



ADOPTED

North Pender Island Local Trust Committee Minutes of a Regular Meeting

Date: February 23, 2017
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
Robert Kojima, Regional Planning Manager
Shannon Brayford, Recorder

Others Present Seventeen (17) members of the public present

1. CALL TO ORDER

At 9:45 am Chair George Grams called the meeting to order. He acknowledged that the meeting was being held in the territory of the Coast Salish people. He also introduced the Local Trust Committee (LTC) and members of the staff present.

2. APPROVAL OF AGENDA

It was recommended that Items 10 and 11 be moved ahead in the agenda to items 3 and 4, and that the agenda be renumbered accordingly.

NP-2017-020

It was MOVED and SECONDED,

that the North Pender Island Local Trust Committee approve the agenda as amended.

CARRIED

3. APPLICATIONS AND REFERRALS

3.1 NP-TUP-2016.2 (Coburn) – Staff Report

Regional Planning Manager (RPM) Robert Kojima provided an overview of the report, noting that minimal modifications will be required to obtain a certificate of occupancy, that the applicants are in the process of meeting those requirements, and that those requirements are conditions in the Temporary Use Permit (TUP).

NP-2017-021

It was MOVED and SECONDED,

that the North Pender Island Local Trust Committee approve issuance of Temporary Use Permit NP-TUP-2016.2 (Coburn) for a period of three years.

CARRIED

3.2 NP-RZ-2016.4

RPM Kojima provided an overview of the application and the staff report, including recommended conditions for the application. He also provided an overview of the process, should the LTC direct staff to proceed.

NP-2017-022

It was MOVED and SECONDED,

that the North Pender Island Local Trust Committee direct staff to proceed with the application NP-RZ-2016.4 (PICSS) and to prepare draft bylaws.

CARRIED

4. LOCAL TRUST COMMITTEE PROJECTS

11.1 Housing: Secondary Suites – Staff Reports

Planner Starke provided an overview of the project and the staff report. She included information on how other Southern Gulf Islands have handled the matter and reviewed the proposed Project Charter, should the LTC direct staff to proceed.

NP-2017-023

It was MOVED and SECONDED,

that the North Pender Island Local Trust Committee endorse the Project Charter, dated February 14, 2017 for the Secondary Suites Housing Project.

CARRIED

5. TOWN HALL

Michael Sketch read a written statement regarding Browning Harbour Agricultural Land Reserve (ALR) land and requesting Trustee Masselink to recuse himself from consideration of that application. He further read a second written statement regarding the history of Browning Harbour ALR land and the circumstances under which industrial zoning was granted.

Dale Henning requested information on the upcoming site visits regarding the waste and resource management projects, including the sites that will be visited and when the reports from those visits will be available. He also requested being able to attend the site visits and was informed that the visits are private appointments. Dale Henning asked Trustee Barber if she had already decided against the Burdett application.

Chair Grams and RPM Kojima provided information on the obligations for trustees to keep open minds. It was noted that having an opinion is allowable as long as the decision-maker is not immovable.

Dale Henning asked for information on how a project will proceed once a site is selected for rezoning.

Planner Starke provided information on the land use authority of the Local Trust Committee and emphasized the trust committee will not be determining who operates any facility, be it from the private or public sector.

RPM Kojima provided examples of the types of operations currently being run throughout the Capital Regional District.

Dale Henning requested information on the policy regarding a Trustee being involved in decision making if they neither own property nor pay property taxes.

Chair Grams provided an overview of the requirements for serving as a Trustee, noting that North Pender Island residency is not a requirement.

Note: A break was held from 10:24 am until 10:27 am. Trustee Masselink and Planner Starke departed the meeting at this time to attend to a different meeting on the island.

Noreen Brackett spoke to the Waste and Resource Management project and its potential impact on in-land water sources. She spoke in favour of keeping the facility on the Burdett property.

Peter Taylor provided a history of the Burdett property and spoke against the statements made that the property could be returned to agricultural function.

Michael Sketch spoke to Dale Henning's comments and noted that a Not-For-Profit could be established to run a Waste and Resource Management facility. He encouraged the LTC to play an advocacy role in the establishment of a facility.

Mike Burdett provided information on the operation of a waste and resource management facility, the volume of waste generated by the island, and the size required for such a facility.

Candice Zell spoke against the operation of a waste facility in a commercial and residential area.

6. COMMUNITY INFORMATION MEETING

None

7. PUBLIC HEARING

None

8. MINUTES

8.1 Local Trust Committee Minutes Dated January 26, 2017 (For Adoption)

By general consent, the Local Trust Committee Meeting Minutes of January 26, 2017 were adopted as presented.

8.2 Section 26 Resolution-Without-Meeting Report

None

8.3 Advisory Planning Commission Minutes

None

9. BUSINESS ARISING FROM THE MINUTES

9.1 Follow-up Action List Dated February 2017

Received for information.

10. DELEGATIONS

None

11. CORRESPONDENCE

9.1 Email Dated February 12, 2017 from L. Henshaw re: The Ocean

Chair Grams thanked Lou Henshaw for her correspondence.

12. REPORTS

12.1 Work Program Report (attached)

12.1.1 Top Priorities Report Dated February 2017

Received for information.

12.1.2 Projects List Report Dated February 2017

Received for information.

12.2 Applications Report Dated February 2017 (attached)

RPM Kojima provided an overview of the applications.

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

RPM Kojima provided an overview of the report.

12.4 Adopted Policies and Standing Resolutions (attached)

Received for information.

12.5 Local Trust Committee Webpage

Trustee Barber noted that a member of the public gallery had asked how to send correspondence to the LTC.

RPM Kojima provided an overview of the website's features and how to submit correspondence.

12.6 Chair's Report

Chair Grams reported that the Salt Spring Island incorporation project has been delayed due to a business freeze prior to the Provincial election and will not move forward until the summer.

He further reported that the Islands Trust is making progress with First Nations Relationship building efforts.

12.7 Trustee Report

Trustee Barber reported that she is looking forward to the upcoming site visits and is pleased with the waste resource management project's progress.

12.8 Trust Fund Board Report

None

13. NEW BUSINESS

13.1 Provincial Private moorage Policy Update – Staff Memo

RPM Kojima provided an overview of the Staff Memo including a report on the policy update and the anticipated implications for Local Government Bylaws and applicants.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for April 6, 2017, at 10:00 am at the Pender Community Hall

Chair Grams noted that the meeting time has been changed from 9:45 am to 10:00 am.

15. TOWN HALL

Lou Henshaw reported that damage due to a storm has resulted in erosion on the shoreline of her property. She requested information on her options for reducing the impact.

RPM Kojima provided information on the Green Shores Initiative, the services available, and how those services can be accessed by property owners.

Chair Grams recommended that Planner Starke send email correspondence to Lou Henshaw with information on accessing the Green Shores Initiative.

Michael Sketch requested Chair Grams encourage the Trust Executive to work to educate the public on the importance of the role of an off-island Chair.

Further, addressing the budget of the Waste Management Project, Michael Sketch noted that an Agrologist's services was refused on the basis of budget constraints. He recommended a local professional and encouraged the LTC to contact him.

Dale Henning asked if an opportunity for public debate would be held regarding the Waste and Resource Management Project, noting that Town Halls are not allowing for full discussion of the matter.

RPM Kojima provided information on the role of Public Hearings and Community Information Meetings.

Chair Grams provided information on the role of Town Halls and also provided information on other islands' successes with community-led debates independent from the Islands Trust.

Ann Burdett and **Mike Burdett** requested that the LTC address the issue of having erroneous information published online through correspondence and comments recorded in the town hall minutes.

Lou Henshaw recommended that Dale Henning work with another community organizer to arrange a forum for public debate.

16. CLOSED MEETING

None

17. ADJOURNMENT

By general consent, the meeting was adjourned at 11:19 am.

George Grams, Chair

Certified Correct:

Shannon Brayford, Recorder