



ADOPTED

North Pender Island Local Trust Committee Minutes of a Special Meeting

Date: April 8, 2017
Location: Anglican Parish Hall
4703 Canal Road, RR#1, North Pender Island, BC

Members Present Dianne Barber, Local Trustee
Derek Masselink, Local Trustee

Staff Present Robert Kojima, Regional Planning Manager
Phil Testemale, Planner 2
Shannon Brayford, Recorder

Others Present Twenty-four (24) members of the public present

1. CALL TO ORDER

At 11:30 am, Acting Chair Derek Masselink called the meeting to order, and noted that the meeting will be recorded. He acknowledged that the meeting was being held in the unceded territory of the Coast Salish people. He also introduced the Local Trust Committee (LTC), the members of the staff present, and the representatives of the Mill Bay Group.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. BUSINESS ITEMS

3.1 Community information Meeting

3.1.1 North Pender Island Local Trust Committee Bylaws No. 206, 207, & 208

Acting Chair Derek Masselink invited Phil Testemale to begin the presentations.

Phil Testemale provided an overview of the purpose of the meeting and the format for participation. He also noted that the meeting is being recorded.

3.1.1.1 Staff Summary

Phil Testemale provided a detailed summary of each of Bylaws No. 206, 207, & 208 in turn. His presentation included information on the following points:

- Proposed amendments and their rationale.
- Implications should those amendments be approved.
- Summary of professional reports required and received.
- First Nations Engagement process.
- Agency referrals.
- Covenants.

Phil Testemale further offered a summary of the steps moving forward.

3.1.1.2 Applicant Presentation

Acting Chair Derek Masselink invited Duane Shaw, President of the Mill Bay Marine Group, to begin his presentation.

Duane Shaw gave a presentation, including the following points:

- Overview of the Mill Bay Marine Group properties and business model.
- Overview of the overall plan and its three phases: the dining facilities, the marina, and the rental amenities.
- Renovations to the dining facilities made to date.
- Proposed marina changes including rationale, community benefits, and environmental considerations.
- Proposed cabin development, including rationale and community benefits.
- Further property developments and amenities.
- Professional studies, reports, and consultations included in the application process.
- Water supply and waste disposal.

3.1.1.3 Community Questions

Andy Novak requested information on the distinction between permanent covenants and temporary covenants, noting concern that the community benefits are listed as temporary covenants and may not be secure for the future.

Benjamin McConchie noted concerns with the project's impact on the island's housing supply, emergency response services, property taxes, and water supply. He provided an overview of the island's water sources and noted the potential impact of this development on the water supply to residents in Magic Lake Estates.

RPM Kojima provided an overview of the property's water sources and the water licence for moving the water from the source property to the marina.

Mill Bay Group representatives provided a summary of the site's water supply, treatment plant, and the studies that support the site's adequate water supply

Tracy Hodgins asked if the marina draws water from Roe Lake.

The Mill Bay Group responded that it does not.

Roy Moore requested information about the Mill Bay Group's involvement with the Magic Lake Estate Emergency Exit.

A brief overview of the project was provided, but it was noted that the discussions are in the early stages and no certain information is available.

Peter Taylor asked where tenders can tie to the proposed docks and also for information about live-aboards at Browning Harbour.

Duane Shaw provided the requested information.

Don Korbin expressed support of the project, noting his property's proximity to the site.

Lou Henshaw provided historical information regarding both live-aboards at Browning Marina and water-supply to the property.

Gerry McKeating spoke in favour of the proposed development and encouraged the Mill Bay Group to continue to support the Junior Sailing Group.

Vicki Dutton requested information on staff housing, expressing concerns with transient staff from other resorts being historically housed on island and causing disputations.

Duane Shaw noted the potential of onsite staff housing.

Vicki Dutton encouraged development of a permanent solution.

Tracy Hodgins expressed concern that, based on current changes to the facility's hours, the Mill Bay Group will not be able to offer full time employment.

Dale Henning, asked what benefit the facility will provide to the community's economy, especially in terms of employment and the purchase of goods and services from the island.

Duane Shaw provided an overview of the projected full-time and part-time positions available. He further provided an overview of the goods and services sourced from the island. He continued to note that visitors to the marina are encouraged to visit island businesses through a shuttle service.

Dale Henning also requested information on the archeological results.

Representatives of the project spoke to the archeological issue and noted that confidentiality is a government requirement. They further reported that sensitive sites have been identified and the project is accommodating them.

Bruce McConchie spoke in favour of a marine pumpout station. He noted that the marina may increase traffic under the bridge at the canal and requested the marina's support in educating boaters. He requested an overview of the project timeline and the transportation method for shipping construction materials.

Duane Shaw provided an overview of the project timeline and potential options for shipping of construction materials.

Roy Moore expressed concern with the facility's decision to close for breakfast.

Tracy Hodgins encouraged the Mill Bay Group to work with local producers to source food from on-island.

Benjamin McConchie requested information on whether the marina will remain financially viable if the application fails. He also questioned whether the application is consistent with the island's Official Community Plan (OCP).

RPM Kojima provided an overview of the OCP and the Development Permit Areas, including the guidelines and application process.

Duane Shaw provided information on the economical information regarding the marina.

Lou Henshaw provided historical information of camping on the site and spoke in favour of cabin development. She further explained the challenges of serving on-island farms.

Vicki Dutton encouraged the Trustees to require staff housing in the development

Mike Burdett requested information on the storage of sewage.

Roy Moore requested information about sea plane landings at the dock.

RPM Kojima provided an overview of the limitations of the zoning, noting that Transport Canada has the jurisdiction over that matter.

Duane Shaw further noted that a seaplane dock is no longer part of the plan.

Kathy Gilbert provided an overview of Transport Canada regulations and Port Browning's designation as an airdrome.

Mike Burdett asked for information about the proposed trail and its location.

Duane Shaw provided information on the ongoing discussions with Moving Around Pender (MAP).

Dave Reed spoke as a member of the Pender Island Junior Sailor Association, thanking the Mill Bay Group for their support.

Lou Henshaw spoke about the history of the Junior Sailing Association.

Roy Moore expressed that he is looking forward to the development and its timely completion.

4. ADJOURNMENT

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

Derek Masselink, Acting Chair

Certified Correct:

Shannon Brayford, Recorder