

NORTH PENDER LOCAL TRUST COMMITTEE

Pender Post Report

The North Pender Local Trust Committee (LTC) held its monthly meeting in the Community Hall on Thursday March 27th. Chair Peter Luckham, Local Trustees Ken Hancock & Gary Steeves as well as Trust Staff and members of the public were in attendance.

Following the adoption of the February LTC meeting minutes (available on line at www.islandstrust.bc.ca) and the review of follow-up actions taken on behalf of the Committee, the LTC dealt with two applications and one by-law referral.

APPLICATIONS

An application for the construction of a dock was reviewed by the LTC. The property owners needed both a Development Permit due to the riparian area involved and a Development Variance Permit because of siting implications. Both permits were approved as the applicant had done a very complete review of the siting and land use implications.

An application for a rezoning on land presently zoned light industrial was discussed. The LTC instructed staff to proceed and have the applicants provide further information on a variety of matters. These matters include buffering requirements on the site; vegetation required for buffering; a copy of the survey and fencing plans; a survey plan showing surrounding lands including ALR boundaries; a detailed plan for mitigation strategies for any and all possible adverse impacts; building design aspects that address mitigation; a detailed site plan showing the siting and dimensions of the proposed building; updated estimations of vehicle traffic from use of the site and a more detailed site plan indicating the proposed parking and traffic movement onto and through the site. Further, planning staff will be taking a variety of other steps including receiving comments from referral agencies.

The LTC will review the application at a future meeting after the additional information has been received.

LTC PROJECTS

The Committee has been looking at Conservation Subdivision issues since early 2013 and the most recent report on the issue was received and discussed at the March meeting. The Project Charter was revised and the LTC confirmed that the next step in the review will be a charette involving the property owners and planning staff. The property owners and Trust staff will have a variety of options and avenues to discuss when they hold their workshop in May. The LTC considers this workshop to be an important step in the review of subdivision issues.

The LTC amended Proposed By-law 194 by updating the mapping regarding boundaries on various water lot and leases. This amendment was in keeping with the object of the proposed by-law which is to make technical corrections, such as erroneous cross-references, typographical errors, outdated regulatory references, or improve the clarity in the by-law.

The LTC gave second reading to the proposed by-law and acknowledged that a Public Hearing on the proposed by-law will take place at the regularly scheduled LTC meeting on April 24th. The meeting will take place at the Community Hall and is open to the public.

A verbal update on the Shoreline Review project was given and the educational work of the LTC in this regard will continue with the April 19th Stewardship Day theme.

ROUTINE REPORTS

A number of routine reports were submitted including the Work Program Report, the Applications Report, the Expense/Budget Report and the Chair's Report. All reports including Staff Reports on applications and minutes of previous meetings are available on line at www.islandstrust.bc.ca.

OTHER BUSINESS

A new developed GROUNDWATER TOOLKIT is now available on line at the Islands Trust website or hard copies can be obtained from the Trust office. It is a very complete and important resource tool for islanders and is available free of charge.

Trustee Steeves reported on contacts made by realtors regarding their signs. The LTC passed a resolution to allow Trustee Steeves to write to the realtors and offer to host a meeting to discuss the matter.

NEXT MEETING

Future meeting of the LTC are posted on the Trust website cited previously but the April 24th meeting will include a public hearing on proposed by-law 194.

Please note the May LTC meeting has been changed to May 22nd, 2014. It had previously been scheduled for a week later but has been changed to Thursday May 22nd.

All LTC meeting are open to the public.

Respectfully submitted

Gary Steeves and Ken Hancock
Local Trustees