

Adopted



South Pender Island Local Trust Committee

Minutes of Special Meeting

Date: November 14, 2020

Location: Electronic Meeting

Members Present: Laura Patrick, Chair
Cameron Thorn, Local Trustee
Steve Wright, Local Trustee

Staff Present: Kim Stockdill, Planner
Maple Hung, Planning Assistant (Host)
Shannon Brayford, Recorder

Public: There are approximately (8) attendees in the Zoom Webinar.

1. CALL TO ORDER

Chair Patrick called the meeting to order at 10:01 a.m. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented

3. BUSINESS ITEMS

3.1 Town Hall

Chair Patrick invited the Trustees to provide an overview and context for the Community Information Meeting. Trustee Wright and Trustee Thorn reviewed the purpose of the Official Community Plan (OCP), the Land Use Bylaw (LUB), Development Permit Areas (DPAs) and other relevant Islands Trust policy documents.

Chair Patrick invited members of the public to address the LTC and provided instructions on participating in the Zoom meeting.

Paul Petrie addressed Trust Policy Statements under 5.2, Growth and Development. He encouraged the LTC to continue working toward protection of vulnerable ecosystems. He also spoke in favour of careful consideration of using DPAs for preservation and as part of the overall response to climate change.

Donna Spalding provided remarks on the following topics:

- Managed forests, and the importance of education of the policy makers and public prior to deciding on policies related to managed forests.
- Encouragement for the LTC to work with the community to develop a shared idea of the overall Official Community Plan so that a comprehensive plan can be referenced when making decisions on individual policies.
- Encouragement to use the break created by the moratorium on Short Term Vacation Rentals (STVRs) to carefully consider STVR regulations as part of an overall tourism plan and to consider the practical impacts of STVR regulations on homeowners.
- Encouragement to consider Temporary Use Permits (TUPs) to allow mobile homes for temporary housing solutions such as when family visits or while building on a property.
- Noted that the moratorium on STVRs is the subject of a legal challenge and encouraged the LTC to reconsider moving ahead with OCP amendments related to STVRs while that challenge is active.
- Encouraged the LTC to continue community engagement and take all measures required to ensure fulsome public participation.

The Trustees shared their rationale for considering regulations for residing in mobile homes/recreational vehicles and operating STVRs.

Donna Spalding addressed the rationales provided by the Trustees. She noted the value of STVRs for people to visit their families who live on the island or for large families that travel.

A discussion was held regarding regulations for residing in recreation vehicles in other Trust areas. There was general consensus that the LTC should consider of the regulations employed on Salt Spring Island.

Donna Spalding provided further comments on STVRs and encouraged the LTC to discuss the policy with the community.

Further discussion was held regarding the regulation of STVRs. The LTC reviewed the process of community consultation to date and their commitment to community engagement.

Barbara Johnstone requested and received information on TUPs for recreation vehicles as housing on agricultural land.

Planner Stockdill provided an overview of the application fees and time limits, purpose, and reapplication fees for TUPs.

Barbara Johnstone provided an overview of the impacts that the TUP process, as suggested, would have on famers, particularly as regards the cost.

Barbara Johnstone noted that the North Pender Island Special Agricultural Advisory Commission (AAPC) is also looking at RVs for farm housing.

A discussion of the importance of accommodating affordable housing to support farm work was held.

Donna Spalding encouraged the LTC to consider housing for farm workers and STVRs as separate matters.

Alma Lightbody expressed concern for setback amendments that will make a large number of existing homes legal non-conforming. She noted the impact that the amendment would have on the value of homes.

Trustee Wright provided a rationale for considering the setback including reference to setbacks in other Trust areas and direction from provincial bodies to protect residences against sea-level rise and also to protect the foreshore.

Alma Lightbody encouraged the LTC to carefully consider the messaging through the variety of media available and the extent of the reach of the controls that are being considered.

The LTC provided an overview of the regulations being considered and the rationale for engaging the community on the balance between private privacy rights and regulations.

Donna Spalding addressed regulating setbacks and the additional regulations that govern them including subdivision applications and DPAs. She encouraged site-specific consideration.

A discussion of house size and its relation to density was held.

A discussion was held regarding the rationale for considering DPAs and the extent to which the regulations will reach, including building and design guidelines.

Chair Patrick invited further comments from the community and none were heard.

19. ADJOURNMENT

By general consent the meeting was adjourned at 12:00 p.m.

Laura Patrick, Chair

Certified Correct:

Shannon Brayford, Recorder