



# ADOPTED

## North Pender Island Local Trust Committee Minutes of Regular Meeting

**Date:** May 24, 2018  
**Location:** Royal Canadian Legion  
1344 MacKinnon Road

**Members Present:** George Grams, Chair  
Dianne Barber, Local Trustee  
Derek Masselink, Local Trustee

**Staff Present:** Robert Kojima, Island Planner  
Shannon Brayford, Recorder

**Public Present:** There were 11 members of the public present.

### 1. CALL TO ORDER

Chair Grams called the meeting to order at 4:02 p.m. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

### 2. APPROVAL OF AGENDA

The following recommendations were made for additions to the agenda:

- 6.1 Public Hearing Record
- 13.2 Agricultural Land Reserve Land
- 16 Closed Meeting

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

### 3. TOWN HALL AND QUESTIONS

Michael Sketch noted that he provided a two-page written submission to the Islands Trust Office outlining the history of the Browning Harbour Agricultural Land Reserve (ALR) land and also his rationale for encouraging the LTC to reconsider their direction with this land.

### 4. COMMUNITY INFORMATION MEETING

None

### 5. PUBLIC HEARING

None

**6. MINUTES**

**6.1 Local Trust Committee Minutes Dated April 26, 2018 (for Adoption)**

By general consent the Local Trust committee meeting minutes of April 26, 2018 were adopted.

**6.2 North Pender Island Local Trust Committee Record of a Public Hearing Dated November 23, 2017**

Received for information.

**6.3 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 May 2018**

**8. DELEGATIONS**

None

**9. CORRESPONDENCE**

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

None

**10. APPLICATIONS AND REFERRALS**

**10.1 NP-TUP-2018.2 (Hepburn) - Staff Report**

RPM Kojima provided an overview of the report and staff recommendations, including recommended amendments and rationale.

A discussion was held in which the LTC requested information from the applicant.

**NP-2018-047**

**It was MOVED and SECONDED,**

That the North Pender Island Local Trust Committee amend the proposed Temporary Use Permit NP-TUP-2018.2 (Hepburn) to shorten its validity period from three (3) years to one (1) year.

**CARRIED**

**NP-2018-048**

**It was MOVED and SECONDED,**

That the North Pender Island Local Trust Committee amend the proposed Temporary Use Permit NP-TUP-2018.2 (Hepburn) by limiting the number of guests permitted during a single rental contract period to six (6) persons.

**CARRIED**

**NP-2018-049**

**It was MOVED and SECONDED,**

That the North Pender Island Local Trust Committee approve issuance of the amended Temporary Use Permit NP-TUP-2018.2 (Hepburn) as amended.

**CARRIED**

**10.2 NP-TUP-2018.3 (Pegram) - Staff Report**

RPM Kojima provided an overview of the report and the recommendations.

**NP-2018-050**

**It was MOVED and SECONDED,**

That the North Pender Island Local Trust Committee approve issuance of Temporary Use Permit NP-TUP-2018.3 (Pegram).

**CARRIED**

**10.3 NP-DP-2018.2 (Murdoch) - Staff Report**

RPM Kojima provided an overview of the report and the rationale for the application.

**NP-2018-051**

**It was MOVED and SECONDED,**

That the North Pender Island Local Trust Committee approve issuance of Development Permit NP-DP-2018.2 (Murdoch/Driftwood).

**CARRIED**

**10.4 NP-RZ-2016.2 (Port Browning) - Staff Report Bylaws 206 to 210**

RPM Kojima provided an overview of the report.

**NP-2018-052**

**It was MOVED and SECONDED,**

That the North Pender Island Local Trust Committee Bylaw No. 206, cited as “North Pender Island Land Use Bylaw 103, 1996, Amendment No.3, 2016”, be adopted.

**CARRIED**

**NP-2018-053**

**It was MOVED and SECONDED,**

That the North Pender Island Local Trust Committee Bylaw No. 207, cited as “North Pender Island Official Community Plan Bylaw No 107, 1996, Amendment No.3, 2016”, be adopted.

**CARRIED**

**NP-2018-054**

**It was MOVED and SECONDED,**

That the North Pender Island Local Trust Committee Bylaw No. 208, cited as “North Pender Island Land Use Bylaw 103, 1996, Amendment No. 4 ,2016”, be adopted.

**CARRIED**

**NP-2018-055**

**It was MOVED and SECONDED,**

That the North Pender Island Local Trust Committee Bylaw No. 209, cited as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 4, 2016”, be adopted.

**CARRIED**

**NP-2018-056**

**It was MOVED and SECONDED,**

That the North Pender Island Local Trust Committee Bylaw No. 210, cited as “North Pender Island Land Use Bylaw 103, 1996, Amendment No. 5, 2016”, be adopted.

**CARRIED**

**10.5 Salt Spring Island Local Trust Committee Bylaws No. 498 & 499 Referral (attached)**

RPM Kojima and Chair Grams provided an overview of the referral.

**NP-2018-057**

**It was MOVED and SECONDED,**

That the North Pender Island Local Trust Committee respond to the Salt Spring Island Local Trust Committee Bylaws No. 498 and 499 Referral with “Interests unaffected”.

**CARRIED**

**11. LOCAL TRUST COMMITTEE PROJECTS**

None

## **12. REPORTS**

### **12.1 Work Program Report (attached)**

#### **12.1.1 Top Priorities Report Dated May 2018**

Received for Information.

#### **12.1.2 Projects List Report Dated May 2018**

Received for Information.

### **12.2 Applications Report Dated May 2018 (attached)**

Received for Information.

### **12.3 Trustee and Local Expense Report Dated March 2018 (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 there has been an announcement of a new chair for the Agricultural Lands Commission and that she has been invited to attend the next Trust Council.

### **12.7 Trustee Report**

Trustee Barber noted that the next meeting will be an important one for housing matters and encouraged that information about it get to as many community members as possible.

### **12.8 Trust Fund Board Report**

None

**13. NEW BUSINESS**

**13.1 Annual Report for LTC Endorsement - Staff Report (attached)**

**NP-2018-058**

**It was MOVED and SECONDED,**

That the North Pender Island Local Trust Committee approves the attached text for inclusion in the 2017-2018 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs and Housing.

**CARRIED**

**13.2 Agricultural Land Reserve Land**

**NP-2018-059**

**It was MOVED and SECONDED,**

That the North Pender Island Local Trust Committee direct staff to amend Bylaws 214 and 215 with the purpose of rezoning the portion of Industrial 1(b) section 2.8 and to include a mapping amendment for Bylaws 214 and 215 that would rezone the portion of the Industrial 1(b) zone that is in the Agricultural Land Reserve from Industrial to 1(b) to "Agriculture".

**DEFEATED**

A discussion was held and Chair Grams called for the vote. The motion was defeated.

**14. UPCOMING MEETINGS**

**14.1 Next Regular Meeting Scheduled for June 26, 2018 at 4:00 pm, at the Anglican Church Hall, Pender Island**

**15. TOWN HALL**

**Ann and Michael Burdett** requested information on the rationale for having the industrial zoning on their property opposed.

**Michael Sketch** provided an overview of ALC regulations on secondary suites and noted the process that is prescribed. He encouraged the LTC to take the opportunity to align the bylaws with the ALC.

**Michael Burdett** requested information on whether Trustee Barber is opposed to any non-farm use on ALR land.

**16. CLOSED MEETING**

**NP-2018-060**

**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:

- Potential Litigation

AND that the recorder and staff attend the meeting.

**CARRIED**

Chair Grams re-opened the public meeting at 5:06 p.m. and noted that there was no Rise and Report to be provided.

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 5:07 p.m.

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George Grams, Chair

Certified Correct:

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Shannon Brayford, Recorder