

# Adopted



## North Pender Island Local Trust Committee

### Minutes of Special Meeting

**Date:** March 18, 2021  
**Location:** Electronic Meeting (Zoom Webinar)

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

**Staff Present:** Kim Stockdill, Island Planner  
Robert Kojima, Regional Planning Manager  
Lisa Wilcox, Senior Intergovernmental Policy Advisor  
Shannon Brayford, Recorder  
Maple Hung, Planning Team Assistant, Host

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

#### 1. CALL TO ORDER

Chair Patrick called the meeting to order at 9:00 a.m. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

Note: A break was held from 9:05 a.m. to 9:32 a.m.

#### 2. APPROVAL OF AGENDA

It was recommended that Item 3.1, First Nations Consultation, be added to the agenda.

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

#### 3. BUSINESS ITEMS

##### **3.1 Correspondence, Lyackson First Nations Response to Land Use Review Project – Early Conversations.**

The Local Trust Committee (LTC) requested and received guidance from Lisa Wilcox on opportunities for relationship development and consultation.

##### **3.2 Land Use Bylaw Review Project – Staff Report (attached)**

Planner Stockdill noted the intended topics of maximum floor area, industrial regulations, and agricultural regulations. She further remarked that the goal of the project is to have a drafted bylaw in the upcoming months.

Planner Stockdill provided an overview of the current regulations on maximum floor area in the Land Use Bylaw, the building trends on North Pender Island, and options for the LTC moving forward.

The LTC discussed the matter of maximum floor size, including their goals for the project and details that need to be considered, including the following:

- Maximum coverage limits for lots.
- Limiting internal square footage specifically, as limitations on overall square footage can discourage ecological building practices
- Approaches taken in similar trust areas including South Pender and Mayne islands.

There was general consensus that staff shall return to a future meeting with a report that outlines how South Pender Island's regulations to limit maximum house size, aggregate floor area, and impermeable lot coverage could be adapted to North Pender Island.

**NP-2021-030**

**It was Moved and Seconded,**

that the North Pender Islands Local Trust Committee direct staff to create a report reflecting the discussion on floor area review on March 18, 2021..

**CARRIED**

Planner Stockdill noted that the North Pender Island Agricultural Advisory Planning Commission (AAPC) provided a detailed report to the LTC and that staff have also reviewed the report and provided comments and recommendations.

Trustee McConchie noted that the Chair of the North Pender AAPC had contacted him and recommended that the LTC defer discussion of the report until members of the AAPC can join the discussion.

A discussion of the report and outstanding questions was held. Discussion included consideration of special regulations for lots within the Magic Lake Estates area.

**NP-2021-031**

**It was moved and seconded,**

that the North Pender Local Trust Committee defer a decision on the recommendations of the Agricultural Advisory Planning Commission to the April Local Trust Committee regular business meeting and further that the Agricultural Advisory Planning Commission be invited to the April meeting for discussion of their recommendations.

**CARRIED**

Planner Stockdill reported that the Industrial Land Review was referred to the North Pender Island Advisory Planning Commission (APC) and that recommendations have been received.

A discussion was held regarding the recommendations of the APC including the following points:

- Benefits and drawbacks of allowing various industrial uses on the island.
- Advice from staff regarding the implications of various potential industrial regulation options.
- Benefits and drawbacks of congregating industrial uses into one area.

- Regulation of industrial zoning on steep slopes.
- Current zoning and potential amendments on the Gulf Excavating Site and MacDonald Farm site.

A discussion was held regarding the options for congregating industrial uses and the current industrial uses that could be considered for relocation.

The LTC Reviewed the table titled *North Pender Island Local Trust Committee Official Community Plan Implementation Options* in the agenda package. The LTC requested and received information from staff and provided general feedback and support for the recommendations, except as noted in the following resolutions.

A discussion was held regarding the site behind the recycling depot and consideration of rezoning the site to community services with the approved uses for waste transfer, composting, recycling, and storage. There was general consensus that staff return to a future meeting with recommendations.

**NP-2021-032**

**It was moved and seconded,**

That, regarding the *North Pender Island Local Trust Committee Official Community Plan Implementation Options* dated March 18, 2021, item 10, the North Pender Island Local Trust Committee direct staff to draft a bylaw to combine the two industrial zones into a single general industrial zone.

**CARRIED**

**NP-2021-033**

**It was moved and seconded,**

That, regarding the *North Pender Island Local Trust Committee Official Community Plan Implementation Options* dated March 18, 2021, item 16, the North Pender Island Local Trust Committee direct staff to apply general industrial zoning.

**CARRIED**

**NP-2021-034**

**It was moved and seconded,**

That the North Pender Island Local Trust Committee give direction to staff to schedule an additional special meeting to continue the discussion for the Land Use Bylaw Review Project.

**CARRIED**

**4. ADJOURNMENT**

**By general consent** the meeting was adjourned at 12:17 p.m.

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Laura Patrick, Chair

Certified Correct:

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Shannon Brayford, Recorder