



ADOPTED

North Pender Island Local Trust Committee Minutes of Regular Meeting

Date: September 21, 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
Shannon Brayford, Recorder

1. CALL TO ORDER

Chair Grams called the meeting to order at 10:00 am. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

The audio recording began at 10:01 am and Chair Grams read a written statement regarding the recording and its use.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

Raymond Ray applicant for NP-DP-2017.1 recommended corrections to the staff report and requested consideration of the application due to its community benefits.

Chip Barrett applicant for NP-DVP-2017.1 recommended corrections to the staff report regarding the size of one structure. He provided an overview of the permit requested and its rationale. He also stressed his understanding and observance of the sites archaeological and ecological sensitivities.

Dale Henning read from a written submission he presented to the LTC regarding the Waste Management Project. He highlighted the following:

- an overview of the facility, community, and political challenges;
- a list of questions for trustees to clarify and rationale for the LTC to move forward;
- he supports the Pender Island Waste Management being enabled to provide their service.

Ben McConchie spoke to the Waste Management Staff Report and criticized the lack of understanding of the local impact of the sites being considered. He noted that correspondence regarding water supply was removed from the agenda package following its initial posting and encouraged the LTC to consider that matter as an indication of the seriousness of the island's limited water supply and its aquifers.

Jan Lutz spoke to the Waste Management report, speaking against the proposed site at the Main Road Contracting yard on Port Washington Road. She provided a rationale and local perspective from neighbours to the site.

Anne Burdett read a written statement addressing her concern that repetitive false and defamatory statements made in LTC meetings have a negative impact on applicants. She requested that the Islands Trust remove letters with defamatory statements made toward her family, property, and business.

Don Korbin addressed the Waste Management Staff report and provided a rationale for rejecting several of the proposals contained within it.

Karl Hamson spoke against the LTC rezoning several sites for waste management uses, specifically those lands near the Community Hall.

Michael Sketch read from a written submission providing rationale against approving an application for a Waste Transfer Site on Agricultural Land Reserve (ALR) land, which included references to the Agricultural Land Commission (ALC) and Trust Policy. He requested that the LTC direct staff to submit the consultant report and the staff report to the ALC. Michael Sketch also asserted that Trustee Masselink may have a conflict of interest in this matter.

Mike Burdett provided an overview of the composition and dimensions of the property that includes ALR land and has been discussed during the town hall.

4. COMMUNITY INFORMATION MEETING
none

5. PUBLIC HEARING
none

6. MINUTES

6.1 Local Trust Committee Minutes Dated July 27, 2017 (for Adoption)

By general consent the Local Trust committee meeting minutes of July 27, 2017 were adopted.

6.1.1 Public Hearing Record Dated July 27, 2017 (for Receipt)

Received for information

6.2 Section 26 Resolutions-without-meeting Report
none

6.3 Advisory Planning Commission Minutes
none

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated September 2017

Received for information

8. DELEGATIONS

none

9. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted to the LTC webpage

10. APPLICATIONS AND REFERRALS

10.1 Salt Spring Island Local Trust Committee Bylaws No. 500 & 501 Referral

Planner Starke provided an overview of the referral.

NP-2017-080

It was MOVED and SECONDED,

That the interests of the North Pender Island Local Trust Committee with respect to Salt Spring Island Bylaws No. 500 & 501 are unaffected.

CARRIED

10.2 Salt Spring Island Local Trust Committee Bylaws No. 502 & 503 Referral

Planner Starke provided an overview of the referral.

NP-2017-081

It was MOVED and SECONDED,

That the interests of the North Pender Island Local Trust Committee with respect to Salt Spring Island Bylaws No. 502 & 503 are unaffected.

CARRIED

10.3 Capital Regional District (CRD) - Gulf Islands Regional Trails Plan

NP-2017-082

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee advises the Capital Regional District with respect to the Gulf Islands Regional Trail Plan that it supports the proposed trail plan for North Pender Island and requests a timeline for when the plan will be implemented.

CARRIED

10.4 NP-DVP-2017.1 (Barrett) - Staff Report

Planner Starke provided an overview of the application and related staff report noting its recommendations.

The applicant, Chip Barrett, addressed the report. He reported that he has already worked toward meeting the recommendations. He requested information on why applications like this are not referred to impacted First Nations.

NP-2017-083

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee request the applicant to provide an Archeological Impact Assessment report from a qualified archeologist concerning the proposed works and defer consideration of application NP-DVP-2017.1 until such a report is provided.

CARRIED

10.5 NP-DP-2017.2 (Rae) - Staff Report

Planner Starke provided an overview of the application and related staff report.

Applicant Raymond Rae spoke to the concerns raised in the application and provided a rationale for approving the application due to community need and community support.

NP-2017-084

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee deny application NP-DP-2017.2 (Rae) for the following reason:

- a) The proposed development does not conform to Guidelines 1 or 2 of the Sidney Island Geotechnical Development Permit Area.

CARRIED

Trustee Barber opposed

10.6 NP-RZ-2016.4 (PICSS) - Staff Report

Planner Starke provided an overview of the application and related report, noting that the recommendation ensures that the zoning will only apply to the Pender Island Community Services Society's (PICSS) use and not permit alternative commercial use.

Jim Petrie spoke as a representative of PICSS, providing an overview of the Society, their work in the community, and their need of a new facility.

NP-2017-085

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee Bylaw No. 211, cited as “North Pender Island Official Community Plan Bylaw No. 171, 2017” be read a First time.

CARRIED

NP-2017-086

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee Bylaw No. 212, cited as “North Pender Island Land Use Bylaw 103, 1996, Amendment No. 1, 2017,” be read a First time.

CARRIED

NP-2017-087

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee endorse the Islands Trust Policy Statement Directive Policies Checklist for proposed Draft Bylaw Nos. 211 and 212.

CARRIED

NP-2017-088

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee Bylaw No. 211, cited as “North Pender Island Official Community Plan Bylaw No. 171, 2017” be read a First time.

CARRIED

NP-2017-089

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee direct staff to schedule a Community Information Meeting and Public Hearing for Bylaws No. 211 and 212.

CARRIED

Note: A break was held from 11:52 am until 12:02 pm

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Waste Management - Staff Report

Planner Starke provided an overview of the staff report including the proposed bylaws and the considerations of specific properties involved in the matter.

Members of the LTC discussed the proposed motions and the process moving forward.

NP-2017-090

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee Bylaw No. 214, cited as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 2, 2017,” be read a First time.

CARRIED

NP-2017-091

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee Bylaw No. 215, cited as “North Pender Island Land Use Bylaw 103, 1996, Amendment No.3, 2017,” be read a First time.

CARRIED

NP-2017-092

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee consider the proposed amendments to the North Pender Island Development Approval Information Bylaw 134 and request Trust Council to amend the bylaw.

CARRIED

NP-2017-093

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 214, cited as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 2, 2017,” and Bylaw 215 cited as “North Pender Island Land Use Bylaw 103, 1996, Amendment No. 3, 2017,” are not contrary to or at variance with the Islands Trust Policy statement.

CARRIED

NP-2017-094

It was MOVED and SECONDED,

That the North Pender Island Local Trust Committee refer the Waste Transfer staff report dated September 11, 2017 and the Waste Transfer staff report dated April 27, 2017 to the Advisory Planning Commission for review of bylaws 214 and 215, and that staff be requested to attend.

CARRIED

12. REPORTS

12.1 Work Program Report (attached)

12.1.1 Top Priorities Report Dated September 2017

Trustee Masselink requested an update on the CRD Housing Needs Assessment.

Planner Starke reported that the project is underway and should be complete in February 2018.

12.1.2 Projects List Report Dated September 2017

Received for information.

12.2 Applications Report Dated September 2017

Received for information.

12.3 Trustee and Local Expense Report Dated July 2017

Received for information.

12.4 Adopted Policies and Standing Resolutions

Received for information.

12.5 Local Trust Committee Webpage

No comments.

12.6 Chair's Report

Chair Grahams provided a report including:

- Overview of the Denman Island Trust Council.
- History and current status of Salt Spring Island's governance matter.

12.7 Trustee Report

Trustee Masselink thanked the community members for attending with such a high volume of turn out. He noted that affordable housing is an issue for the entire region and rural communities are struggling to find a solution.

He also reported that he was involved with BC Wildfire Response and the experience has raised awareness that the island needs to anticipate this risk.

Trustee Barber spoke to the housing issue. She reported that Galiano Island is moving forward with an affordable housing plan, but she outlined the challenges that these projects face, especially in terms of cost.

12.8 Trust Fund Board Report

none

13. NEW BUSINESS

none

14. UPCOMING MEETINGS

14.1 Special LTC Meeting re: Secondary Suites, Scheduled for October 21, 2017, at 11:00 am, at the Community Hall, Pender Island

14.2 Next Regular Meeting Scheduled for October 26, 2017, at the Community Hall, Pender Island

15. TOWN HALL

Dale Henning requested clarification on the resolutions under item 11.1 Waste Management and the amount of community consultation that will be involved.

Trustee Masselink provided an overview of the process.

Jamie Graham requested information on the rationale behind the Waste Management Project.

Chair Grams and Planner Starke provided a historical perspective on the inception of this project.

Dale Henning requested that the LTC circulate printed materials on the Waste Management project to every household on the island.

Jim Petrie requested that the LTC consider changing their meeting time to begin at 4:00 pm or be held on Saturdays to facilitate public participation.

Mike Burdett argued in favour of having a single vehicle pick-up and provided numbers in support of the ecological benefit of reduced traffic. He also noted that the current waste management plan and public dialogue may not adequately represent the actual requirements of a facility.

Michael Sketch asked whether the staff report and consultant report have been sent to the ALC. He also questioned whether the set of resolutions regarding the Waste Management Project are in conflict with reviewing the Trust Policy Checklist.

Mike Burdett addressed the issue of water run off on an unspecified property, proposing altering the course of the water to ensure that it does not flow through the field.

16. CLOSED MEETING
none

17. ADJOURNMENT

By general consent the meeting was adjourned at 12:57 pm.

George Grams, Chair

Certified Correct:

Shannon Brayford, Recorder