

PENDER POST REPORT

The North Pender Island Local Trust Committee (LTC) met on January 30th 2014 at the Pender Island Community Hall. Chair Peter Luckham, Local Trustees Gary Steeves and Ken Hancock as well as Regional Planning Manager Robert Kojima and Recording Secretary Zorah Staar were in attendance.

Follow-up Actions, Resolutions Without Meetings and Correspondence

Planning Staff reviewed follow-up actions taken on behalf of the committee since the last LTC meeting. Typically these include the production of minutes, correspondence and permits issued by decision of the LTC. The Follow-up Action Report and documents produced by and for the Committee can be found on the North Pender web page at www.islandstrust.bc.ca. Every package of documents going to the LTC is available on this website.

A report on resolutions adopted between LTC meetings (if any) is made to each LTC meeting. Since there was no meeting in December, the January meeting received a report on three resolutions without meetings adopted by the LTC. Two of the resolutions were to approve the minutes and information notes of the November 28th Community Information Meeting on Conservation Subdivisions. The third resolution was endorsing action to stop BC Transit's proposed changes to Route 620 from Tsawwassen to Richmond.

Two pieces of correspondence were on the agenda. The first was a proposal from the Moving Around Pender Society and the Capital Regional District's (CRD) trail project for an Einar's Hill By-pass for walkers and cyclists. A representative of the proponent groups attended the meeting and answered a number of questions about the proposal. Two inaccuracies in the proposal were acknowledged and steps will be taken to clarify each issue. The first issue was connected with the North Pender Official Community Plan By-law which cites Bedwell Harbour Road including Einar's Hill as a designated walking and cycling route (commonly referred to as the 'Magic Ferry Route') but does not designate the proposed bypass route around Einar's Hill. Secondly, the issue of community consultation was discussed. Contrary to the written proposal, it was confirmed that the Local Trust Committee had no role or responsibility for community consultation on the proposal. The responsibility for public consultation and a future Community Information Meeting lies with the CRD as it is one of their departments that will hold the necessary licences and legal instruments if the project proceeds. The LTC was very grateful for the attendance of a representative of the proponent groups.

The second piece of correspondence was a letter from the Capital Regional District. It advised the LTC that it would not refer a proposed CRD by-law to the Islands Trust in spite of a formal protocol agreement between the Islands Trust and the Capital Regional District. The LTC referred the letter to Islands Trust staff for advice.

Applications and Referrals

There were two applications and two referrals on the agenda. If you are interested in seeing the Staff Reports and other documents on the applications just go to the Islands Trust website (www.islandstrust.bc.ca) click on 'Islands' then 'Local Trust Areas' then 'North Pender' then 'Current Applications'.

The first application was for a Development Permit on land zoned Rural. The property owners were seeking permission to site construction of a new family home, the demolition of an existing cabin and the installation of a new septic system and improved road access inside the DPA. A local biologist consultant and architectural designer had been engaged by the property owner and the proposal was detailed and well designed. The proposed permit included a list of conditions under which the work can proceed.

The LTC approved the application with a list of conditions recommended by the consultant and supported by the property owner.

The second application was for a Temporary Use Permit on land zoned Rural. The permit would allow the property to be used as a vacation accommodation facilities with five vacation accommodation structures and three dwellings with a total vacation guest capacity of 26. The pool, the gazebo, and the meeting hall with kitchen would support the proposed commercial land use catering to events and gathering like as weddings. The LTC asked extensive questions on the Staff Report and associated issues.

The LTC required the applicant to provide confirmation from a building or fire professional that all of the buildings and structures to be used for the proposed use (commercial rather than residential) meet the BC Building and Fire Codes and VIHA water standards; to provide a written summary of the consultation that was undertaken and include copies of any and all correspondence received from the public; and to undertake and provide a groundwater hydrology study indicating whether there is sufficient quantity for commercial use and quality in keeping with the Guidelines for Canadian Drinking Water Quality. Further, the LTC requested further information regarding the current and proposed use of all buildings and structures on the property.

Pending the receipt of the additional information requested, the LTC made no further decisions. A suggestion to refer the application to the Advisory Planning Commission was put on hold until all the information requested has been received.

The two referrals were from neighbouring Local Trust Committees on Mayne Island and Salt Spring Island. The referral from Mayne was for an amendment to its OCP By-law 159 and LUB Bylaw 160. The North Pender LTC advised its interests were unaffected.

On the Salt Spring referral of Bylaws 472, 474 and 475, the North Pender LTC saw no problem with bylaw 474. The NPLTC did feel there were problems with the marine dock issues involved in the referral and advised the SSI LTC accordingly.

LTC Projects

The LTC is proceeding with two projects – the Conservation Subdivision Review and the Land Use By-law Technical Amendments. Regarding the Conservation Subdivision Review the LTC directed staff to identify a range of OCP and LUB amendments with the object of requiring a conservation design for new subdivisions and identify a property owner or owners who would like to engage with the LTC in the development of a concept plan. What the range of options might be is, as yet, undetermined. A charette for property owners will be arranged to discuss options further.

The Conservation Subdivision Review will be coming back to the LTC at some future date for further discussion.

The LUB Technical Amendments are a collection of potential amendment necessitated by changes to a Provincial Statute, the change of a reference number or a typographical error. The LTC passed a number of resolutions calling for input from staff on bylaw information management; removal of unnecessary mapping detail in the LUB and drafting of an amending bylaw to do the necessary housekeeping in the LUB.

Routine Reports

The LTC received a host of routine reports. These reports included, among others, the Applications Report, the Work Program Report, and the Expense & Budget Reports. These are available on the North Pender page on the Islands Trust website (follow the prompts outlined above at www.islandstrust.bc.ca). No changes were made to the Committee's Work Program.

Future Meetings

Future meetings will be held March 27th, April 24th and May 29th. All meetings are open to the public and are held at the Community Hall beginning at 9:45 AM.

Respectfully submitted

Gary Steeves and Ken Hancock
Local Trustees