



# Adopted

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

**Date:** April 9, 2021  
**Location:** Electronic Meeting (Zoom Webinar)

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

**Staff Present:** Robert Kojima, Regional Planning Manager  
Kim Stockdill, Island Planner  
Maple Hung, Planning Assistant, Host  
Kathy Gilbert, Recorder

**Public:** There were approximately 3 attendees at the Zoom Webinar.

### 1. CALL TO ORDER

Chair Patrick called the meeting to order at 10:30 am. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

### 2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

A Town Hall was requested at the end of the meeting.

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

### 3. BUSINESS ITEMS

#### 3.1 Work Program – Staff report

Planner Stockdill presented her report (available on the Islands Trust website.)

Top Priorities as identified by the Local Trust Committee (LTC) are:

- Groundwater Sustainability Project;
- STVR Review Project;
- Alternative Housing Project.

It was noted that the Groundwater Sustainability Project is on-going and may not be completed within the present term of office. The other two Top Priorities are with the Executive Committee, so the LTC's work on these two projects is drawing to a close.

**SP-2021-040**

**It was Moved and Seconded**

that the Groundwater Sustainability Project be moved off the Top Priorities list.

**CARRIED**

**SP-2021-041**

**It was Moved and Seconded**

that the Alternative Housing Project be removed from the Top Priorities list.

**CARRIED**

Chair Patrick advised that a Trust-Wide Strategic Planning initiative is underway. A Project Charter will be developed, and First Nations would like to be part of the process.

Prior to consideration of any proposed changes to the Official Community Plan (OCP) Trustee Wright noted that preservation of the rural character of South Pender Island (SPI) and protection of the coastline are paramount values to be considered in any amendments to the OCP.

Regional Planning Manager (RPM) Kojima presented 4 potential OCP projects for the LTC's consideration:

1. Building design and siting guidelines;
2. Foreshore Development Permit Area (DPA) to address sea level rise and sensitive ecosystems (including Coastal Douglas Fir protection);
3. First Nations OCP Language;
4. Rights of Nature Policy.

Trustees and staff discussed the proposed amendments and various approaches that might be used to achieve the goals of the proposed amendments:

- The building and design guidelines have already been written;
- Provision of the building and design guidelines and Rights of Nature document to owners planning on building on South Pender Island (SPI) was recommended;
- First Nations language relating to acknowledgement of First Nations that might be used, as a starting point, the model that the Saturna Island LTC developed, and referral to local First Nations;
- There are traditional First Nations names describing attributes and place names on SPI;
- The Foreshore Development Permit (DPA) to address sea level rise and sensitive ecosystems (including Coastal Douglas Fir protection,) should be a separate project;
- Using the Gambier Island project as a model for the proposed Foreshore DPA and invite the Island's Trust Planner whose responsibility includes Gambier Island, to a future SPI LTC meeting.

RPM Kojima described some of the tools and approaches available to the LTC, such as the use of DPAs, inclusion of policies, introductory statements or maps within the OCP.

RPM Kojima will provide the Gambier Island coastal protection guidelines to Trustees.

Chair Patrick commented that archaeological protection can be included in a heritage conservation area but not in a DPA.

Chair Patrick stated that in any proposed changes to the OCP and LUB, the LTC should clearly articulate the objectives that the LTC is seeking to achieve.

**SP-2021-042**

**It was Moved and Seconded**

That the South Pender Island Local Trust Committee refer building design and guidelines and The Rights of Nature document to the Advisory Planning Commission and report back to the Local Trust Committee prior to the May 7, 2021 Local Trust Committee meeting.

**CARRIED**

RPM Robert Kojima, presented six potential Land Use Bylaw (LUB) projects for the LTC to consider:

1. Maximum floor area regulations;
2. Agricultural lands regulation in accordance with ALC policy L-26;
3. Derelict vehicle and machinery;
4. Shipping containers;
5. Setback to the natural boundary of the sea;
6. Any other minor technical amendments.

With respect to potential LUB amendments, it was noted that the maximum floor area regulations:

- tie into other issues, including environmental, resource, affordable housing and rural character;
- have had some work done already identifying the number of vacant lots by size and the number of houses by total size of house;
- the need to protect existing homes, should those homes be larger than the maximum house size permitted; and
- the need to examine house size in relation to lot size (referred to as floor area ratio).

It was noted that there will be a need for public consultation throughout the process.

Trustee Thorn drew those present to a publication by the Ministry of Agriculture Policy Intentions Paper titled "Residential Flexibility in the ALR."

Trustees stated that the derelict vehicle and machinery project can be removed from the projects list.

Trustees also noted the shipping container regulations should include requirements around screening, maximum number of units and other conditions.

The setback to the natural boundary of the sea project should be broadened to develop a shoreline protection project.

A discussion between Trustees and staff followed around agricultural land, especially the type and size of housing required on agricultural land. Points discussed included:

- A desire to discourage owners from buying agricultural land, treating the land as an estate and building a large house;
- Recognition that some farmers need farm help, particularly at certain times of the year;
- That the type of farm housing might include a cottage or a bunkhouse, depending on the needs of the farmer;
- The need to consider farm succession;
- The need to look at housing as related to subdivision potential;
- Building siting to maximize the land available for farming, and possible clustering of homes;
- Various regulatory options, such as issuance of development permits and the option to use site-specific zoning to address differing circumstances.

Trustee Wright will discuss needs and regulatory options with the agricultural landowners.

Trustees and staff discussed stairways leading down to the shoreline, particularly on high bank properties, as an aesthetic issue. Trustee Wright stated that maintaining the shoreline in as natural state as possible is important.

**SP-2021-043**

**It was Moved and Seconded**

that shoreline stairs be referred to the APC for their consideration and solutions and to report back to the Local Trust Committee prior to the May 7, 2021 meeting.

**CARRIED**

**SP-2021-044**

**It was Moved and Seconded**

that the Local Trust Committee add Land Use Bylaw amendments to the Top Priorities list.

**CARRIED**

Trustee Wright noted that the suggested LUB amendments will need to be fleshed out prior to the May 7 meeting.

Trustee Thorn suggested that a newsletter be sent out the SPI residents and owners and refer them to the LTC website, in order to receive feedback on the proposed LUB amendments.

**SP-2021-045**

**It was Moved and Seconded**

that the Local Trust Committee add 3 minor Official Community Plan amendments to the Local Trust Committee Top Priorities list as noted:

- Building and design guidelines;
- First Nations Official Community Plan language;
- Rights of Nature policy;

And further that, staff report back with a project charter.

**CARRIED**

**SP-2021-046**

**It was moved and Seconded**

that the Local Trust Committee move the Groundwater Sustainability project from the Top Priorities list to the Project list.

**CARRIED**

**SP-2021-047**

**It was Moved and Seconded**

that the Local Trust Committee add Shoreline Review to the Top Priorities list.

**CARRIED**

**4. TOWN HALL**

Gordie Duncan expressed interest in the number of lots and the number of developed lots. He was referred to BC Assessment Authority's website. Trustees agreed to share their research with their constituents.

Donna Spalding asked whether subdivision potential took into account unique taxation status such as Managed Forest, and whether the buildable area of the lots reflected the development potential. She was advised that the numbers of lots was an overview of potential lot development, rather than an in-depth lot by lot analysis.

**5. AJOURNMENT**

**By general consent** the meeting was adjourned at 12:40 p.m.

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Laura Patrick, Chair

Certified Correct:

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Kathy Gilbert, Recorder