

November Edition of Pender Post  
North Pender Local Trust Committee

## **Meeting**

The North Pender Local Trust Committee (LTC) met on September 23<sup>rd</sup>. The meeting was shorter than the usually monthly meeting as there were no applications on the agenda. Chair Peter Luckham presided with Local Trustees Ken Hancock and Gary Steeves in attendance. Island Planner Andrea Pickard, Regional Planning Manager Robert Kojima and Recording Secretary Zorah Staar were also present.

## **Minutes**

The minutes of the August 29<sup>th</sup> 2013 LTC meeting were approved as amended and are available on line at [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca). Just click on “Islands” > “Local Trust Areas” > “North Pender” > “Meetings calendar, agenda & minutes”.

The follow-up action report and correspondence from Pender Community Transition was reviewed and can be seen with the other agenda package items at the same web location as cited above.

## **Local Trust Committee Projects**

The major item on the LTC agenda was the Conservation Subdivision Review and planning staff provided the LTC with draft material including mapping, a draft Q&A explaining the subject matter and three examples of a conservation subdivision vs. a traditional subdivision.

Conservation subdivision is similar to lot clustering in that a wider range of lot sizes can be utilized; however, there are fundamental differences in how the subdivision of land is approached. The objective is to rearrange the density on the property so that much less of the land is used for roads and residential development with a large portion protected, ideally in a way that adds onto an interconnected network of green spaces.

Unlike conventional subdivision, a conservation subdivision begins with identifying areas on the parcel where development may not be appropriate (like a steep slope or a wetland) and any other important values to be considered during the proposed development as the first step. These features then become the main element guiding the subdivision layout. After the key features are determined, the next step is to identify the house sites followed by locating roadway/accesses and then at the last stage the lot boundaries are identified. The conservation subdivision design approach has been proven to offer economic and environmental benefits to the developer, the residents and the community.

The LTC directed staff to set dates for a community workshop in November, confirmed advertising and notice arrangements and approved draft materials for use in the process.

## **Work Program and Reports**

The LTC made no changes to their Work Priorities and Projects; reviewed the Applications Report; and received the financial report.

Remember all this information can be found on the Pender web page noted above.

### **Next meetings**

The next regular meetings of the North Pender Local Trust Committee are scheduled for October 31<sup>st</sup> and November 28<sup>th</sup>. These meetings are open to the public and a Town Hall session takes place at the end of each business meeting.

If you want electronic notification of future meeting whether regular or special you can receive all future notifications by going to the Islands Trust Home Page at [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca) > click on “Connect with Us” > click on “Stay Informed” > then send the e-mail to receive subscriber notifications.

Respectfully Submitted

Ken Hancock and Gary Steeves  
Local Trustees