

ADOPTED



South Pender Island Local Trust Committee

Minutes of Special Meeting

Date: September 26, 2020
Location: Electronic Meeting (Zoom Webinar)

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

Staff Present: Maple Hung, Planning Team Assistant, Host
Kathy Gilbert, Recorder

Public: There were approximately five (5) attendees in 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.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL

Trustee Wright stated that the Official Community Plan (OCP) contained a number of policies relating to preserving the rural character of South Pender Island (SPI). He commented that the Land Use Bylaw (LUB) is weak on regulations to implement the policies, specifically noting that protection of the environment and protecting land development on hazardous areas are provisions that could be strengthened. He noted that a tool that is available to the Islands Trust is Development Permit Areas (DPAs.) Terms and conditions can be included that are tailored to individual development proposals.

Trustee Thorn stated that the bylaws need to be aligned with the OCP in order to preserve and protect the rural character of SPI. He also observed a recent trend of building larger homes without the landowner considering the neighbouring character.

The Local Trust Committee and the members of the public explored several issues including:

- A maximum house size;
- The possibility of implementing a ratio of house size to lot area;
- A desire to review the existing siting and setback requirements;

- The possibility of other forms of development, such as clustering;
- The possibility of incentives for landowners to building homes that respect the character of the neighbourhood;
- Means such as development permits to maintain the rural character of SPI; and
- The need for community engagement.

Trustee Wright would like to meet with North Pender Trustees and staff to discuss the issues on SPI and to draw from the experiences of other jurisdictions.

4. ADJOURNMENT

By general consent the meeting was adjourned at 11:32 a.m.

Laura Patrick, Chair

Certified Correct:

Kathy Gilbert, Recorder