



Denman Island Local Trust Committee Regular Meeting Addendum

Date: June 6, 2017
Time: 9:30 am
Location: Denman Activity Centre
1111 Northwest Rd, Denman Island, BC

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7. BUSINESS ARISING FROM MINUTES	
7.3 <i>Housing First - Memorandum</i>	2 - 3
11. LOCAL TRUST COMMITTEE PROJECTS	
11.1 <i>Marine Issues - Staff Report</i>	4 - 17



DATE OF MEETING: June 6, 2017
TO: Denman Island Local Trust Committee
FROM: Ann Kjerulf, Regional Planning Manager
Northern Team
COPY: Marnie Eggen, Island Planner
SUBJECT: Affordable Housing First Policy

PURPOSE

The purpose of this memorandum is to respond to the Denman Island Local Trust Committee request made May 2, 2017:

DE-2017-028

It was **MOVED** and **SECONDED**,

that the Denman Island Local Trust Committee request staff to report back on the meaning and implications of establishing an “affordable housing first” policy for applications and including, if possible, the steps taken by Salt Spring Island Local Trust Committee on this topic.

CARRIED

“Housing First” may be described as “an approach that focuses on moving people who are chronically and episodically homeless as rapidly as possible from the street or emergency shelters into permanent housing with supports that vary according to client need.”¹² The model emphasizes providing housing for people who are either “chronically” or “episodically” homeless.

The housing first model is currently being implemented by the Capital Regional District (CRD), in partnership with BC Housing and Island Health. The agencies have committed to delivering 268 supported and affordable housing units and 175 housing units affordable to low and moderate income households in the region. This initiative will be co-funded through the CRD (\$30 million) and BC Housing Management Commission (\$30 million). Notably, the CRD taxes for and delivers a regional housing service through the Capital Region Housing Corporation and is able to use their borrowing authority through the Capital Region Health District (for designated health facilities).

The Islands Trust Policy Statement includes the following directive policy:

5.8.6: *Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address their community’s current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.*

¹ Government of Canada. Housing First Approach. <https://www.canada.ca/en/employment-social-development/programs/communities/homelessness/housing-first/approach.html> (Accessed June 5, 2017)

² Salt Spring Island Community Services. <http://saltspringcommunityservices.ca/housing-first/> (Accessed June 5, 2017)

The *Local Government Act* stipulates:

s. 473(2) *An official community plan must include housing policies of the local government respecting affordable housing, rental housing and special needs housing.*

The authority of the LTC is limited in terms of delivering affordable, rental or special needs housing – the power to finance and develop housing, and to deliver housing programs, is retained by regional districts, and senior governments. However, the LTC’s land use authority is significant as the LTC may establish policies and designate lands for affordable, rental or special needs housing, and subsequently zone or rezone land accordingly.

Salt Spring Island

A [Housing Needs Assessment](#) was completed for Salt Spring Island (SSI) in 2015. While the SSI has not established a specific housing first policy, SSI OCP Section [B.2.2](#) suggests that the LTC may establish priorities for consideration of affordable housing³. The SSI LTC does have a reduced fee, in [Fees Bylaw No. 428](#), for applications from a “non-profit organization or society to amend the land use bylaw for the purpose of rezoning a property for use as affordable housing”. The fee for these types of rezoning applications is \$1,000 rather than the \$4,400 fee for standard rezoning applications. Specifying a lower fee for affordable housing applications may be viewed as a sign of support for these types of applications.

Submitted By:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	June 5, 2017
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³ Stefan Cermak, Personal communication, June 5, 2017.



File No.: DE-6500-20 (Marine)

DATE OF MEETING: June 6, 2017

TO: Denman Island Local Trust Committee

FROM: Ann Kjerulf, Regional Planning Manager
Northern Team

SUBJECT: Bylaw No. 225 (Prohibiting Vehicles and Ground-based Machinery on the Foreshore)

RECOMMENDATION

1. That the Denman Island Local Trust Committee has reviewed the Directives Only Policy Checklist and confirmed by resolution that Denman Island Local Trust Committee Bylaw No. 225, cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2017”, is not contrary to or at variance with the Islands Trust Policy Statement;
2. That Denman Island Local Trust Committee Bylaw No. 225, cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2017”, be read a first time.
3. That the Denman Island Local Trust Committee refer Denman Island Local Trust Committee Bylaw No. 225, cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2017”, to the following agencies and First Nations: BC Shellfish Growers Association, Association of Denman Island Marine Stewards, Pacific Salmon Foundation, Ministry of Transportation and Infrastructure, Ministry of Forests, Lands and Natural Resource Operations (Crown Lands), Fisheries and Oceans Canada (Regional Aquaculture Management Office), Fisheries and Oceans Canada (Pacific Region Species at Risk Program), Islands Trust Fund, Comox Valley Regional District, Islands Trust Bylaw Enforcement, K’omoks First Nation, Cowichan Tribes, Lake Cowichan First Nation, Lyackson First Nation, Penelakut Tribe, Halalt First Nation, Stz’uminus First Nation, Qualicum First Nation, Snaw’Naw’As First Nation, Nanwakolas First Nation, We Wai Kai Nation, Wei Wai Kum First Nation, Homalco First Nation, and Tla’amin First Nation.

REPORT SUMMARY

Draft Bylaw No. 225 is presented for Denman Island Local Trust Committee (LTC) consideration. The bylaw would amend Denman Island Land Use Bylaw No. 186, 2008 by adding a general prohibition against the use of vehicles and ground-based machinery in the W1, W3 and W4 zones, applicable to the majority of the Denman Island marine foreshore. The proposed prohibition results from past research which has determined that Denman Island foreshore areas contain important fish and wildlife habitat, which may be negatively impacted by the impact of vehicles and ground-based machinery on the foreshore, in addition to strong policy guidance to introduce regulatory measures to protect foreshore areas. The draft bylaw contains an information note referencing the federal authority over licensed aquaculture practices.

BACKGROUND

The LTC considered a staff report at their meeting on January 31, 2017, which recommended not proceeding with draft Bylaw No. 207, a bylaw intended to restrict driving on the foreshore, due to legal advice that the bylaw appeared to be directed at the aquaculture industry. The legal advice provided also indicated that it might be

possible to draft the regulations so that they acknowledge federal jurisdiction over aquaculture. Following discussion, the LTC passed the following resolution:

DE-2017-005

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee request staff to redraw Bylaw No. 207 in consultation with legal counsel that conforms to the jurisdictional limitations of the Local Trust Committee.

Draft Bylaw No. 225 is presented for LTC consideration in response to this resolution (Attachment 1).

ANALYSIS

Guiding Policy

Both the Islands Trust Policy Statement (ITPS) and Denman Island Official Community Plan (OCP) contain numerous statements concerning the protection of the marine environment and foreshore areas (see January 31, 2017 staff report). This guiding policy supports regulatory measures to protect foreshore areas through land use bylaw amendments. Key OCP statements which expressly support regulatory measures to protect foreshore areas include the following:

Marine Environment

- Guiding Objective: To protect the foreshore, coastal waters and native marine life and to retain sufficient natural habitat to ensure the preservation of native species.
- Objective 1: To ensure maximum protection of foreshore areas, estuaries, surrounding waters, and native life forms, including bird and animal life, against loss or damage caused by human intrusion.
- Objective 2: To minimise pollution from human use of the foreshore, estuaries, surrounding waters and adjacent upland, and to maintain the purity of coastal waters.
- Objective 3: To protect undisturbed areas on the foreshore and the surrounding waters, to preserve areas where the herring spawn annually, and to protect, and where necessary restore, important sea duck foraging areas (for example, eelgrass beds).
- Objective 6: To minimise any negative impacts either of marine uses on adjacent upland or of upland uses on the marine area.
- Objective 8: To recognise that aquaculture is a valuable activity in the Trust Area if compatible with maintenance of ecosystems and community character, to support shellfish aquaculture when practiced in a low-impact, environmentally sound manner and to encourage the employment of Island residents in the industry.
- Policy 1: Foreshore and water areas surrounding Denman Island that have significant scenic and environmental values should be protected.
- Policy 3: In the Water designation, zoning regulations should...
 - protect environmentally sensitive marine sites from development;
 - promote conservation, with the exception of areas used for shellfish aquaculture or transportation as of the date of adoption of this Plan and any areas rezoned for shellfish aquaculture purposes under Policies 14 and 15 of this section; and
 - protect all foreshore fronting provincial and regional parks and all foreshore southward from McFarlane Road to, and including, the caves along East Road.

Staff have reviewed draft Bylaw No. 225 in relation to the ITPS directive policies checklist and advise that bylaw does not appear to be contrary to or at variance with the ITPS (Attachment 2).

Land Use Authority:

The LTC is authorized under section 479 of the *Local Government Act* to enact zoning regulations by bylaw, including regulations of land use, density of use, and siting of buildings, structures and uses within the Denman LTA. Notably, the LTC previously rezoned areas zoned for, but not being actively used for, aquaculture to conservation in the late 1990s. The authority to regulate land use cannot be exercised to prevent aquaculture activities that have been authorized by the federal government via its constitutional jurisdiction over fisheries.

Issues and Opportunities

Denman Island Foreshore Ecosystems

Denman Island foreshore areas and surrounding waters are recognized as important fish and wildlife habitat. The waters around Denman Island, and particularly in Lambert Channel, are among the most important herring spawning areas in BC¹, and foreshore areas provide important habitat for forage fish which support marine and terrestrial foodwebs. Denman Island is also located within the K'omoks Important Bird Area (IBA), which is designated at the global level for Trumpeter Swan, Harlequin Duck, Thayer's Gull, and Glaucous-winged Gull; at the continental level for Mew Gull; and at the national level for Great Blue Heron and Peregrine Falcon (Attachment 3). Continentally significant numbers of waterbirds occur each year and, in some years, globally significant numbers have been recorded for Surf Scoter and Western Grebe and continentally significant numbers for White-winged Scoter and Red-necked Grebe.² The Committee on the Status of Endangered Wildlife in Canada (COSEWIC) has assessed three species in the IBA as at risk and which may qualify for legal protection and recovery under the *Species at Risk Act*. These include the Marbled Murrelet (Threatened, COSEWIC), Great Blue Heron (Special Concern, COSEWIC) and Peregrine Falcon (COSEWIC). Habitat for these bird species in the IBA includes the sea cliffs and rocks shores and intertidal areas surrounding Denman Island.

In 2012 and 2013, the Islands Trust and Islands Trust Fund undertook a comprehensive investigation of nearshore eelgrass habitat in the Islands Trust Area. Eelgrass (*Zostera marina*) meadows provide food and shelter for fish and invertebrates, nursery habitat and refuge from predation for juvenile fish, and other ecosystem services such as carbon sequestration, nutrient cycling, shoreline stabilization and erosion protection. The purpose was to establish baseline information to support decisions affecting the natural ecological health of marine shorelines. The study of Denman Island identified extensive continuous areas of eelgrass, particularly along the shorelines of Denman Island.

In 2013 and 2014, beaches on Denman and other islands were assessed for habitat suitable to forage fish spawning. The study focused on two forage fish species, Pacific Sand Lance and Surf Smelt, recognized for their role in supporting higher trophic species and the marine survival of Coho and Chinook Salmon, provincially blue-listed Cutthroat, Humpback and Killer Whales, and Marbled Murrelet.³ The final report, "Thetis, Hornby and Denman Island Beach Spawning Forage Fish Habitat Suitability Assessments" noted the importance of near-shore habitat as important to forage fish survival, as spawning grounds. Notably, the study found that 26,341 m or 60% of Denman Island shorelines provide suitable spawning habitat for Surf Smelt and Sand Lance.⁴

¹ Fisheries and Oceans Canada. Baynes Sound Herring Spawn Records. <http://www.pac.dfo-mpo.gc.ca/science/species-especies/pelagic-pelagique/herring-hareng/herspawn/142fig-eng.html>

² IBA Canada. <https://www.ibacanada.ca/site.jsp?siteID=BC272>

³ De Graaf, R.C. BC Marine Conservation and Research Society. 2014. "Thetis, Hornby and Denman Islands Beach Spawning Forage Fish Habitat Suitability Assessments" <http://www.islandstrustfund.bc.ca/media/70834/foragefishreport2014.pdf>

⁴ De Graaf, R.C. BC Marine Conservation and Research Society. 2014. "Thetis, Hornby and Denman Islands Beach Spawning Forage Fish Habitat Suitability Assessments" <http://www.islandstrustfund.bc.ca/media/70834/foragefishreport2014.pdf>

Ecosystem mapping for Denman Island is provided in Attachment 4.

Threats to Foreshore Ecosystems

Past research has associated foreshore activities with ecosystem impacts – both positive and negative. Among these, noise, lights, and human activity were identified as activities that may cause behavioural disturbances to birds and marine life forms (e.g. resting, roosting or foraging activities); compaction of substrate, alteration of soil drainage, and introduction of oil and other chemical pollutants were associated with vehicle use, which could potentially result in the long term loss of important habitat.^{5 6} In addition to aquaculture practices, there are a broad range of human activities which may negatively impact foreshore habitat such as: changes in water quality from terrestrial land use, nutrient loading from agricultural activities, increased turbidity due to erosion from forestry activities, increased coliform levels from agriculture and residential septic systems.⁷

First Nations

The Denman Local Trust Area (LTA) coincides with 14 First Nations' interests, according to the Provincial Consultative Areas Database, including: Cowichan Tribes, Lake Cowichan First Nation, Lyackson First Nation, Penelakut Tribe, Halalt First Nation, Stz'uminus First Nation, Qualicum First Nation, Snaw'Naw'As First Nation, Nanwakolas First Nation, We Wai Kai Nation, Wei Wai Kum First Nation, Homalco First Nation, K'omoks First Nation, and Tla'amin First Nation.

There are several recorded archaeological sites on Denman Island (Attachment 5). It is believed that there are also numerous sites of cultural significance to First Nations on Denman Island, particularly along the shoreline. Staff anticipate that K'omoks First Nation will have a strong interest in any land use activities or proposed regulatory measures, which are directly applicable to the island's foreshore areas.

Consultation

As noted, there are at least 14 First Nations which have an interest in Denman Island. Staff suggest that given this level of interest and cultural significance of the marine and foreshore areas, the LTC may wish to conduct early referrals to all 14 First Nations. Staff would undertake to ensure this engagement would be consistent with established Trust Council principles.⁸ Furthermore, there are a number of other stakeholders with interests in foreshore areas including the aquaculture industry, senior governments, and Denman Island community members and interest groups.

Interagency Agreements

The Islands Trust has protocol agreements and letters of understanding in place with a number of other agencies to guide coordination and consultation on planning processes. The following will be referenced in the referrals process:

⁵ Ministry of Sustainable Resource Management. 2002. "The Baynes Sound Coastal Plan for Shellfish Aquaculture" https://www.for.gov.bc.ca/tasb/slrp/marine/south_island/baynes/docs/Baynes_Plan_Dec19_2002.pdf

⁶ Emmett, B. and J. Truscott. 2002. Activities and Potential Environmental Effects Associated with Shellfish Aquaculture in Baynes Sound. https://www.for.gov.bc.ca/tasb/slrp/marine/south_island/baynes/docs/activity_review.pdf

⁷ Jamieson, G.S. et. al. Fisheries and Ocean Science. Canadian Science Advisory Secretariat. 2001. "Phase 0 Review of the Environmental Impacts of Intertidal Shellfish Aquaculture in Baynes Sound"

⁸ Islands Trust First Nations Engagement Principles: <http://www.islandstrust.bc.ca/media/342128/firstnationsengagementprinciples.pdf>

- Letter of Understanding between BC Assets and Land Corporation and Islands Trust concerning the use and protection of Crown land resources through balancing local and provincial interests (1999)
- Protocol Agreement on Aquaculture Use in the Islands Trust Area (1997)
- Letter of Understanding on Crown Land Administration within the Islands Trust area between Ministry of Environment, Lands and Parks Lands Regional Operations Department and Islands Trust (1994)
- Protocol on Crown Lands in the Trust Area between Ministry of Environment, Lands and Parks Lands Regional Operations Department and Islands Trust (1994)

Rationale for Recommendation

Staff are presenting draft Bylaw No. 225 for consideration of first reading, compliance with the ITPS and referrals to agencies and First Nations. The bylaw presents a regulatory prohibition against vehicle use and ground based machinery in the foreshore that will be of limited application to licensed aquaculture activities. The prohibition does intend to generally mitigate the negative impact of vehicles and ground based machinery on foreshore areas, for the purpose of protecting valuable fish and wildlife habitat.

The staff recommendation is noted on Page 1 of the report.

ALTERNATIVES

1. Request further information

The LTC may defer proceeding with the bylaw until further information or clarification is provided by Staff.

That the Denman Island Local Trust Committee request that staff provide the following information [reference requested information].

2. Defer

The LTC may elect to defer draft Bylaw No. 225 for discussion at a future meeting or indefinitely.

NEXT STEPS

Following first reading of the bylaw (assuming concurrence), staff would proceed with referring the bylaw to agencies and First Nations.

Submitted By:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	June 6, 2017
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ATTACHMENTS

1. Draft Bylaw No. 225
2. Islands Trust Policy Statement Directive Policies Checklist
3. Map: K'omoks IBA Boundary
4. Map: Denman Island Ecosystems
5. Map: Denman Island Archaeological Sites

DRAFT

DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 225

A bylaw to amend the Land Use Bylaw to prohibit the use of vehicles and ground based machinery on the foreshore in the W1, W3 and W4 zones.

The Denman Island Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the Denman Island Local Trust Area in the Province of British Columbia pursuant to the *Islands Trust Act*, enacts as follows:

- 1 Denman Island Land Use Bylaw No. 186, cited as "Denman Island Land Use Bylaw, 2008", is amended as detailed on attached Schedule 'A' of this amending bylaw.
- 2 This Bylaw may be cited as "Denman Island Land Use Bylaw, 2008, Amendment No 1, 2017".

READ A FIRST TIME this _____ day of _____, 2015

PUBLIC HEARING this day of , 2015

READ A SECOND TIME this _____ day of _____, 2015

READ A THIRD TIME this _____ day of _____, 2015

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST

this _____ day of _____, 2015

ADOPTED this _____ day of _____, 2015

Chairperson

Secretary

**DENMAN ISLAND LOCAL TRUST COMMITTEE
BYLAW NO.225**

Schedule 'A'

-
1. PART 3 ZONE REGULATIONS, Section 3.7 Water Zoning Tables is amended by the addition of a new "Table 5 – Prohibited Uses" as shown below:

Table 5 – Prohibited Uses

The regulations listed in this table are intended to be applied in conjunction with the provisions of Table1, "Permitted Uses" in order to provide additional guidance and clarity on acceptable implementation actions and practices associated with the permitted uses

Zoning Code	Regulations
W1, W3, W4	Despite Table 1 of this Section, the use of vehicles and ground based machinery on the foreshore is prohibited.

INFORMATION NOTE: Aquaculture operations in the W3 zone that are licensed under the <i>Fisheries Act</i> (Canada) may be entitled to operate vehicles or ground based machinery in accordance with the terms of the license.



ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: Bylaw No. 225

File Name: Marine Issues

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	No.	DIRECTIVE POLICY
	3.1	Ecosystems
✓	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
✓	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
✓	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
N/A	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
✓	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
✓	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
✓	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	4.1	Agricultural Land
N/A	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
N/A	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
N/A	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
CONSISTENT	No.	DIRECTIVE POLICY
N/A	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
N/A	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.

CONSISTENT	NO.	DIRECTIVE POLICY
	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
N/A	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
✓	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
N/A	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
✓	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
✓	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
✓	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
N/A	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
N/A	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
N/A	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
N/A	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
N/A	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
N/A	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
N/A	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.

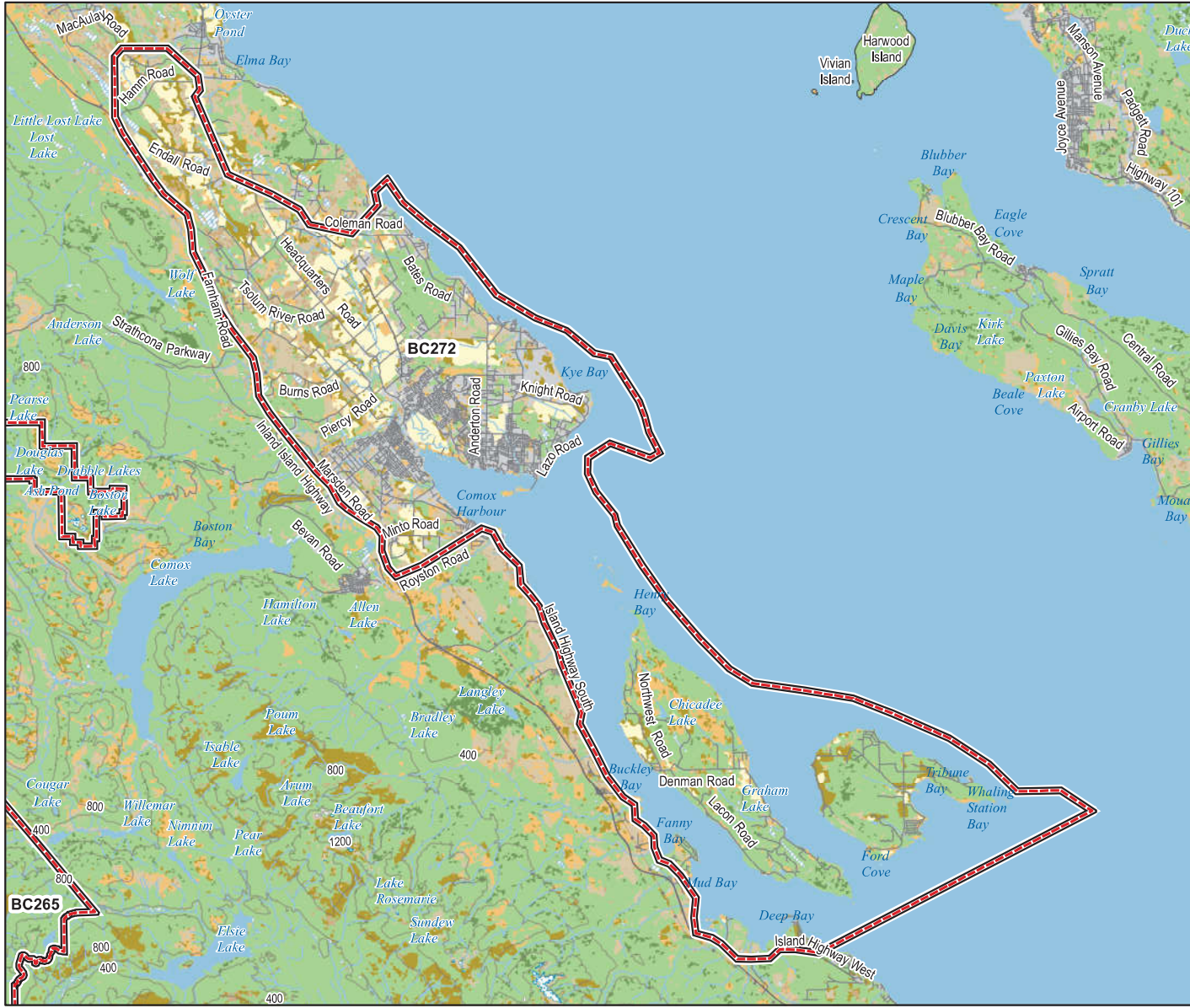
CONSISTENT	NO.	DIRECTIVE POLICY
	5.5	Recreation
N/A	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
N/A	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
N/A	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
✓	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
N/A	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
✓	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
✓	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
N/A	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
N/A	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

	POLICY STATEMENT COMPLIANCE
✓	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>

Site: BC272

K'omoks

British Columbia



Important Bird Areas of Canada Zones importantes pour la conservation des oiseaux du Canada <http://www.ibacanada.ca/site.jsp?siteID=BC272>



Legend	Légende
Generalized IBA boundary	Limite générale de la ZICO
Expressway or highway	Autoroute ou route nationale
Regional or local road	Route régionale ou locale
Rail line	Chemin de fer
Utility corridor	Ligne de transport d'énergie
Contour line (m)	Courbe de niveau (m)
Watercourse	Rivière ou ruisseau
Deciduous forest (dense)	Forêt de feuillus (dense)
Deciduous forest (open)	Forêt de feuillus (ouvert)
Coniferous forest (dense)	Forêt de conifères (dense)
Coniferous forest (open)	Forêt de conifères (ouvert)
Mixedwood forest (dense)	Forêt mixte (dense)
Mixedwood forest (open)	Forêt mixte (ouvert)
Shrubland	Milieu arbustif
Wetland	Milieu humide
Other forest / woodland	Autre forêt
Grasses, sedges or herbs	Graminées, de carex, d'herbes
Barren or sparsely vegetated	Dénué sec ou végétation clairsemée
Agriculture / open country	Milieu agricole
Developed area	Zone développée
Snow / ice	Neige / glace
Water	Eau
Unclassified	Non classifié

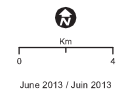
Topographic data / Données topographiques
© Natural Resources Canada / © Ressources naturelles Canada
Cartographic production by Bird Studies Canada - bsa@birdscanada.org
Production cartographique par Études d'Oiseaux Canada - bsa@birdscanada.org

The IBA Program is an international conservation initiative coordinated by BirdLife International. The Canadian co-partners for the IBA Program are Bird Studies Canada and Nature Canada. Regional partners affiliated with the Program coordinate a wide variety of conservation activities at IBAs and play a key role in the establishment and maintenance of IBA Candidate Networks.

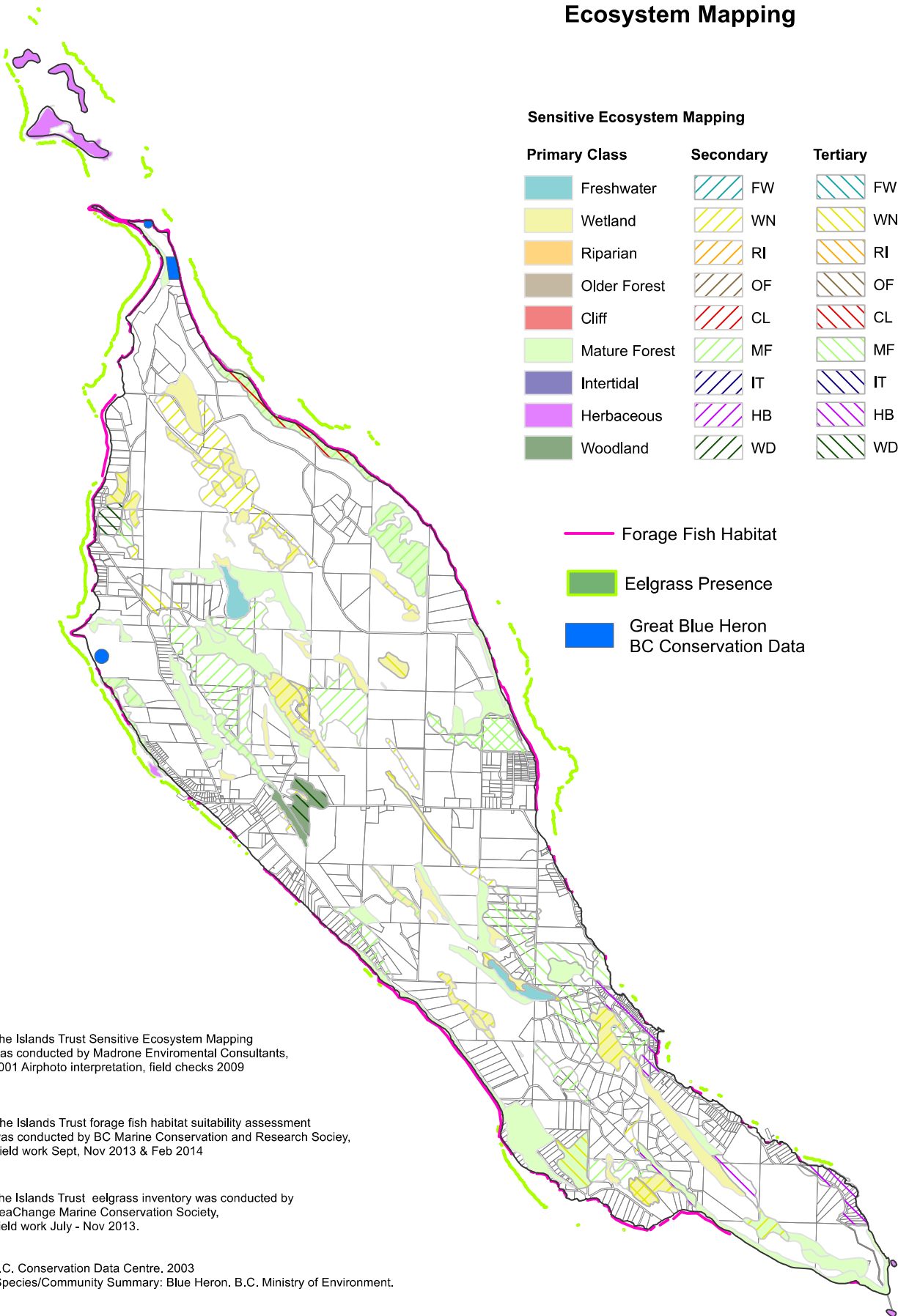
Le programme des ZICO est une initiative de conservation internationale coordonnée par BirdLife International. Les co-partenaires canadiens du programme des ZICO sont Études d'Oiseaux Canada et Nature Canada. Les partenaires régionaux du programme coordonnent une vaste gamme d'activités liées à la conservation de la nature dans les ZICO et ils jouent un rôle primordial dans la mise en place et le maintien des Réseaux de candidats des ZICO.

Bird Studies Canada and Nature Canada, 2004-2013.
Important Bird Areas of Canada Database, Port Rowan, Ontario:
Bird Studies Canada. To access the Canadian IBA directory:
<http://www.ibacanada.com>

Études d'Oiseaux Canada et Nature Canada, 2004-2013.
Base de données des zones importantes pour la conservation des oiseaux au Canada, Port Rowan, Ontario : Études d'Oiseaux Canada.
Pour accéder le répertoire canadien des ZICO : <http://www.ibacanada.com>



Denman Island Ecosystem Mapping



The Islands Trust Sensitive Ecosystem Mapping was conducted by Madrone Environmental Consultants, 2001 Airphoto interpretation, field checks 2009

The Islands Trust forage fish habitat suitability assessment was conducted by BC Marine Conservation and Research Society, Field work Sept, Nov 2013 & Feb 2014

The Islands Trust eelgrass inventory was conducted by SeaChange Marine Conservation Society, Field work July - Nov 2013.

B.C. Conservation Data Centre. 2003
Species/Community Summary: Blue Heron. B.C. Ministry of Environment.

0 0.5 1 2 Kilometers

**Denman Island
Archeological Sites**

