

ADOPTED



Islands Trust

South Pender Island Local Trust Committee

Minutes of Regular Meeting

Date: September 24, 2021
Location: South Pender Fire Hall
8961 Gowlland Point Road, South Pender Island, BC

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

Staff Present: Kim Stockdill, Island Planner
Robert Kojima, Regional Planning Manager South Office
Dionne LoForte, Recorder

Public: There were approximately 10 members of the public.

1. CALL TO ORDER

Chair Patrick called the meeting to order at 10:45 am. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- September 18th, 2021 South Pender APC minutes to be added; approved minutes to become item 8.5.

By general consent, the agenda was approved as amended.

3. TRUSTEE REPORT

4. CHAIR'S REPORT

5. TOWN HALL AND QUESTIONS

Q: A member of the public inquired about the Islands Trust Policy Statement (TPS).

A discussion was held regarding the following matters:

- the TPS budget;
- the future of the traditional town hall format;

- questions regarding the TPS moving forward as a re-write and whether the public's concerns will be heard concerning the current draft;
- the Fraser Simpson Shoreline Protection Model Bylaw Report (21st September);
- Trustees' perspectives/concerns regarding the TPS.

Q: A question was raised regarding public correspondence and where to find it on the website.

- A discussion was held regarding concerns of finding documents on the new website, including a suggestion to have a correspondence specific page for each Local Trust Area.

Q: A member of the public asked about Trustees' position on where South Pender Island fits into the priorities/direction of the Islands Trust.

- A discussion was held regarding duties and responsibilities of South Pender Trustees and the Official Community Plan (OCP) with respect to local and provincial regulations, as well as Trust Council and how it impacts the individual desires of the local community.
- A discussion was held regarding affordable housing and the Local Trust Committee's (LTC) input/ability.
- A member of the public pointed out the number of initiatives that have come out of Trust Council and the TPS, and the impact they are having on the local community.
- A discussion was held regarding the general volume of initiatives that South Pender takes on in relation to the rest of the Islands Trust.
- A member of the public pointed out that Trust Council's initiatives and the TPS are going to impact the OCP and to bring the OCP up to date to reflect these initiatives;
- A discussion was held regarding this concern and more focus on the macro issues.

6. COMMUNITY INFORMATION MEETING

None

7. PUBLIC HEARING

None

8. MINUTES

8.1 Local Trust Committee Minutes Dated July 9, 2021 (for Adoption)

By general consent, the Local Trust Committee meeting minutes of July 9, 2021 were adopted.

8.2 Local Trust Committee Special Meeting Minutes Dated August 21, 2021 (for Adoption)

- Trustee Wright suggested an amendment to the first sentence of item 3.1.a to change "which would apply" to "would be considered".

- Trustee Thorn suggested an amendment to item 3.1.d to change the wording from “meets regularly” to “met on a number of occasions”.

By general consent, the suggested changes to LTC Special Meeting Minutes dated August 21, 2021 were approved as amended.

8.3 Section 26 Resolutions-without-meeting Dated Sept 2021

8.4 South Pender Advisory Planning Commission (APC) Minutes Dated July 16, 2021 (for Receipt)

8.5 South Pender APC meeting minutes dated September 18th, 2021 (fore Receipt)

9. BUSINESS ARISING FROM THE MINUTES

9.1 Follow-up Action List Dated Sept 2021

10. DELEGATIONS

None.

11. CORRESPONDENCE

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

12. APPLICATIONS AND REFERRALS

12.1 Trust Council Policy Statement Bylaw No. 183 Referral (for response)

- The LTC is not prepared to support the current draft or make recommendations until additional meetings are held with the local communities (no action at this time).

13. LOCAL TRUST COMMITTEE PROJECTS

13.1 Coastal Review Project – Staff Report

Planner Stockdill presented a staff report on for the Coastal Review Project. Discussion was held regarding the following matters:

- Chair Patrick provided an overview of what Thetis Island LTC is doing regarding First Nations and the community
- Trustee Wright discussed protecting shoreline from development, what other LTCs are doing, the Development Permit Area (DPA) for environmental protection and hazardous areas and future development, and to present a proposal for the public to consider whether it is important and how the LTC will implement it
- Trustee Thorn inquired about timelines and what comes back to the LTC and community
- Desire for transparency related to the mapping overlay provided by Planner Stockdill and the APC

- Trustee Thorn suggested that transparency warrants more of a discussion than a decision
- Chair Patrick expressed that the First Nations communities wish to be part of the conversation at the implementation step versus being consulted at the “solution step” – i.e. DPA
- the use of different tools such as LUB review, sea level rise elevations, etc. and not just DPA

SP-2021-046

It was MOVED and SECONDED

that the South Pender Island Local Trust Committee direct staff to draft two Project Charter options.

CARRIED

SP-2021-047

It was MOVED and SECONDED

that the South Pender Island Local Trust Committee direct staff to advise the Regional Planning Committee that the LTC will consider undertaking amendments to Shoreline Protection.

CARRIED

Meeting was paused at 12:58pm and resumed at 1:05pm.

13.2 Minor OCP Amendments Project – Staff Report

Planner Stockdill provided an overview of the staff report. Discussion was held regarding the project:

- Trustee Thorn discussed going into the community with bigger picture ideas and macro-level guidelines for the community to think about, not micro managing aspects such as aesthetic planning; he also reiterated the importance of consulting with First Nations in the planning phase.
- Trustee Wright questioned whether the LTC can deny a Development Variance Permit application and suggested having a value-based guideline for the rural aesthetic character of South Pender.

SP-2021-048

It was MOVED and SECONDED

that the South Pender Island Local Trust Committee request staff to prepare a draft bylaw for the Minor Official Community Plan Amendments Project.

CARRIED

13.3 LUB Amendments Project – Staff Report

Staff presented a staff report regarding the Land Use Bylaw (LUB) Amendment project. Trustee Thorn suggested specific square footage numbers based on lot sizes, recognizing that currently a lot that is less than 1 acre has a maximum dwelling floor area of 3800 sq ft. The proposed maximum square footage put forth by Trustee Thorn per lot sizes are:

- less than 1 acre – max 2750 sq. ft.
- 1-2 acres – max 3750 sq. ft.
- 2-4 acres – max 4000 sq. ft.
- 4-10 acres – max 4500 sq. ft.
- 10 acres or greater – max 5000 sq. ft.

Discussion also included:

- Setbacks: increase interior side yard setback to 6 metres (20 feet) for properties with a width of greater than 30 metres (100 feet)
- With respect to contiguous forests, concern for clearing cutting a lot for residential construction
- It is paramount to recognize “legal non-conforming” for those properties that will exceed the newly created maximum floor areas.

SP-2021-049

It was MOVED and SECONDED

that the South Pender Island Local Trust Committee request staff to prepare a draft bylaw for the Land Use Bylaw Amendments Project and to incorporate three specific points:

- i) to increase setback to 20 feet for dwelling units in Rural Residential zones
- ii) to amend maximum floor area for dwelling units in Rural Residential zone as per Trustee Thorn and;
- iii) site specific zoning for non-conforming dwellings.

CARRIED

Meeting was adjourned here (2:12pm) and the rest of the agenda was deferred to the subsequent meeting.

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for November 5, 2021 at the South Pender Fire Hall, Pender Island

17. TOWN HALL

Donna Spalding addressed the shoreline review and noted that the South Pender Island Advisory Planning Commission is ready and willing to consider review of shorelines.

18. CLOSED MEETING

None

19. ADJOURNMENT

By general consent, the meeting was adjourned at 2:12 pm.

Laura Patrick, Chair

Certified Correct:

Dionne Loforte, Recorder