



**South Pender Island Local Trust Committee  
Record of a Public Hearing  
Proposed Bylaws No. 113 (OCP)  
and No. 114 (LUB)**

**Date:** May 6, 2017  
**Location:** Poet's Cove Resort  
9801 Spalding Road, 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 35 members of the public

**3. BUSINESS ITEMS**

**3.2 Public Hearing**

**3.2.1 Recess for Public Hearing**

Chair Luckham called the meeting to order at 1:22 p.m. Chair Luckham read the Chairperson's Opening Statement.

Regional Planning Manager (RPM) Kojima summarized the statutory notice of public hearing. Twelve submissions to date have been received from the public.

**3.2.1.1 South Pender Island Local Trust Committee Bylaws No. 113 (OCP Amendments) & 114 (LUB)**

**Tara Parkinson** expressed support for the flexibility of the new bylaws and the adequate community consultation, but was concerned that maximum dwelling size and cistern size may be too large.

**Jon Spalding** opposed both bylaws, specifically the land use zoning for docks, maximum dwelling size of 6000 sq. ft., and cistern size of 4000 gallons. He was concerned that bylaw changes are significant, requiring an OCP review.

**Cameron Thorn** commented that measurements in metric/imperial would be helpful; that the cistern size requirement may be excessive; and that maximum building height requirements are reasonable.

**John Roberts** supported requirements for potable water, but suggested that cistern size should be reconsidered; he opposed dwelling size as an additional restriction in a multi-storey approach to lot coverage.

**Rick Friesen** appreciated the work of the LTC, but was concerned about compulsory cisterns and rainwater systems.

**Jane Perch** read a statement from **Robert and Diane Conconi** expressing concerns about the rights of property owners and about the community information meeting process. She also indicated concern with the lack of community engagement in the process, favoured requirements for lot coverage over dwelling size, and opposed changes to the OCP through the bylaw process. She urged the Trustees to find consensus on the LUB.

**Mack Foster** questioned the 4000 gallon cistern requirement.

**Donna Spalding** expressed opposition to the proposed LUB, and had similar concerns about the cistern requirement. She also expressed concerns about uninhabitable areas (i.e., slopes) being included in the proposed requirements, and about the lack of consultation with the Advisory Planning Committee (APC). She supported existing lot coverage guidelines and was concerned about rural character, impacts on neighbours, and future needs of the community.

**Paul Weyer** indicated his preference for a maximum dwelling size under 2500 sq. ft., but otherwise approved of the LUB.

**Alma Lightbody** opposed changes to the current lot coverage guidelines, and was concerned about possible water usage restrictions.

**Shelley Henshaw** expressed concerns about imposing onerous restrictions on property owners, supported adding setback guidelines, and opposed changing the OCP through the LUB process.

**Gordie Duncan** thanked the Trustees for their efforts, but opposed the proposed guidelines for dwellings, cottage size, accessory buildings, docks and cisterns.

**Charlotte Edwards** opposed crawl spaces being included as part of the square footage limits.

**Mack Foster** commented that setback guidelines could render many properties nonconforming.

3.2.2 Recall to Order

Chair Luckham called three times for additional comments or written submissions about Bylaws No. 113 (OCP) and No. 114 (LUB). There being none, he declared the Public Hearing closed and recalled to order the Special Meeting at 2:19 p.m.

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Peter Luckham, Chair

Certified Correct:

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Robyn Ludwig, Recorder