



ADOPTED

North Pender Island Local Trust Committee Minutes of a Regular Meeting

Date: April 6, 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 Robert Kojima, Regional Planning Manager
Shannon Brayford, Recorder

Others Present Eleven (11) members of the public present

1. CALL TO ORDER

At 10:00 am Chair George Grams called the meeting to order, noting that the meeting will be recorded. 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

By general consent, the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

Sharon Card spoke regarding the Waste and Resource Management project and spoke in favour of keeping the facility on the Burdett property. She further addressed concerns with the validity of information within the consultant's report, with lack of consultation with proposed site neighbours, and with transparency within the project.

Candice Zell expressed environmental concerns with pollution in Brackett and Hamilton Bay, as well as concerns with a waste site located in that area.

Michael Sketch read from a written submission regarding the planning process for the industrial zone at Browning Harbour. He noted that a previously submitted communication was denied publication and requested that his revised submission be published.

Lou Henshaw spoke against an industrial site on a property in the Bay and offered alternative site options. She further noted that her property is attributed water erroneously in the water resources mapping.

Regional Planning Manager (RPM) Kojima addressed the concerns with the water resource mapping, noting that the map has no regulatory implication.

Don Korbin addressed the minutes of the past meeting, requesting that Town Hall comments be recorded with greater detail to allow readers to understand the substance of the comments made. He further requested information from the Trustees regarding their Waste Management Project progress, including the results of their site visits.

Chair Grams noted that community members have access to digital recordings of meetings should they wish to obtain greater detail than that which the minutes provide.

Trustee Masselink provided an overview of site visits completed to date.

4. COMMUNITY INFORMATION MEETING

None

5. PUBLIC HEARING

None

6. MINUTES

6.1 Local Trust Committee Minutes Dated February 23, 2017 (For Adoption)

Chair Grams recommended that under Item 5, Town Hall, the phrase “property ownership is not a requirement” be replaced with “North Pender Island residency is not a requirement”.

By general consent, the Local Trust Committee Meeting Minutes of February 23, 2017 were adopted as amended.

6.2 Section 26 Resolution-Without-Meeting Report Dated March 2017

For information.

6.3 Advisory Planning Commission Minutes

None

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated March 2017

Received for information.

8. DELEGATIONS

None

9. CORRESPONDENCE

9.1 L. Henshaw Email Dated February 15, 2017 re Streams and Wetlands

Received for information.

9.2 L. Henshaw Email Dated February 18, 2017 re Savebrowningharbour.com

Received for information.

10. APPLICATIONS AND REFERRALS

10.1 Salt Spring Island Local Trust Committee Bylaws No. 488, 489, & 490 Referral

Chair Grams provided an overview of the referral and the included Bylaws.

NP-2017-024

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee respond with “interests unaffected by Bylaws 488, 489, and 490”.

CARRIED

10.2 NP-RZ-2017.1 (PIPRC) – Staff Report

RPM Kojima provided an overview of the application, noting that representatives of the project were present in the public gallery.

A discussion was held in which the LTC addressed questions to John Chapman, Chair of the Pender Island Parks and Recreation Commission (PIPRC).

NP-2017-025

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee direct staff to proceed with the application NP-RZ-2017.1 (PIPRC) and to prepare a draft bylaw to include setback and height provisions.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Short Term Vacation Rentals (STVRs) – Staff Memo – Bylaws No. 203, 204, & 205

RPM Kojima provided an overview of the staff memo and the future steps that may follow adoption of the related bylaws.

NP-2017-026

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee Bylaw No. 203, cited as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 2, 2016,” be adopted.

CARRIED

NP-2017-027

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee Bylaw No. 204, cited as “North Pender Island Land Use Bylaw No. 103, 1996, Amendment No. 2, 2016,” be adopted.

CARRIED

NP-2017-028

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee Bylaw No. 205, cited as “North Pender Island Local Trust Committee Fees Bylaw No. 173, 2007, Amendment No. 1, 2016,” be adopted.

CARRIED

12. REPORTS

12.1 Work Program Report (attached)

12.1.1 Top Priorities Report Dated March 2017

Received for information.

12.1.2 Projects List Report Dated March 2017

Received for information.

12.2 Applications Report Dated March 2017 (attached)

RPM Kojima provided an overview of the applications and upcoming meetings.

12.3 Trustee and Local Expense Report Dated February 2017 (attached)

Received for information.

12.4 Adopted Policies and Standing Resolutions (attached)

Received for information.

12.5 Local Trust Committee Webpage

No comments.

12.6 Chair's Report

Chair Grams reported that the Trust Council budget was approved and does not include an increase to taxes. He provided an overview of additional budget items approved, including the hiring of a Fresh Water Advisor and an internal review of the Islands Trust Act.

Chair Grams further reported the Salt Spring Island incorporation vote has been scheduled for September 9, 2017. He also provided an overview of how the community is moving forward with the process.

Chair Grams noted that Trust Executive met with the Malahat Nation regarding the Steelhead LNG developments. He reported that Trust Executive concluded that it is premature to develop a position.

12.7 Trustee Report

Trustee Barber reported that on March 25, 2017 she attended the graduation of the March Break Youth Cadet Camp at Pender Island Fire Rescue. She further noted that the Pender Island Fire Hall has received a grant to complete development of a regional training facility.

Trustee Masselink reported that he attended a site visit with representatives of Cowichan Tribes. He further reported on the site visits conducted on February 25, 2017 as part of the Waste and Resource Management project. Trustee Masselink also provided an overview of the most recent Trust Council meeting, noting that financial support was given to hiring a staff member to act as a Fresh Water Advisor.

12.8 Trust Fund Board Report February 2017

For information

13. NEW BUSINESS

13.1 CRD – Gulf Islands Regional Trails Plan – Open House Invitation

For Information

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for April 27, 2017, at 10:00 am at the Pender Community Hall, Pender Island

14.2 Special LTC Meeting Scheduled for April 8, 2017, at 11:30 am, at the Anglican Parish Hall, 4703 Canal Road, Pender Island

15. TOWN HALL

Dale Henning requested information regarding the upcoming meeting regarding the Port Browning application.

RPM Kojima provided an overview of the requirements and purposes of Community Information Meetings.

Don Korbin expressed concern with the minute's recording of public comments and accessibility of the audio recordings. He recommended more detailed written recordings to encourage greater public participation.

Don Korbin further expressed concern with the limited volume of discussion that is held by the local trustees and requested that the Trust Executive reconsider, within the upcoming internal review, the appointment of off-island Chairs.

Lou Henshaw provided a historical perspective on wells and water resources on North Pender Island.

Candice Zell spoke in favour of the Islands Trust's activities on fresh water. She encouraged that future consideration of contamination of down-stream sites when upstream development occurs.

Michael Sketch addressed concerns with the level of detail included in the recording of minutes and recommended that Trust Council adopt the practices of Roberts Rules of Order. He provided arguments in favour of adopting a more fulsome recording practice.

Michael Sketch addressed the announced review of the Islands Trust Act and made recommendations on how the project proceed.

Dale Henning requested information on the process being considered for the Islands Trust Act review.

Chair Grams provided an overview of the process, noting that Trust Council must first consult with the Ministry before moving forward.

16. CLOSED MEETING (Distributed Under Separate Cover)

16.1 Motion to Close Meeting

NP-2017-029

It was MOVED and SECONDED,

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1) (a & d) for the purpose of considering:

- Adoption of in-camera meeting minutes dated January 26, 2017
- Appointment of APC members

And that the recorder and staff attend the meeting.

CARRIED

Note: The public meeting was closed at 11:34 am.

16.2 Recall to Order

At 11:41 am Chair Grams recalled the public meeting to order. No members of the public returned to the meeting room.

16.3 Rise and Report

Chair Grams reported that during the in camera meeting, the following resolution was moved, seconded and carried:

“That the North Pender Island Local Trust Committeee re-appointment Benjamin McConchie, Dorothy Murdoch, Michale Symons, Garnet Coburn, and Ron Underhill, to the North Pender Island Advisory Planning Commission commencing immediately and expiring March 1, 2018.”

Trustee Barber requested information regarding an Islands Trust office on Pender Island. A discussion of the benefits and drawbacks of a Driftwood location and a Hope Bay location was held. Further discussion was held regarding the development of a satellite Islands Trust Office.

17. ADJOURNMENT

By general consent, the meeting was adjourned at 11:52 am.

George Grams, Chair

Certified Correct:

Shannon Brayford, Recorder