

# ADOPTED



## North Pender Island Local Trust Committee

### Minutes of Special Meeting

**Date:** October 3, 2020  
**Location:** Electronic Meeting (Zoom Webinar)

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

**Staff Present:** Kim Stockdill, Island Planner  
Shannon Brayford, Recorder  
Maple Hung, Planning Team Assistant, Host

**Public:** There were approximately (10) attendees in the webinar.

#### 1. CALL TO ORDER

Chair Patrick 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

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

#### 3. BUSINESS ITEMS

##### 3.1 Staff Presentation

Chair Patrick invited Planner Stockdill to deliver the staff presentation.

Planner Stockdill presented a slide show through the “shared screen” function. The presentation included an overview of the project’s timeline and points for consideration under the Industrial Regulations Review, including potential options for moving forward.

##### 3.2 Community Information Meeting – Industrial Regulations Review

Chair Patrick opened the meeting for public comment.

**Sara Miles** provided an overview of her property and requested that it be included in the rezoning considerations. She expressed her support of industrial land in suitable areas, but also noted her concern with industrial waste being stored near residential

properties, with rezoning impacts on financing of properties, and potential impacts on ground water.

**Amanda Griesbach** requested information on the industrial uses being considered at Port Browning and expressed concerns for wetlands, the foreshore, and potentials for hazardous waste being stored on the island.

A discussion was held regarding general industrial activity on the foreshore and activity in this specific area.

**Rhonnda Porter** expressed concern about ground water contamination and depletion due to industrial activity. She encouraged consideration of rehabilitation of the Hope Bay salmon spawning stream and potential damage from runoff. She further requested information on how uses are monitored and how community members can access enforcement channels.

**Barbara Johnstone** noted that bylaw enforcement is effective and that when people call for provincial or regional enforcement that officials are visiting properties that are of concern.

**Sara Miles** identified website and link issues currently impacting the community's ability to access documents related to this project.

A discussion of bylaw enforcement, community access, and the role of inter-agency cooperation was held.

A discussion of the Local Trust Committee's (LTCs) role in prospective planning for the islands was held.

**Barbara Johnstone** noted the interest of property owners in protecting ground water on their industrial lands.

**Rhonda Porter** requested information on whether the LTC could require the monitoring of the level of the water table and the quality of the ground water when industrial zoning is provided.

A discussion of ground water regulations and opportunities for enforcement was held.

**Amanda Griesbach** requested further information on the regulation options available through Temporary Use Permits versus zoning. She expressed support for consideration of traffic patterns and environmental protections in development of regulations.

A discussion of landscaping requirements for commercial industrial uses was held.

Chair Patrick invited further comments and heard none.

#### **4. ADJOURNMENT**

Chair Patrick provided an overview of upcoming community information meetings and reviewed the modes by which the community can communicate with their LTC.

**By general consent** the meeting was adjourned at 11:30 a.m.

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Laura Patrick, Chair

Certified Correct:

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Shannon Brayford, Recorder