

North Pender Local Trust Committee Report

Happy New Year from the North Pender Local Trust Committee (LTC)!

November LTC Meeting

The North Pender LTC met November 25th 2010. The meeting convened at our regular time at the Community Hall. LTC Chair Peter Luckham was unable to attend due to weather conditions so Local Trustee Derek Masselink acted as Chair. He was joined by Local Trustee Gary Steeves, Island Trust staff, and a few hardy North Pender residents.

Delegations

Alternate Jon Heaney reported on behalf of Southern Gulf Islands Electoral Area Director Ken Hancock that the Director was currently working with Capital Regional District Building Inspection to organize a January community/contractor meeting about changes to the Building Code.

Applications

There were two applications on the agenda for LTC consideration, both involving a waterfront property on Sidney Island. They included: a Development Permit application involving a set of stairs and landings, a portion of which were within the 15-metre required setback from the natural boundary of the sea, and within an established Shoreline Development Permit Area; and a Development Variance Permit for the stairs and for a number of minor structures that had been placed or constructed within the 10-metre setback of the property's lot line.

After reviewing the Staff Report and accompanying geotechnical engineer's and biologist's reports, the LTC declined the Development Permit application for the stairs and amended the Development Variance Permit to remove any references to the stairs. The LTC approved in principle a variance for the minor accessory structures.

LTC Projects - Steep Slope Hazard Development Permit Area

Work continues on the proposed Steep Slope Hazard Development Permit Area for North Pender Island. While the associated mapping is complete, adjustments are being made to the draft bylaw. Information on the proposed development permit area including the associated mapping can be found on the North Pender Island page: www.islandstrust.bc.ca/ltc/np, under the 'Geological Hazard Mapping' heading.

Public Information Meeting – Proposed Riparian and Aquatic Development Permit Area

On Saturday November 27th, 2010 at 12pm a meeting was held at the Community Hall to introduce and discuss proposed Bylaw 184 – the Riparian and Aquatic Development

Permit Area. The meeting was Chaired by Local Trustee Steeves and attended by Local Trustee Masselink, Islands Trust Staff and 24 members of the public. Chair Peter Luckham was unable to attend again due to weather conditions.

Islands Trust Planner Robert Kojima provided a brief presentation on the proposed bylaw, stating that it would amend the North Pender Official Community Plan to establish a new Riparian and Aquatic Development Area and that this bylaw was required in order to minimally implement the provincial Riparian Area Regulation, which governs certain activities within potentially fish-supporting riparian areas. Planner Kojima briefly explained the methodology and findings of the consultants who had identified and mapped the riparian areas were within the provincial regulation and therefore to be designated as part of the proposed Riparian and Aquatic Development Permit Area. He made it clear that that the Riparian Area Regulation was already in effect, and applied to residential, commercial and industrial uses, but not to other uses such as agriculture or managed forest.

After the presentation members of the public were invited to ask questions, provide comments or statements. Several members took advantage of this opportunity. The meeting was concluded around 1:35 pm.

Residents are encouraged to contact Trustees or Islands Trust staff if they have any questions or comments about this proposed bylaw. Information about the locations covered by the proposed bylaw and the associated guidelines and exemptions is available on the North Pender Island page: www.islandstrust.bc.ca/ltc/np, under the 'Riparian Area Regulation Implementation' heading.

Future Meetings

The next meeting of the North Pender LTC is scheduled for January 27th at the Community Hall. Start time is 9:45 AM.

Wishing everyone a Happy New Year!

Derek Masselink and Gary Steeves
Local Trustees
North Pender Island