

ADOPTED



North Pender Island Local Trust Committee

Minutes of Regular Meeting

Date: March 25, 2021
Location: Electronic Meeting (Zoom Webinar)

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

Staff Present: Robert Kojima, Regional Planning Manager
Kim Stockdill, Island Planner
Shannon Brayford, Recorder
Maple Hung, Planning Team Assistant

Public: There were approximately thirteen (13) attendees in the webinar.

1. CALL TO ORDER

Chair Patrick called the meeting to order at 9:01 am. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

It was noted that a late submission was received and there was general consensus that the matter be added under new business, 15.4 Rezoning Application - Michael Sketch

By general consensus, the agenda was approved as amended.

3. TRUSTEE REPORT

Trustee Morrison reported that Trust Council was held recently. She noted that the meeting did not go as many of the Trustees had wished and encouraged the public to review the recordings of the past meeting and also the packages for upcoming meetings. She noted that many decisions could have wide public impact.

Trustee McConchie encouraged the public to reflect on opportunities to engage in effective communication between neighbours. He also thanked the community for providing constructive feedback on the Land Use Bylaw (LUB) Review, noting that recommendations for solutions help the Local Trust Committee (LTC) to move forward.

4. CHAIR'S REPORT

Chair Patrick reflected on her professional experience as a biologist and noted how it informs her role as a Trustee and Chair with the Islands Trust.

5. TOWN HALL AND QUESTIONS

Dale Henning requested information on the process for Bylaw 222.

Chair Patrick noted that Bylaw 222 was post public hearing and could not be discussed due to that fact.

Dale Henning provided remarks on the following topics:

- A local property that is currently using shipping containers for storage on a property and also has potential additional bylaw infractions.
- The official regulations that apply to aerodromes and the irrelevance of these to a private helicopter pad.
- A request for further update on whether his email, which was referred to as slanderous by a Trustee, had received legal review.

Michael Sketch addressed amendments to the Land Use Bylaw (LUB). He recommended the formation of a Soil Deposit Bylaw and also encouraged the LTC to take opportunities to address the Preserve and Protect through the LUB review process.

George Leroux expressed concern with the aggressive tone with which the community is addressing the LUB Review. He further addressed the industrial zone in the Port Washington area and provided a landowner’s perspective on the impact of concentrated industrial zoning.

Amanda Karma spoke against the installation of a private helicopter pad.

Lisa Gedak encouraged the LTC to consider modes of improving the sense of digital access to the Trustees and offered some examples of the platforms that could be considered.

6. COMMUNITY INFORMATION MEETING

None

7. PUBLIC HEARING

None

8. MINUTES

8.1 Local Trust Committee Minutes Dated February 25, 2021

By general consent the Local Trust Committee meeting minutes of February 25, 2021 were adopted.

8.2 Local Trust Committee Bylaw No. 222 Public Hearing Record Dated February 25, 2021

Received for information

8.3 Section 26 Resolutions-without-meeting Report

None

8.4 Advisory Planning Commission Minutes

None

9. BUSINESS ARISING FROM THE MINUTES

9.1 Follow-up Action List Dated March 2021

Received for information

10. DELEGATIONS

None

11. CORRESPONDENCE

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

11.1 Michael Sketch re Feb 25 LTC Meeting

Received for information

11.2 Andy Nowak re Heli-pad

Received for information

12. APPLICATIONS AND REFERRALS

12.1 NP-DP-2020.3 and DVP-2020.5 (Hoyland and Brown) – Staff Report

Planner Stockdill provided an overview of the application and the rationale for it being made. She also highlighted important findings of the included professional reports and provided an overview of staff recommendations.

Chair Patrick invited the applicant to speak and he provided an overview of the history of the property.

The LTC discussed the application, the implications of approval, and potential opportunities to relocate the structure.

NP-2021-030

It was Moved and Seconded,

that the North Pender Island Local Trust Committee request that the applicant submit to the Islands Trust information about alternative siting potential and biologist comments on new siting for the lower landing stairs.

CARRIED

12.2 NP-DVP-2021.1 (MacDonald) - Staff Report

Note: Trustee McConchie noted a conflict of interest and recused himself from the meeting.

Planner Stockdill provided an overview of the application and the associated staff report.

Chair Patrick acknowledged the applicant, Everest MacDonald, who provided an overview of the rationale for the application.

NP-2021-031

It was Moved and Seconded,

that the North Pender Island Local Trust Committee approve issuance of Development Variance Permit application NP-DVP-2021.1(MacDonald).

CARRIED

Note: Trustee McConchie returned to the meeting at following the completion of item 12.2

12.3 NP-TUP-2020.8 (Kroeker) Renewal – Staff Report

Planner Stockdill provided an overview of the application, the history of the Temporary Use Permit (TUP), and the associated staff report. She noted that a piece of communication was received just prior to the meeting and that this was circulated electronically to the LTC.

Chair Patrick acknowledged the applicant, Mark Kroeker, who responded to questions from the LTC on the following points:

- Water consumption
- Fire safety precautions
- Future plans to continue with the TUP process or consider rezoning.
- Inclusion of water conservation, fire safety, and other guidelines in literature for visitors.

A discussion was held regarding the length of time for the TUP renewal and consideration of water monitoring requirements for Short Term Vacation Rentals (STVRs).

NP-2021-032

It was Moved and Seconded,

that the North Pender Island Local Trust Committee approve issuance of renewal Temporary Use Permit NP-TUP-2020.8 (Kroeker) for a period of three (3) years.

CARRIED

Note: A break was held from 10:44 a.m. – 10:52 a.m.

13. LOCAL TRUST COMMITTEE PROJECTS

13.1 STVR Review Project – Staff Report

Planner Stockdill provided an overview of the associated staff report. She noted that the bylaw is post public hearing and provided an overview of the regulations related to that.

A discussion was held regarding the following points:

- The use of the word “should” versus “must
- Guideline 6.4.4 and future practical implications for applying the regulation.

- The impact of STVRs on affordable housing and modes by which the bylaw addresses this.

NP-2021-033

It was Moved and Seconded,

the North Pender Island Local Trust Committee Bylaw No. 222, cited as "North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No 1, 2020" be amended so that items within 6.4 have instances of should or may be replaced with must except for 6.4.4. which will remain as should.

CARRIED

NP-2021-034

It was Moved and Seconded,

that the North Pender Island Local Trust Committee proposed Bylaw No.222, cited as "North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2020" be read a Second time, as amended.

CARRIED

NP-2021-035

It was Moved and Seconded,

that the North Pender Island Local Trust Committee proposed Bylaw No.222, cited as "North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2020" be read a Third time, as amended.

CARRIED

NP-2021-036

It was Moved and Seconded,

that the North Pender Island Local Trust Committee proposed Bylaw No.222 be forwarded to the Secretary of the Islands Trust for Executive Committee Approval, as amended.

CARRIED

NP-2021-037

It was Moved and Seconded,

that the North Pender Island Local Trust Committee proposed Bylaw No.222 be forwarded to the Minister of Municipal Affairs for approval, as amended.

CARRIED

14. REPORTS

14.1 Work Program Report

14.1.1 Top Priorities Report Dated March 2021

Planner Stockdill noted that the Trustees have an opportunity to move an additional project to the Top Priorities list.

The LTC held a discussion on the projects that could be considered and sought advice from staff on selecting appropriate projects, including consideration of a Soil Removal and Deposit Bylaw and the Coastal Douglas-fir ecosystem project.

NP-2021-038

It was Moved and Seconded,

that the North Pender Island Local Trust Committee direct staff to come back to the next regular Local Trust Committee meeting with a project charter and initial reporting on a soil removal and deposits bylaw project.

CARRIED

NP-2021-039

It was Moved and Seconded,

that the North Pender Island Local Trust Committee direct staff to suggest an altered project charter for the Groundwater Sustainability project to include consideration of Coastal Douglas Firs' and associated ecosystems' protection.

CARRIED

14.1.2 Projects List Report Dated March 2021

Received for information

14.2 Applications Report Dated March 2021

The LTC requested and received information on upcoming applications.

14.3 Trustee and Local Expense Report

None

14.4 Adopted Policies and Standing Resolutions

Received for information

A discussion was held regarding projects on the associated islands.

By general consensus, it was agreed that the next regular business meeting include an agenda item for consideration of a future meeting with the associated islands.

14.5 Local Trust Committee Webpage

No comments were made.

14.6 Islands Trust Conservancy Report Dated January 2021

Received for information.

15. NEW BUSINESS

15.1 Southern Gulf Islands Schedule Enhancement

Received for information.

15.2 Communication Strategies

The LTC provided an overview of the opportunities and challenges for communicating with the public.

Topics discussed included:

- Opportunities for Pender Post articles and benefits of having staff forward content to the Trustees for inclusion.
- Challenges of Facebook conversations
- Benefits and costs of direct mail outs.
- Mail outs regarding the Land Use Bylaw Review
- Opportunities for increased social media engagement, including engagement of a social media intern.

15.3 Aeronautics Regulation – Transport Canada

The LTC provided a summary of the current concerns raised by community members regarding private helicopter use on the island. Further information was provided regarding current aeronautics regulations and limitations on the role that the LTC can play.

A discussion of the matter was held, including the importance of future regulation for the protection of the environment and rural character of the community.

It was noted that this matter has been forwarded to the Southern Gulf Islands Forum and the LTC discussed additional opportunities for their involvement.

NP-2021-040

It was Moved and Seconded,

that the North Pender Island Local Trust Committee direct staff to draft a letter to the Federal Ministry of Transportation regarding aeronautical navigation in the Trust Area.

CARRIED

15.4 Rezoning Application – Michael Sketch

It was noted that Michael Sketch had written to request that bylaw enforcement on his property be suspended until his application process has been completed.

The LTC considered the request and requested advice from staff.

There was general consensus that relevant standing resolution apply.

16. UPCOMING MEETINGS

16.1 Meeting Length and Frequency

A discussion was held regarding managing meeting lengths and efficiency. It was recommended that scheduled breaks be set for the meeting.

16.2 Next Regular Meeting Scheduled for April 29, 2021, Location: Zoom

17. TOWN HALL

Dale Henning thanked the LTC for their deliberations on the applications and also on Bylaw 222. He further provided comments on the future decision of whether to increase industrial use on Port Washington Road and noted the high traffic density at the Community Hall intersection.

18. CLOSED MEETING

None

19. ADJOURNMENT

By general consent the meeting was adjourned at 12:58 p.m.

Laura Patrick, Chair

Certified Correct:

Shannon Brayford, Recorder