

Denman Island Local Trust Committee Regular Meeting Addendum

Date: April 19, 2016
Time: 10:30 am
Location: Denman Seniors Hall
1111 Northwest Rd, Denman Island, BC

		Pages
7.	DELEGATIONS	11:00 AM - 11:10 AM
7.1	<i>Simon Palmer, Denman Housing Association</i>	2 - 3
9.	CORRESPONDENCE	11:30 AM - 11:45 AM
9.5	<i>Email dated April 10, 2016 from Edi Johnston regarding LTC Referral and Correspondence Procedures</i>	4 - 4
10.	APPLICATIONS AND REFERRALS	11:45 AM - 12:30 PM
10.1	DE-RZ-2015.1 (Pandesign)	
10.1.2	<i>Email dated April 17 2016 from David Innes and Luise Hermanutz</i>	5 - 5
11.	LOCAL TRUST COMMITTEE PROJECTS	12:30 PM - 12:50 AM
11.1	Marine Issues	
11.1.5	<i>Letter dated April 8, 2016 from Dorrie Woodward, Denman Island Forage Fish Group</i>	6 - 6
12.	BREAK	12:50 PM - 1:05 PM

Denman Housing Association
3720 East Road, Denman Island, B.C. V0R 1T0
SimonPalmer3720@gmail.com 250 335 2559

Denman Island Local Trust Committee Meeting April 19 2016

Trustees,

The text of my unfinished presentation at the last Local Trust Committee Meeting is in the record & no doubt you have read it, I will therefore simply summarize.

1. The Need.

This has surely been documented & demonstrated beyond doubt over the past many years, culminating in the November 2013 study entitled Affordable and Convenient Housing Needs on Denman Island

The study states there are at least 120 persons of working age, many with teenage or younger children, living in either unaffordable or seriously defective housing, or both, on Denman Island. That is more than 10% of our island's population. That is a disgrace that has needed our constructive attention for too long. I urge you Trustees to take steps now that will enable this to be addressed.

2. The Challenge.

Cashflow projections show that the cost of land for an affordable housing project, kills the affordability equation. The land, quite simply, has to be 'free'.

Other costs too need to be met in part by donation, in cash, kind or materials. But those are manageable, particularly within the Denman community & once the project shows everyone that it has 'legs'.

Over the past two years we have approached a number of landowners asking for a donation of land for affordable housing- regrettably with no luck.

We have also made presentations to a number of wealthier residents, in the hope of creating a climate of giving, so that land may be purchased – again with no success.

3. The Solution.

What our enquiries show will work and provide 'free' land is the compensation of a

landowner, by way of densities, for a gift of land. Such has been the principle behind Hornby's ISLA project & the means by which ISLA now has land for its affordable housing project.

4. Proposal.

Therefore we request that the Denman Island Local Trust Committee take the following steps

- a. That it adopt the housing study of Nov 2013 as defining the affordable housing needs of working-age persons on Denman
- b. That it therefore set an initial target of 20 affordable housing units for working families & individuals as a near-term goal
- c. That it promptly take steps to revise Bylaws thereby permitting the use of densities as compensation for land 'donated' for affordable housing
- d. That it define a set of criteria which, once met, would automatically permit an established, not-for-profit entity (such as DCLTA & DHA) to build affordable housing on Denman.
- e. That it adopt as policy
 - the rezoning of land as necessary to permit the construction of affordable housing
 - the sub-division of land as necessary etc
 - support for any application to the ALC etc as above
 - other actions within its mandate that will facilitate the creation of affordable housing

5. Conclusion.

We believe that working together we can eliminate the affordable housing need on Denman Island, but it will require you Trustees to take some pro-active steps. In essence we are asking you to remove the risk & uncertainty so that our up front commitment in time & cash becomes an investment in a realizable project rather than a gamble.

From: Edina Johnston [REDACTED]
Sent: Sunday, April 10, 2016 9:36 AM
To: Susan Morrison; Laura Busheikin; David Critchley; Rob Milne
Subject: LTC referral and correspondence procedures

April 10, 2016

Denman Island Local Trust Committee
Chair Morrison; smorrison@islandstrust.bc.ca
Trustee Busheikin; lbushiekin@islandstrust.bc.ca
Trustee Critchley; dcritchley@islandstrust.bc.ca
Planner Milne; rmilne@islandstrust.bc.ca

Dear LTC: re Trust process for incoming correspondence, referrals etc.

A recent shellfish application referral from FLNRO has highlighted a serious flaw in the Islands Trust incoming correspondence procedure, which needs to be addressed. According to Lesley Fettes (FLNRO Section Head of Aquaculture) the reason the LTC didn't receive the referral was due to a problem with the Trust email system. At the LTC meeting of March 15, 2016 it was stated that such referrals and other correspondence go initially to staff to see if there is any reason for the Trustees involvement. This means that our elected representatives may have no knowledge of incoming correspondence meant for them and I find this unacceptable. There are currently 5 new shellfish applications for Baynes Sound and perhaps staff will not make these known to our Trustees because some are on the Vancouver Island side of the sound but are still relevant and deserving of a response from **our Trustees**, not just staff .

Again, April 7th a very important and pertinent letter from Telus included the Trust as recipients but it appears that instead of our Trustees receiving it, it went to northinfo@islandstrust.bc.ca with our Trustees having no knowledge of this correspondence until it was brought to a Trustees attention by a resident. Again, this is unacceptable. This letter has relevance and is directly related to a bylaw amendment currently being contemplated for future actions by our Trustees.

How can our elected representatives make informed decisions if they are kept in the dark? This process needs to change and our elected representatives need to be made aware of all incoming correspondence and direct staff as to how to proceed- not the other way around.

Perhaps if all LTC members received all correspondence, there might be a better chance that someone receives the information if the Trust email system is faulty. This is not the first time there has been an issue with the Trust emails and I can't help but wonder how many important correspondences have gone awry.

Thank you for your time and consideration and I hope to see a change soon.

Edi Johnston
5271 Chrisman Rd.
Denman Island, BC
V0R 1T0 250 335-2689

From: [REDACTED]
Sent: Sunday, April 17, 2016 8:28 PM
To: deltcwebmail
Subject: Contact Form Submission

Contact: Denman Island Local Trust Committee
Name: David Innes and Luise Hermanutz
Email: [REDACTED]

If you would like to be contacted using a different method than E-mail, please enter the details:

Write your message: We have received and read the March 16, 2016 staff report concerning the proposed Bylaw Nos. 219 and 220. We support the interpretation and conclusions of this report based on the March 15, 2016 public hearing. We also look forward to a speedy conclusion to the process for donating a significant portion of our property for conservation purposes. This has been a difficult and protracted process that we had not anticipated. Unfortunately, we are unable to attend the upcoming April 19 Local Trust Committee meeting due to work related travel. However, we hope that the process involving a future community information meeting and public hearing will be a respectful forum that allows the public to discuss substantive issues rather than a venue for personal attacks that have no place in a public hearing.

Denman Island Forage Fish Group

Denman Island Local Trust Committee
April 8, 2016

Dear Trustees,

The Denman Island Forage Fish Group has been following the revision process of Bylaw 207 with great interest. The enhanced protection of the W1 conservation zone is important to us, since that is where Pacific sand lance and surf smelt spawn.

We encourage the LTC to go forward with plans for a second information meeting, regarding this bylaw, and invite members of the community to bring their issues forward, gather new information and develop the discussion.

To accomplish this, we think it would be helpful to have a skilled facilitator, as before.

As well, we ask you to organize a panel of people who could answer questions from the community: clarify what the bylaw can/cannot do, the science behind the forage fish concerns, what impacts there might be for shellfish growers and so on.

We hope the LTC will invite Ramona de Graaf, who is a marine biologist, forage fish specialist, and organizer of the volunteer efforts to document forage fish spawning here on Denman and in the Strait of Georgia. .

We also hope you will ask a member of the Marine Advisory Planning Commission (MAPC) to join the panel, as their February report addresses key information gaps identified at the first meeting: number/ID of growers who use vehicles on the beach and suitability of beach access points to provide access to growers and reduce the potential impact of Bylaw 207.

We understand you may have further panelists in mind and wish to maintain a balanced approach.

Thank you for your attention,
Dorrie Woodward, DI Forage Fish Group

