



ADOPTED

South Pender Island Local Trust Committee Minutes of Regular Meeting

Date: January 16, 2017
Location: South Pender Fire Hall
8961 Gowlland Point Road, South Pender Island, BC

Members Present Peter Luckham, Chair
Wendy Scholefield, Local Trustee
Bruce McConchie, Local Trustee

Staff Present Robert Kojima, Regional Planning Manager
Robyn Ludwig, Recorder

Others Present Approximately 20 members of the public present

1. CALL TO ORDER

Chair Luckham called the meeting to order at 10:28 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

John Rumble requested that Trustees use specific names when referring to previous discussions.

Cecilia Suh and **Gary Pitwell** were concerned that the proposed floor area requirements are too small.

John Chapman expressed appreciation for Trustees' efforts but is concerned that the floor area is too large.

Annette Dombrowski has concerns about vehicles speeding and parking on Gowlland Point Road.

Gordie Duncan asked for clarification on: the difference between community information and town hall meetings; limits on the number of accessory buildings and sheds; legality of converted buses/RVs as permanent dwellings; and rainwater catchment requirements for buildings and cottages.

Cecilia Suh inquired about reconstruction after earthquake / fire (i.e. legal nonconforming status).

Ron Henshaw opposes mandatory cisterns; he read a letter regarding the Land Use Bylaw (LUB).

Jane Perch expressed concerns about the lack of information given to the community in letters and meetings.

Audrey Green expressed concern with the decision-making process for lot coverage limits.

A number of community members had questions and concerns about the development variance permit process, and the legislative process (i.e. meetings, first reading, etc.)

4. COMMUNITY INFORMATION MEETING

none

5. PUBLIC HEARING

none

6. MINUTES

6.1 Adopted Local Trust Committee Minutes Dated November 8, 2016 (for Information)

Received for information.

6.2 Section 26 Resolutions-without-meeting Dated January 2017

Received for information.

6.3 Advisory Planning Commission Minutes

none

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated January 9, 2017

Received for information.

8. DELEGATIONS

none

9. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted on the LTC webpage.

none

10. APPLICATIONS AND REFERRALS

none

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Land Use Bylaw (LUB) Review - Staff Report

Regional Planning Manager (RPM) Kojima summarized the staff report, revisions to the LUB, and community consultation processes. Staff recommend proceeding with first reading and scheduling a public hearing/community information hearing. Trustee McConchie advocated that a community hearing be held well in advance of the public hearing.

SP-2017-01

It was MOVED and SECONDED,

that South Pender Island Local Trust Committee Bylaw No. 113, cited as South Pender Island Official Community Plan, 107, 2011, Amendment No. 1, 2016, be read a first time.

CARRIED

SP-2017-02

It was MOVED and SECONDED,

that South Pender Island Local Trust Committee Bylaw No. 114, cited as South Pender Island Land Use Bylaw No. 114, 2015, be read a first time.

CARRIED

SP-2017-03

It was MOVED and SECONDED,

that the South Pender Island Local Trust Committee request staff to schedule a Public Hearing for Bylaws No. 113 and 114, and that a Community Information Meeting be scheduled to precede the Public Hearing.

CARRIED

The Trustees requested that staff schedule a community information meeting for a Saturday in March, to be followed by the LTC meeting on April 11, 2017, and to be followed by a Public Hearing in May.

11.2 Relationship Building with First Nations - Staff Report

RPM Kojima summarized the staff report to the North Pender LTC and copied to the South Pender LTC. Trustees support the initiative but had concerns about the compressed timeline for implementation. Trustee Luckham strongly encouraged SP LTC members to participate.

The LTC meeting recessed at 12:14 p.m. and reconvened at 12:25 p.m.

SP-2017-04

It was MOVED and SECONDED,

that First Nations reconciliation be added to the Top Priorities.

CARRIED

The Trustees agreed to wait to hear from the NP LTC on next steps.

12. REPORTS

12.1 Work Program Reports (attached)

12.1.1 Top Priorities Report Dated January 2017

Received for information.

12.1.2 Projects List Report Dated January 2017

Received for information.

12.2 Applications Report Dated January 2017 (attached)

Received for information.

12.3 Trustee and Local Expense Report Dated November 2016 (attached)

Received for information.

12.4 Adopted Policies and Standing Resolutions (attached)

Received for information.

12.5 Local Trust Committee Webpage

none

12.6 Chair's Report

Trustee Luckham will attend a Financial Planning Committee meeting on Tuesday, January 17, 2017.

12.7 Trustee Report

Trustees Scholefield and McConchie recently met with MLA Gary Holman. Trustee McConchie continues work on the issues of freighter anchorages in Plumper Sound, styrofoam debris from docks, and canal erosion.

12.8 Trust Fund Board Report

none

13. NEW BUSINESS

none

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for April 11, 2017, at the South Pender Fire Hall, Pender Island

15. TOWN HALL

No comments received from the public.

16. CLOSED MEETING

none

17. ADJOURNMENT

By general consent the meeting was adjourned at 12:48 pm.

Peter Luckham, Chair

Certified Correct:

Robyn Ludwig, Recorder