

ADOPTED



South Pender Island Local Trust Committee

Minutes of Special Meeting

Date: August 21, 2021
Location: South Pender Fire Hall
8961 Gowlland Point Road, South Pender Island, BC

Members Present: Steve Wright, Local Trustee/Acting Chair
Cameron Thorn, Local Trustee

Staff Present: Shannon Brayford, Recorder

Regrets: Laura Patrick, Chair

Public: There were approximately 27 members of the public.

1. CALL TO ORDER

Trustee Wright noted that Chair Patrick sent her regrets.

By general consent, it was agreed that Trustee Wright would serve as Chair.

Chair Wright called the meeting to order at 11:00 am. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

Chair Wright provided an overview of the current projects of the South Pender Local Trust Committee (LTC), including the work of the Advisory Planning Commission (APC) and community working groups. The LTC provided an overview of the purpose of the meeting and outlined the expectations of fulsome conversation.

A discussion of the proposed agenda was held, including the rationale for not including the Trust Policy statement in the agenda.

By general consent the agenda was approved as presented.

3. BUSINESS ITEMS

3.1 Community Information Meeting – To discuss the South Pender Island Local Trust Committee’s Top Priority Projects and the draft Islands Trust Policy Statement

3.1.a Building and Siting Design Guidelines

Trustee Thorn provided an overview for the rationale of considering the development of Building and Siting Design Guidelines which would be considered when property owners seek approval of a variance.

Members of the community requested further information and discussions were held regarding the following topics:

- Rationale of giving the guidelines bylaw status.
- Which authorities would be charged with developing the guidelines.
- Purpose of the document in influencing, without obligation, new builds.
- Future community consultation, including involvement of the APC, prior to adoption.
- Opportunities to change the bylaws to ensure that they are in line with the principals of the Official Community Plan (OCP).

3.1.b Setbacks

Members of the community requested further information and discussions were held regarding the following topics:

- Consideration of amending side setbacks to increase privacy.
- Additional considerations that will be unique to each property.
- Community concerns that amending setbacks would result in legal non-conforming structures. Discussion included reporting that legal opinion had been received to confirm that buildings can be reconstructed in original footprint even if fully destroyed by fire. It was further noted that legal conforming should not impact insurance, but could impact construction of an addition.
- Recommendations for alternative setback regulations including maintaining the current setback for accessory buildings and using a percentage ratio for main residence setbacks.

3.1.c Floor Area of Residences

Members of the community requested further information and discussions were held regarding the following topics:

- Consideration of an alternative to rendering properties “legal non-conforming” by including a schedule to the Land Use Bylaw (LUB) that identifies each specific house and recognize it as being permitted under the LUB.
- A discussion of the history of regulating floor area maximums on South Pender Island.
- Risk that insurance companies will only cover cost of rebuilding up to a conforming size and not to previous legal non-conforming floor area.
- Recommendation that floor area sizes, setbacks, and other matters be referred to the APC.
- Concerns in the community that large houses and their owners are being judged unfairly.
- Concerns in the community about the impact of further regulating floor area.
- Questions of the validity of the data of average house size and inclusion of smaller residences used prior to building main residence.
- Alternative recommendations for considering house size data such as reviewing the full spread of sizes, considering only those homes built in the last 10 years, and/or taking a weighted average that prioritizes contemporary builds over older buildings.
- Rationale and clarification of how sub terrain space could be considered.
- Community concern that increased regulations will overwhelm the Islands Trust’s ability to process applications.
- A discussion of affordable housing was held including opportunities to increase available housing and challenges. Allowing secondary suites was discussed.
- Community concern that regulations can become unreasonable.

Note: A break was held from 12:58 until 1:27. Informal discussions were held during the break.

3.1.d Shoreline Protection

Trustee Wright reported that a community working group met on a number of occasions to discuss opportunities to protect shorelines. He further reported that the Ministry of Transportation and Infrastructure (MOTI) has requested a 50 ft set back from the ocean for all new developments to cope with sea level rise.

Members of the community requested further information and discussions were held regarding the following topics:

- Possibility of creating a Development Permit Area (DPA) for the foreshore and extending 1000 m into the water.

- Rationale for regulating shoreline protection for sea level rise, protection of rural character, and protection of sensitive eco systems.
- Discussion of allowable and prohibited methods for protecting against sea level rise.
- Community concern that regulations would continue to expand to regulate or prevent all tree cutting.
- Recommendation that APC members be consulted during consideration of stair construction regulations in the foreshore

A discussion of communication challenges was held and frustrations with not receiving up-to-date information were voiced.

4. ADJOURNMENT

By general consent the meeting was adjourned at 2:11 pm.

Steve Wright, Acting Chair

Certified Correct:

Shannon Brayford, Recorder