



# ADOPTED

## South Pender Island Local Trust Committee Minutes of Special Meeting

<b>Date:</b>	<b>April 1, 2017</b>
<b>Location:</b>	<b>Poet's Cove Resort 9801 Spalding Road, Pender Island, BC</b>
<b>Members Present</b>	<b>Peter Luckham, Chair Wendy Scholefield, Local Trustee Bruce McConchie, Local Trustee</b>
<b>Staff Present</b>	<b>Robert Kojima, Regional Planning Manager Shannon Brayford, Recorder</b>
<b>Others Present</b>	<b>Approximately 60 members of the public and no media</b>

### 1. CALL TO ORDER

Chair Luckham called the meeting to order at 1:00 p.m. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

Chair Luckham introduced the members of the Local Trust Committee (LTC) and the staff. Each Trustee spoke, providing opening remarks on the issue and thanking the community for their ongoing participation.

### 2. APPROVAL OF AGENDA

**By general consent** the agenda was approved as presented.

### 3. BUSINESS ITEMS

#### 3.1 Community Information Meeting

##### 3.1.1 South Pender Island Local Trust Committee Proposed Bylaws No. 113 & 114

Chair Luckham provided an overview of the conduct for the meeting and the function of this meeting within the overall Land Use Bylaw (LUB) review process.

At the Chair's invitation, Regional Planning Manager (RPM) Kojima provided an overview of the process to date. He invited questions from the public gallery.

**Jon Spalding** asked for information regarding the process for linking the LUB to the Official Community Plan (OCP).

RPM Kojima responded to the question with an overview of the LUB, the OCP, and the process for consequential OCP amendments.

At the Chair's invitation, RPM Kojima provided an overview of the previously proposed amendments that have since been discarded. He further noted the minor revisions that are being considered, including revisions to formatting.

Moving through the major proposed amendments in turn, Chair Luckham invited the following participation for each:

- That RPM Kojima provide an overview of the proposed amendment(s).
- That the Trustees provide their rationale for considering the proposed amendment(s).
- That members of the community ask questions regarding the specific amendment(s) and those questions were recorded as follows:

Regarding *Accessory Buildings and Out Buildings*, the following questions were asked and responded to by the LTC:

- **Frank Ducote**, whether the proposed bylaws would allow for the building of several accessory buildings and out buildings to the maximum size.
- **Cameron Thorn**, whether cottage spaces could be built as the second story of an accessory or out building.
- **Gordie Duncan**, whether there will be a total limitation of the number of accessory buildings that can be built. He further asked whether the intent is to remove the limit on floor area for agricultural buildings.
- **Jon Spalding**, whether the limitation of accessory buildings applies to agricultural and forestry zones as well.

Regarding *Cottage Floor Area*, the following questions were asked and responded to by the LTC:

- **Alma Lightbody**, expressed concern with allowing two full-time residences on one lot.
- **Jane Perch**, whether this amendment is considered a small change to the OCP or a significant one. She further asked whether cisterns will be required for properties with cottages.
- **Donna Spalding**, whether maximum cottage size could be considered in conjunction with limiting environmental impact.

Regarding *Docks*, the initial overview was provided by RPM Kojima and the LTC. No questions were asked by members of the public.

Regarding *Proof of Potable Water and Cisterns*, the following questions were asked and responded to by the LTC:

- **Cameron Thorn**, whether the cistern regulation could specify that cisterns be linked to wells. He further asked whether the regulation could be a condition of an occupancy permit as opposed to a building permit. He further asked about the required size of the cistern.
- **Rob Wilman**, why rain water cisterns are being considered when well water cisterns may offer greater advantages.
- **Donna Spalding**, why rain water cisterns are being regulated for new builds when the regulation will not reduce the consumption of potable water.
- **David Morton**, whether any consideration has been given to the agricultural impacts on cisterns.

Regarding *Floor Area*, the following questions were asked and responded to by the LTC:

- **Rick Friesen**, why the proposed amendment uses floor area ratio as opposed to other methods for regulation.
- **Charlotte Edwards**, whether crawl spaces are included in the calculation of the floor area ratio. She further asked how many non-conforming homes would be created by the amendment and what impact that would have.
- **Cameron Thorn**, clarification on the role that variances can play for existing houses that may become legal non-conforming under the proposed amendment.
- **Robert Dill**, how the process has evolved to consideration of floor area ratio over other options.
- **Pat Kordyback**, whether other rural areas use floor area ratio.
- **Frank Ducote**, whether variances can be sought to exceed maximum floor area or whether it would be a rezoning.
- **Barbara Johnstone Grimmer**, how the maximum house size was selected. She further asked whether the Islands Trust has access to aggregate data on average house sizes from BC Assessments.
- **Jane Perch**, whether the LTC would consider including a definition of the term density. Further, whether portions of a home that are not used for habitation, such as utility rooms or attached garages, could be considered separately.
- **Neil Henderson**, what the motivating values are for limiting maximum house size. Further, whether lot size is being considered for maximum house size.
- **Gordie Duncan**, whether the LTC will change the proposal and if so, how a new formula would be selected.

Chair Luckham invited RPM Kojima to provide an overview of the next steps in this process.

**John Cherrington** asked for information about the process for resolving a situation in which the two trustees do not agree on an amendment.

RPM Kojima and Chair Luckham provided an overview of the legislative process for making decisions through resolutions.

**Robert Dill** thanked the LTC for their work on this matter.

#### **4. ADJOURNMENT**

**By general consent** the meeting was adjourned at 3:26 p.m.

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Peter Luckham, Chair

Certified Correct:

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Shannon Brayford, Recorder