pender Island Local Trust Committee direct staff to work with the consultant to make the revisions, as discussed, to the North Pender Island Age Friendly Plan.

CARRIED

11.2 Short Term Vacation Rentals (STVR)

Planner Starke provided an overview of the upcoming meeting's goals and proposed format.

She updated the LTC regarding plans to amend the project charter to include a socioeconomic impact analysis. Planner Starke reported that challenges of obtaining this analysis included lack of available experts, lack of data, and high potential cost.

A discussion was held among the LTC members regarding the rationale for obtaining this information. There was general agreement that the upcoming community information meeting had the potential to provide anecdotal information that could inform the need for socioeconomic data. .

11.3 Waste Management

Planner Starke gave an overview of the Special APC's Waste and Resource Management Commission's ((SAPC) progress, noting the difficulty of the task.

Trustee Masselink asked about the issue of liquid waste.

A discussion took place on the following points:

- Planner Starke provided information regarding the limitations of the SAPC's project charter, the legislative distinctions between liquid and solid waste, and the challenges other communities have faced with the issue.

- Member of the public, Michael Sketch offered an overview of the current options for liquid waste management.
- Agreement between the Trustees that the SAPC should seek input from the Capital Regional District (CRD) representatives who would be attending the next SAPC meeting.

Planner Starke offered to bring a report to the LTC to support their discussion of whether or not to expand the SAPC project charter to include liquid waste. Trustees agreed this was not necessary at this time.

12. REPORTS

12.1 Work Project Report

Chair Grams recommended adding potable water to the projects list.

NP-2015-067

It was MOVED and SECONDED

THAT the North Pender Island Local Trust Committee put potable water onto the Projects List.

CARRIED

12.2 Applications Report Dated October 2015

For information.

12.3 Trustee and Local Expense Report Dated September 2015

For information

12.4 Adopted Policies and Standing Resolutions

For Information

12.5 Local Trust Committee Webpage

Trustee Masselink requested a meeting information webpage with a link that could be shared via social media and email.

Planner Starke acknowledged the request.

12.6 Chair's Report

Chair Grams provided the following verbal report:

- Executive Committee news and recent meeting.
- The Incorporation Study for Salt Spring Island.
- The recent Pender Island presentation by James Henderson on groundwater and related work on Salt Spring Island.

- A recent meeting with Frank Leonard, Chair of the Agricultural Land Commission (ALC).

12.7 Trustee Report

Trustee Masselink spoke on recent activity including the following topics:

- Thanked Sara Steil and all others involved in the recent groundwater meeting. Reported that he had invited a groundwater governance researcher from the University of Victoria to consider using Pender Island as a case study.
- Upcoming meeting on anchorage.
- Update regarding the rumoured closure of the CRD office on Pender Island.

Trustee Barber reported on her experience attending the groundwater meeting and her optimism for the upcoming STVR meeting.

12.8 Trust Fund Board Report Dated October 2015

For information

13. NEW BUSINESS

13.1 North Pender LTC Proposed 2016 Annual Regular Meeting Schedule

The LTC discussed the dates and noted a conflict on October 20, 2016.

NP-2015-068

It was MOVED and SECONDED

THAT the North Pender Island Local Trust Committee adopts the 2016 meeting schedule as presented, with the exception of October 20, 2016.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for November 26, 2015, at 4:00 pm at the Anglican Hall, Pender Island

For information.

14.2 Special Local Trust Committee Meeting (re: STVR Workshop) to be held November 7, 2015 at 1:00 pm at the Anglican Hall, Pender Island

For information.

15. TOWN HALL

Ben McConchie thanked the LTC for welcoming community input during the meeting. He then commented on the potential for controversy at the upcoming STVR meeting and asked that the issue be framed as an overall discussion of housing.

Sara Steil invited the Trustees to participate in the Parks Canada Liaison Committee.

Michael Sketch petitioned the LTC to not eliminate liquid waste from the overall waste management plan and to allow the SAPC to explore the issue.

16. CLOSED MEETING

16.1 Motion to Close Meeting

NP-2015-069

It was MOVED and SECONDED

THAT the meeting be closed to the public in accordance with the Community Charter, Part 4, Division e, s. 90(1) (a) & (d) for the purpose of considering:

- Adoption of In-Camera Meeting Minutes Dated September 10, 2015
- Appointment of APC Members

AND that the recorder and staff attend the meeting.

CARRIED

16.2 Recall to Order

At 12:34 pm Chair Grams recalled the public meeting.

16.3 Rise and Report

Chair Grams reported that the LTC had, during the in-camera meeting, appointed Garnet Coburn to the North Pender Island Advisory Planning Commission (APC) for the balance of the 2015-2016 term. He also reported that the LTC had appointed Shannon Brayford as the North Pender Island APC secretary.

17. ADJOURNMENT

By general consent the meeting was adjourned at 12:36 pm.

George Grams, Chair

Certified Correct:

Shannon Brayford, Recorder