

5. CHAIR'S REPORT

Chair Maude reported the following:

- Attended a session convened by the Mayor of Bowen Island for ferry affected communities to discuss common concerns
- Attended Trust Council on Gabriola Island
- The draft Trust Policy Statement project is moving forward and public engagement is being undertaken at the Local Trust Committee level
- Upcoming attendance, as Chair of the Denman Island Local Trust Committee, at a government-to-government introduction meeting with member of K'omoks First Nation

6. ELECTORAL AREA DIRECTOR'S REPORT – None

7. TOWN HALL AND QUESTIONS

A member of the public spoke to the proposed changes to the Development Permit Area for Raptor and Heron Nest and the following comments were recorded:

- They have sent two letters to Islands Trust regarding their concerns and have not received a response
- The proposed buffer zones will encompass their entire property causing concerns about any future ability to build a dwelling on the lot
- They would like to understand the reasons for the bylaw amendments as they are not aware of a study that suggests that the local raptor population is threatened
- The bylaw amendments impose on private property rights
- They requested that the bylaw not move forward or a compromise be made with the proposed language

7.1 Policy Statement - Local Engagement

The Senior Policy Advisor provided an introduction to the Policy Statement project and highlighted the following:

- The *Islands Trust Act* states that Trust Council must, by bylaw, adopt a Trust Policy Statement that applies to the Trust Area
- The Trust Policy Statement is a high-level land use and marine area planning document that is used by Trust Council to determine whether local Official Community Plans and land use bylaws are consistent with the greater vision for the Islands Trust Area and it forms the basis of intergovernmental relationships
- The current Policy Statement was developed over 30 years ago
- The draft Policy Statement is organized around 5 goals and contains guiding principles which should inform decisions, directive policies that address matters to which local trust committees must attend in their local bylaws, and advisory policies which should be considered but are not required by Trust Council
- The purpose of the public presentation is for the Local Trust Committee to hear comments from community members to inform further edits prior to moving to second reading

14.2 Salt Spring Island Local Trust Committee Referral for Proposed Bylaw 549 (for Response)

NP-2025-051

It was MOVED and SECONDED,

that North Pender Island Local Trust Committee respond to the Salt Spring Island Local Trust Committee that interests are unaffected by proposed Bylaw No. 549.

CARRIED

14.3 Trust Council Bylaw No. 183 Policy Statement Bylaw Referral - For Response

Discussion ensued and the Local Trust Committee stated they would like to review and incorporate comments received from the public into their referral response.

NP-2025-052

It was MOVED and SECONDED,

that North Pender Island Local Trust Committee request item 14.3 Trust Council Bylaw No. 183 Policy Statement Bylaw Referral be deferred to the November 21, 2025 North Pender Local Trust Committee meeting.

CARRIED

14.4 Mayne Island Local Trust Committee Referral for Draft Bylaws 196 and 197 (for Response)

NP-2025-053

It was MOVED and SECONDED,

that North Pender Island Local Trust Committee respond to the Mayne Island Local Trust Committee that interests are unaffected by draft Bylaws No. 196 and 197.

CARRIED

15. LOCAL TRUST COMMITTEE PROJECTS

15.1 Raptor Nest Development Permit Area (DPA) Project - Staff Report

The Planner summarized the staff report and highlighted the following:

- The proposed bylaw amendments are consistent with recommendations in the qualified professionals report and current provincial best practices
- Significant public and property-owner engagement has been completed
- The data set has been verified through two field seasons to confirm and review nest locations and the proposed bylaw reflects nest trees that have been identified and updated through the field investigations
- Proceeding with first reading will initiate further public input and referrals
- Staff recommends that a public hearing be scheduled in November
- The Local Trust Committee could further amend the bylaw following the public hearing

Discussion ensued and the following comments were noted:

- The seasonal restriction period coincides with the typical construction season and a permit would be required to build within that time frame in a buffer area unless exemptions apply
- The permit application process allows an educational opportunity to ensure protection of raptor nesting trees when development is taking place
- The public is not understanding that there are options and think if their property is located in a buffer zone they can not build; however, development is allowed with a permit
- The current, or any future, Local Trust Committee can not implement bylaws that make a lot within the buffer zone undevelopable
- Correspondence received regarding the Development Permit Area is typically addressed as part of the Local Trust Committee's discussion on the topic during a business meeting.

NP-2025-054

It was MOVED and SECONDED,

that North Pender Island Local Trust Committee amend draft Bylaw No. 235, cited as "North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2023" by:

- a. Updating 5.2.8.2 Designation to include a 200 metre non-nesting period buffer area for Peregrine Falcons and 100 metre seasonal nesting period buffer areas for Osprey and Peregrine Falcons to align with provincial guidance
- b. Adding an exemption in 5.2.8.6 Development Permit Exemptions for the construction or placement of a small accessory building or structure such as a pump house, gazebo, garden shed or storage structure if all of the following conditions are met:
 - i. The accessory building or structure is located entirely within the seasonal buffer
 - ii. No native trees are removed or land altered by machinery
 - iii. No building permit is required
 - iv. The total area or coverage of the accessory building or structure is less than 10 m²
- c. Updating 5.2.8.7 Guidelines to include guidance where an application involves the development of a primary residence on a previously undeveloped residential parcel, and a significant portion or all of the developable area of the parcel falls within a raptor or heron DPA
- d. Update 5.2.8.7 Guideline 5 to read "Where an application involves the development of a primary residence on a previously undeveloped residential parcel, and a significant portion or all of the developable area of the parcel falls within a raptor or heron DPA, development is permitted and should, where feasible:".

CARRIED

NP-2025-055

It was MOVED and SECONDED,

that North Pender Island Local Trust Committee Draft Bylaw No. 235, cited as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2023” be read a first time, as amended.

CARRIED

NP-2025-056

It was MOVED and SECONDED,

that North Pender Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 235, cited as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2023” as amended is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

NP-2025-057

It was MOVED and SECONDED,

that North Pender Island Local Trust Committee directs staff to schedule a public hearing for proposed Bylaw No 235, cited as “North Pender Island Official Community Plan Bylaw No. 171, 2007, Amendment No. 1, 2023” as amended to be held November 21, 2025.

CARRIED

NP-2025-058

It was MOVED and SECONDED,

that North Pender Island Local Trust Committee directs staff to update the Raptor Nest DPA Review Project Charter to reflect new timelines and other updates as presented in the October 3, 2025 staff report.

CARRIED

NP-2025-059

It was MOVED and SECONDED,

that North Pender Island Local Trust Committee direct staff to place an advertisement in the Pender Post for the November 21, 2025 Public Hearing on Bylaw No. 235.

CARRIED

15.2 Housing Access and Affordability Project – Staff Report

The Planner summarized the staff report and highlighted the following:

- The Local Trust Committee endorsed the Housing Action Plan at their May, 2025 meeting
- Draft mapping will be prepared based on Suitable Land Analysis work
- Preliminary data from the build-out analysis will be presented at an upcoming Community Information Meeting
- An information mail out has been prepared and is paused due to the Canada Post strike and options to get the information to the public are being looked at