

Adopted



North Pender Island Local Trust Committee

Minutes of Regular Meeting

Date: October 25, 2018
Location: Royal Canadian Legion
1344 MacKinnon Road

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

Staff Present: Justine Starke, Island Planner
Robert Kojima, Regional Planning Manager
Shannon Brayford, Recorder

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

It was recommended that the following items be added under new business:

- Adoption of Bylaws 211 and 212
- Referral of Bylaw 515, Salt Spring Local Trust Committee

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Gary Steeves provided a rationale for the current Local Trust Committee (LTC) to have postponed business to the next meeting for consideration of the incoming Trustees and requested information on why the LTC did not elect to cancel their final meeting.

Dale Henning addressed the Waste Transfer project, including the following points:

- He spoke against the past hiring of the facilitator for the Waste Transfer project.
- He requested that the LTC's letter to the Agricultural Land Commission (ALC) address bias within the composition of the Waste Transfer Committee.
- He spoke against the decision to consider rezoning properties without cost to the land owners.
- He requested information on the status of Bylaws 214 & 215.

Regional Planning Manager (RPM) Kojima addressed the questions raised regarding the rezoning process and status of the Bylaws.

Michael Sketch addressed the proposed draft letter from the LTC to the ALC. He provided a rationale for the LTC to decline sending the letter, noting that the appropriate process is not being followed. He also provided a rationale for protecting agricultural land.

RPM Kojima reported that the ALC has been consulted on the matter of the letter and have advised that the proposed letter does not contravene any policies.

Gary Steeves noted that there is a protocol agreement between the LTC and ALC that would require communication between the two agencies.

Jim Petrie provided a rationale for including the warning of potential increased property taxes in the mail-out distributed by him and Dale Henning.

Deb Morrison introduced herself as one of the incoming Trustees. She requested that the Trustees avoid making decisions at the current meeting and leave those decisions to the incoming LTC.

Ann Burdett requested information about the Browning application including the rationale for including three buildings in on the docks, whether there will be booms, and if parking and garbage will be allowed in the set-back area.

Gary Steeves addressed Bylaws 214 & 215. He cautioned against an LTC proceeding with a project that requires rezoning on a property where the property owner does not agree with the rezoning. He noted that this increases the controversial nature of the application and that the process could be misused by an LTC.

4. COMMUNITY INFORMATION MEETING

none

5. PUBLIC HEARING

none

6. MINUTES

6.1 Local Trust Committee Minutes Dated September 6, 2018

By general consent the Local Trust committee meeting minutes of September 6, 2018 were adopted as presented.

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 October 2018

Received for information.

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 Salt Spring Island Local Trust Committee Bylaws No. 510 & 511 Referral

Planner Starke provided an overview of the referral, including the rationale for the application and the details of the developments that would be permitted.

NP-2018-078

It was Moved and Seconded,

that the North Pender Island Local Trust Committee respond to Salt Spring Island Local Trust Committee Bylaws No. 510 & 511 with "Interests Unaffected".

CARRIED

10.2 Salt Spring Island Local Trust Committee Bylaws No. 512 Referral

Chair Grams provided an overview of the referral.

NP-2018-079

It was Moved and Seconded,

that the North Pender Island Local Trust Committee respond to Salt Spring Island Local Trust Committee Bylaws No. 512 with "Interests Unaffected".

CARRIED

10.3 NP-TUP-2018.6 (Persello) - Staff Report

Planner Starke provided an overview of the application and related staff report, including communication received from the public.

Trustee Masselink noted that there is increased density of Short Term Vacation Rentals in this area and recommended that the incoming LTC be given the opportunity to consider the matter.

NP-2018-080

It was Moved and Seconded,

that the North Pender Island Local Trust Committee table the issuance of NP-TUP-2018.6 (Persello) until the next LTC meeting.

CARRIED

10.4 NP-DP-2018.6 (Port Browning Marine Resort) - Staff Report

Planner Starke provided an overview of the application and related staff report. She outlined the developments that would be allowed under the application.

Chair Grams invited the applicant, Duane Shaw, to speak.

Duane Shaw provided an overview of the application and its rationale. He also addressed the questions raised in the town hall.

Trustee Masselink requested information on the overall project

NP-2018-081

It was Moved and Seconded,

that the North Pender Island Local Trust Committee approve issuance of application NP-DP-2018.6 (Port Browning Marine Resort).

CARRIED

10.5 NP-DP-2018.7 (Shaw & Cassels) - Staff Report

Planner Starke provided an overview of the application and related staff report. She outlined the rationale for the recommended approval of the application.

NP-2018-082

It was Moved and Seconded,

that the North Pender Island Local Trust Committee approve issuance of application NP-DP-2018.7 (Shaw & Cassels).

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Waste Transfer - Staff Report

Planner Starke provided an overview of the history of the matter, noting that the letter was drafted at the request of the LTC.

NP-2018-083

It was Moved and Seconded,

that the North Pender Island Local Trust Committee authorize the Chair to sign the attached letter to the Agricultural Land Commission dated October 25, 2018.

CARRIED

11.2 North Pender Island Local Trust Committee Bylaw 219 - Fees Amendment - Staff Report

RPM Kojima provided an overview of the staff report and the rationale for the proposed amendment.

NP-2018-084

It was Moved and Seconded,

that the North Pender Island Local Trust Committee Bylaw No. 219, cited as “North Pender Island Local Trust Committee Fees Bylaw No. 173, 2007, Amendment No. 1, 2018”, be read a first time.

CARRIED

NP-LTC-085

It was Moved and Seconded,

that the North Pender Island Local Trust Committee Bylaw No. 219, cited as “North Pender Island Local Trust Committee Fees Bylaw No. 173, 2007, Amendment No. 1, 2018”, be read a second time.

CARRIED

NP-LTC-086

It was Moved and Seconded,

that the North Pender Island Local Trust Committee Bylaw No. 219, cited as “North Pender Island Local Trust Committee Fees Bylaw No. 173, 2007, Amendment No. 1, 2018”, be read a third time.

CARRIED

NP-LTC-087

It was Moved and Seconded,

that the North Pender Island Local Trust Committee Bylaw No. 219, cited as “North Pender Island Local Trust Committee Fees Bylaw No. 173, 2007, Amendment No. 1, 2018”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

12. REPORTS

12.1 Work Program Report

12.1.1 Top Priorities Report Dated October 2018

Received for information.

12.1.2 Projects List Report Dated October 2018

Received for information.

12.2 Applications Report Dated October 2018

Received for information.

12.3 Trustee and Local Expense Report Dated July 2018

Received for information.

12.4 Adopted Policies and Standing Resolutions

Received for information.

12.5 Local Trust Committee Webpage

No comments made.

12.6 Chair's Report

Chair Grams welcomed the new Trustees and thanked them for stepping forward for public service.

He thanked the staff for their service.

12.7 Trustee Report

Trustee Masselink provided a report including a reflection on the successes and challenges of the past four-year term. He welcomed the new Trustees and wished them the best.

Trustee Barber noted the enjoyment and challenges of the past term. She wished the new Trustees the best.

Trustee Masselink thanked Chair Grams and the staff.

12.8 Islands Trust Conservancy Report Dated September 2018

Received for information.

13. NEW BUSINESS

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

Planner Starke provided an overview of the application and the recommendation.

NP-2018-088

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, 2007, Amendment No. 1, 2017," be adopted.

CARRIED

NP-2018-089

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 adopted.

CARRIED

Jim Petrie spoke on behalf of the PICSS and thanked the LTC and staff for their decision and support.

13.2 Salt Spring Island Local Trust Committee Bylaws No. 515 Referral

Chair Grams provided an overview of the referral.

NP-2018-090

It was Moved and Seconded,

that the North Pender Island Local Trust Committee respond to Salt Spring Island Local Trust Committee Bylaws No. 515 with "Interests Unaffected".

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for November 29, 2018 at the Anglican Church Hall, Pender Island

RPM Kojima noted that the date is tentative and the incoming chair will approve the date.

15. TOWN HALL

Dale Henning thanked the LTC for their work and noted that political issues should not impact friendship. He also thanked the staff.

Ben McConchie thanked the LTC for their service and noted the progress that was made.

Jim Petrie requested information on consideration of later meeting dates.

Neville Avison addressed the Trustee report in the recent Pender Post, noting that MacDonald farm was referred to as being non-viable for agriculture. He provided a rationale for refuting this claim.

Michael Sketch addressed the letter to the ALC and the subject project. He provided recommendations for future matters for consideration of the new Trustees.

16. CLOSED MEETING

none

17. ADJOURNMENT

By general consent the meeting was adjourned at 11:40 pm.

George Grams, Chair

Certified Correct:

Shannon Brayford, Recorder