



ADOPTED

North Pender Island Local Trust Committee Minutes of Electronic Regular Meeting

Date: April 23, 2020
Location: Electronic Meeting (via ZOOM webinar)
200-1627 Fort Street, Victoria BC

Members Present: Laura Patrick, Chair
Benjamin McConchie, Trustee
Deb Morrison, Trustee

Staff Present: Robert Kojima, Regional Planning Manager
Shannon Brayford, Recorder
Maple Hung, Planning Team Assistant
Jas Chonk, Legislative Clerk
Phil Testemale, Planner 2
Narissa Chadwick, Planner

Public: There were approximately (14) members of the public which joined the ZOOM webinar.

1. CALL TO ORDER

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

Chair Patrick provided an overview of the electronic format and the impact the format will have on the meeting.

2. APPROVAL OF AGENDA

Regional Planning Manager (RPM) Kojima noted that a revised document had been circulated for Item 12.2 NP-TUP-2019.7 (Burdett).

By general consent the agenda was approved as presented.

3. TRUSTEE REPORT

Trustee McConchie thanked the Islands Trust Staff for facilitating the online format.

Trustee Morrison echoed the thanks to staff and also thanked local community members who are working hard during the pandemic.

4. CHAIR'S REPORT

Chair Patrick reported that Trust Council's June meeting will be moved to an electronic format and more information will follow. She further reported that Trust Council met electronically to approve a zero increase for the annual budget.

5. TOWN HALL AND QUESTIONS

None

6. COMMUNITY INFORMATION MEETING

None

7. PUBLIC HEARING

None

8. MINUTES

8.1 Local Trust Committee Minutes Dated February 27, 2020 (for Adoption)

By general consent the Local Trust committee meeting minutes of February 27, 2020 were adopted as presented.

8.2 Section 26 Resolutions-without-meeting Report Dated April 2020

Received for information.

8.3 Advisory Planning Commission Minutes

None

9. BUSINESS ARISING FROM THE MINUTES

9.1 Follow-up Action List Dated April 2020

RPM Kojima requested further direction from the Local Trust Committee (LTC) regarding Item 6, joint public education with the Capital Regional District (CRD).

The LTC requested an update regarding Item 1 - NP-TUP-2018.5 (Grimmer).

Planner Testemale provided an update on the outstanding payment of the required security.

A discussion of missed deadlines, the penalties for missing deadlines, and the impact that the current pandemic is having on the processing of applications was held.

10. DELEGATIONS

None

11. CORRESPONDENCE

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

11.1 Robert Fenton re Affordable Housing

A discussion was held regarding the recommendation that North Pender Island create affordable housing through the building of an RV Park.

The correspondence was received for information.

11.2 Active Transportation Correspondence - Staff Memo

Planner Chadwick provided an overview of the correspondence received and related discussions with Capital Regional District (CRD) staff, including the priority areas that were highlighted in the memo provided to the trustees.

Planner Chadwick further outlined possible routes for moving forward and the inter-agency collaboration that would facilitate that.

A discussion was held regarding potential efficiencies through inter-island collaboration, challenges collaborating with other governmental agencies, and the need for an organization to take leadership in coordinating the effort.

By general consent Trustee McConchie shall discuss the matter with the Southern Gulf Island Capital Regional District Director David Howe and report back at the next meeting.

12. APPLICATIONS AND REFERRALS

12.1 NP-DP-2020.1 (Calverley) - Staff Report

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

The LTC requested and received information on how identification of sensitive ecosystems can be improved in the future.

A discussion of the application, alternative options available to the applicant through collaboration with the neighbouring property, and the importance of protecting the wetland was held.

NP-2020-018

It was Moved and Seconded,

that the North Pender Island Local Trust Committee request further information from the applicant regarding NP-DP-2020.1 (Calverley) as to the current status of negotiations with their neighbours to determine feasibility of best protection for the wetlands.

CARRIED

12.2 NP-TUP-2019.7 (Burdett) - draft TUP for discussion - Staff Report

Planner Testemale provided an overview of the application and progress to date.

A discussion of the draft permit, the professional reporting requirements, and inclusion of residential recycling was held.

NP-2020-019

It was Moved and Seconded,

that the North Pender Island Local Trust Committee recommend the following amendments to the draft NP-TUP-2019.7 (Burdett):

- That the timeframe be changed to two years.
- That any renewal or new application require an environmental management plan.
- That residential recycling be included for one calendar year.

CARRIED

12.3 Salt Spring Island Local Trust Committee Bylaw No. 520 Referral

Chair Patrick provided an overview of the referral and a discussion was held.

NP-2020-020

It was Moved and Seconded,

that the North Pender Island Local Trust Committee respond with “approval not recommended” due to the reason outlined below: The preservation of rural land is a priority for the North Pender Island Local Trust Committee and using rural land for commercial accommodations is not an appropriate use of land.

CARRIED

13. LOCAL TRUST COMMITTEE PROJECTS

14. REPORTS

14.1 Work Program Report

14.1.1 Top Priorities Report Dated April 2020

RPM Kojima provided an overview of top priorities report.

Planner Chadwick provided an overview of the Short Term Vacation Rental survey project and the current volume of responses received.

RPM Kojima reviewed the process moving forward and the potential ways that the process could be adapted to accommodate physical distancing requirements.

A discussion of the Land Use Bylaw review project was held and the LTC highlighted areas of importance within that project.

14.1.2 Projects List Report Dated April 2020

A discussion of inter-island collaboration opportunities, such as Coastal Douglas-fir Mapping, was held.

14.2 Applications Report Dated April 2020

The LTC requested and received updates on the applications listed on the report.

A discussion of NP-DP-2018.5 was held and Planner Testemale provided an overview of the project to date and the process moving forward.

14.3 Trustee and Local Expense Report Dated February 2020

Received for information.

14.4 Adopted Policies and Standing Resolutions

Received for information.

14.5 Local Trust Committee Webpage

No comments were made.

14.6 Islands Trust Conservancy Report Dated February 2020

Received for information.

15. NEW BUSINESS

None

16. UPCOMING MEETINGS

16.1 Next Regular Meeting - May 21, 2020 (Electronic)

17. CLOSED MEETING

None

18. ADJOURNMENT

By general consent the electronic meeting was adjourned at 12:38 p.m.

Laura Patrick, Chair

Certified Correct:

Shannon Brayford, Recorder