



# North Pender Island Local Trust Committee

## Minutes of Special Meeting

**Date:** November 7, 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 seven (7) attendees in the 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.

**2. APPROVAL OF AGENDA**

It was recommended that item 3.3 Joint Meeting with the South Pender Island Local Trust Committee be added to the agenda.

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

**3. BUSINESS ITEMS**

**3.1 Staff Presentation**

Planner Stockdill delivered a presentation on Conservation Subdivision Review, Tourist Commercial Regulation Review, and Marine and Shoreline Regulations Review. It was accompanied by a slideshow through the “shared screen” function and was delivered in sections with opportunities for discussion and public comment following each subtopic.

Conservation Subdivision

Planner Stockdill provided information on the topic and summary of the options available.

The Local Trust Committee (LTC) discussed opportunities and requirements for subdivision, in addition to regulations and restrictions available to local governments.

**Peter Pare** requested information on altering zoning and using down-zoning to decrease opportunities for subdivision.

#### Tourist Commercial Zoning Options

Planner Stockdill provided information on the topic and summary of the options available.

The LTC requested and received information on general zoning, specific zoning on select properties, and opportunities to amend zoning to provide clarity.

**Michael Sketch** recommended that the LTC consider reducing the allowable density to reduce the number of cottages allowed in the C2 zone. He further recommended that the size of each cottage be increased to allow accommodation of a family or couple.

**Michael Sketch** spoke against conservation subdivision and provided a rationale for encouraging the LTC to abandon the option.

#### Marine and Shoreline Options

Planner Stockdill provided information on the topic and summary of the options available.

The LTC requested and received information on the following topics:

- Proposed process for individual applications for rezoning to allow installation of docks.
- Environmental benefits of controlling and reducing impacts on the foreshore.
- Opportunities for collaborative work with other jurisdictions.
- Consideration of regulations for septic fields and tanks.
- Practical application of regulations for vertical setback regulations.
- Regulations for living on boats in marine zones.

#### Recommendations for Minor and Technical Amendments

Planner Stockdill provided an overview of the purpose of minor and technical amendments and noted the availability of a list of such recommendations.

The LTC requested and received information on the intent of the proposed amendment for setbacks for solar panels.

Michael Sketch noted that there is a wide variety of minor and technical amendments. He cautioned the community and the LTC to pay close attention to the proposed amendments, including prohibition of pit toilets.

Michael Sketch encouraged the LTC to consider allowing storage containers and provided a rationale for the benefits.

Barbara Johnstone encouraged the LTC to refer the list of Minor and Technical Amendments to the Special Agricultural Advisory Planning Commission (AAPC).

Sue Long provided comments on the recommended prohibition of pit toilets.

Michael Sketch encouraged the LTC to consider allowing structures on unbuilt lots and provided a rationale for the recommendation.

Peter Pare noted that the many of the regulations that would serve the LTC's mandate to preserve and protect, are not within the LTC's jurisdiction. He requested information on how the community could facilitate increasing the power of the Islands Trust.

The LTC discussed the purpose of the bylaw review and opportunities to collaborate with other agencies and levels of government.

Richard Piskor echoed the recommendation of referring the list of technical and minor amendments to the AAPC.

There was general consensus that the Technical and Minor Amendment list be sent to the Special Agricultural Advisory Planning Commission.

It was further noted that some amendments would be appropriately referred to the Advisory Planning Commission (APC) and that this shall be considered at the next regular business meeting.

### **3.2 Community Information Meeting**

Note: The community was invited to comment during the staff presentation and comments are recorded under item 3.1.

### **3.3 Joint Meeting with the South Pender Island Local Trust Committee**

Trustee McConchie provided an overview of the rationale for holding an additional joint meeting with the South Pender Island LTC on November 28, 2020.

A discussion of adding a second meeting was held.

#### **NP-2020-051**

#### **It was Moved and Seconded,**

that the North Pender Island Local Trust Committee schedule a special joint meeting with the South Pender Island Local Trust Committee for November 28, 2020.

**CARRIED**

## **4. ADJOURNMENT**

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

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Laura Patrick, Chair

Certified Correct:

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Shannon Brayford, Recorder  
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