



# Adopted

## North & South Pender Island Local Trust Committee Minutes of Special Meeting

**Date:** November 28, 2020  
**Location:** Electronic Meeting (Zoom Webinar)

**Members Present:** Laura Patrick, Chair  
Steve Wright, Local Trustee (South Pender)  
Cameron Thorn, Local Trustee (South Pender)  
Deb Morrison, Local Trustee (North Pender)  
Ben McConchie, Local Trustee

**Staff Present:** Wil Cottingham, Administrative Assistant, Host  
Carly Bilney, Recorder

**Public:** There were approximately 20 attendees at the Zoom Webinar.

### 1. CALL TO ORDER

Chair Patrick called the special joint meeting to order at 10:03 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 Maximum Floor Area Discussion

Discussion was held and the following comments were made:

- The joint local trust committees of North and South Pender aim to engage community members in open dialogue to assess how climate change can be addressed with relation to housing;
- The Official Community Plan (OCP) emphasizes the importance of maintaining the rural character of the islands and there is a need to reflect that sentiment in regulations;
- New regulations should not unnecessarily restrict development;
- There is need for careful implementation of growth and development;

- North and South Pender island residents currently have an unfettered ability to construct large buildings that could have a significantly negative impact on the community and environment;
- Design guidelines exist across jurisdictions worldwide to give expression to a community's values;
- The ability to implement a community's vision can increase a property's value (e.g. Carmel); and
- Variances can always be applied for in relation to any bylaw.

### 3.2 Town Hall

Town hall was held and the following comments were made:

- Support was expressed for defining maximum house size based on lot size;
- If a homeowner wants to exceed the defined floor area ratio, they should be restricted by increased setbacks;
- It is desirable to allow property owners the freedom to do what they want, but bad architecture sticks out like a sore thumb;
- Suites and accessory buildings should be legalized;
- Support was expressed for a replacement approach to taking down trees that would provide for ecological diversity;
- Concern was expressed about a lack of clarity regarding how new land use bylaws (LUB) that would make existing houses legal nonconforming might impact a homeowner's ability to rebuild in the event their house was significantly damaged (e.g. fire);
- There is need for a grandfather clause that allows people to rebuild their home as it was at a specific date, regardless of limits set by future bylaws;
- Design guidelines should be broad and allow for aesthetic benefits, but also minimize the impact on the environment;
- Rural character is subjective and needs to be defined;
- There is a need to limit the size of new houses and to create social housing;
- It is difficult to create a one-sized fits all bylaw;
- Often the best approach is a variance to a bylaw;

Members of the public were encouraged to contact local trustees of both North and South Pender with their concerns and ideas.

## 4. ADJOURNMENT

**By general consent** the meeting was adjourned at 12:07 pm.

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Laura Patrick, Chair

Certified Correct:

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Carly Bilney, Recorder