

South Pender Trustees' Report

You may wonder what surprising information lies in the existing South Pender Land Use Bylaw. It's not a difficult read, even though there may be some unfamiliar terms and, occasionally, parts that are a little confusing. Following the development of the new Official Community Plan last term, local Trustees this term have made a priority of reviewing and updating the Land Use Bylaw (LUB) and we have had preliminary comments from residents, through our APC and at 2 Community Information meetings (CIM), as well as a number of letters from individual residents. The most recent CIM took place on Saturday, June 15th, and we were pleased to have several residents turn out on a beautiful Saturday morning to take part. These meetings normally take place at the South Pender Firehall, and we do offer coffee, tea and sometimes cookies. It's an excellent way to become better informed and talk with your neighbours about land use issues important to South Pender. At the recent CIM, we answered questions about a newly proposed amendment would allow the construction of a storage building on a property where no residence is built or contemplated. It is for the purpose of storing tools and equipment used on the property, for storing other property of the owner, and yes, you are permitted to store your kayak there as well!

This, and several other changes have been considered and drafted into proposed amendments, many reshaped by input from residents. Your views and opinions can really make a difference. You can find the current draft amendments and mark-up tool at the Islands Trust website at the South Pender page. This is a work-in-progress so keep your feedback coming. It has been 10 years since we reviewed the bylaws on South Pender and it will be some time before we do this again.

Now back to surprising bylaw information. Did you know that agriculture, meaning the use of land for the growing, rearing, harvesting, or production of plants, crops, livestock and other farm animals, is a permitted principal use on Rural Residential properties on South Pender? There is a separate designation for agricultural properties in the Agricultural Land Reserve, with accompanying provisions and bylaws. However, in the case of agricultural use as a permitted principal use on property zoned Rural Residential, an owner wishing to use the land to cultivate an orchard, raise chickens, keep bees, cultivate food or flower gardens, build a greenhouse or other buildings accessory to the use of agriculture, may do so. These uses are permitted even where there is no residence built or planned. Buildings accessory to the use of agriculture might be used to store garden tools and equipment, store apples, pears, onions, garlic and root crops, dry beans and herbs. A roadside stand is also permitted.

Normally a home-based business is permitted only if a residence exists on a property, but the roadside stand, as part of the principal use of agricultural, is an approved use.

In other Islands Trust-related news, a delegation from Kinder Morgan made a presentation to Trust Council at our recent quarterly business meeting on Mayne Island June 12th. The delegation was greeted by a sizeable group of Mayne Island protesters, both adults and children, in various black costumes, with black tears painted on their cheeks and carrying signs. The purpose of the Kinder Morgan presentation was to respond to questions on their proposal to dramatically increase their transport capacity of bitumen to the West Coast. This increased capacity would increase traffic in the shipping lanes as well as the number of oil tankers plying local waters. It would also increase considerably our vulnerability to oil spills. We wanted to question them about the increased risk and their assessment of current marine spill preparedness and response.

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- Not surprisingly, their answers provided no comfort, and they were very clear that what drives their proposal is increased profits. They bear no
- responsibility in the case of a spill, since their responsibility ends when the bitumen reaches its destination on the West Coast, before loading of tankers
- and marine transport begin. One of the 26 Trustees present asked, "You would risk the well-being of an entire region to increase your profits, with no
- regard or accountability for the affected communities in the case of a spill?" For this, they had no response.
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- Islands Tides contributors and photographers were also present at this event, I expect there will be more coverage and comments available soon.

SPLTC's next scheduled business meeting is September 16. We hope you'll join us. Best wishes for a warm, sunny and bountiful Summer season, All.

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