Gabriola Island Local Trust Committee
Regular Meeting Addendum

Date:	March 15, 2016
Time:	10:30 am
Location:	Denman Seniors Hall
	1111 Northwest Rd, Denman Island, BC

	Pages
9. DELEGATIONS	
9.2 Denman Community Land Trust Association (DCLTA) regarding Seniors Affordable Housing	*2 - 3*
9.2.1 Additional Information to Item 9.2	*4 - 12*
9.3 Simon Palmer for Denman Housing Association regarding Proposed Affordable Housing Project	
9.3.2 Denman Official Community Plan Excerpts regarding Seniors and Affordable Housing	*13 - 14*
9.4 Denman Island Residents Association Marine Guardians Committee (DIRA MG's) regarding Marine Issues	*15 - 16*
11. APPLICATIONS AND REFERRALS	
11.3 DE-ALR-2015.1 Denman Community Land Trust Association	
11.3.2 Louise Bell comments dated March 10, 2016	*17 - 17*
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DCLTA Delegation to the March 15, 2016 LTC Meeting

Re: DE-ALR-2015.1

Denman Community Land Trust Association's delegation to the January 12, 2016 LTC focused on its application to the Agricultural Land Commission to exclude land from the ALR and the appropriateness of the location for seniors' affordable housing.

The purpose of today's delegation is to build on the Staff Report prepared by Trust staff and dated January 25, 2016.

1) The Staff Report (page 3) lists Policy 6 from the Official Community Plan wherein the Local Trust Committee should only support an application for non-farm use or exclusion of land from the Agricultural Land Reserve if the proposed use is "for an essential community service or amenity …" We would like to remind the LTC of our January 12th double-sided handout of OCP references which support the need for affordable housing and seniors' housing.

2) The Staff Comments (page 3) refer to the "subdivision of the subject property into two separate fee simple parcels." We ask that the LTC note that the proposal is for a bare land strata agreement between the owner and DCLTA. In an email dated December 18, 2014, Staff was informed that the project was bare land strata; however, the information may have been lost over time. still fee simple

3) Staff Comments on page 4 and an email exchange dated February 1, 2016 (which Staff has copied to the LTC) express a number of concerns which might cause the LTC to hesitate in its recommending the exclusion and might cause the ALC to turn down the exclusion as too speculative.

DCLTA would like to offer an update for LTC consideration.

As DCLTA indicated in its January 12th delegation, a Wastewater Assessment would be completed by the end of January. Given that an assessment by a Qualified Professional was underway, DCLTA chose not to follow staff advice to put the ALR exclusion application on hold. The positive report was emailed to the LTC and copied to Planner Milne on January 28th.

In addition, DCLTA representatives met with Ministry of Transportation and Infrastructure Provincial Approving Officer Ryan Evanoff and District Development Technician Brendan Kelley on February 16, 2016. The Approving Officer was entirely helpful and supportive. DCLTA's record of key points in the meeting was sent to MOTI to catch any errors.

On the same date, DCLTA met with Dave Cherry, Environmental Health Officer Island Health/ VIHA. DCLTA received support and excellent advice (including confirmation that Island Health is the agency with oversight over DCLTA's proposed wastewater system and its domestic water supply). Again, DCLTA kept a record of key points which was sent VIHA to catch any errors.

The records of both meetings were subsequently emailed to the LTC and we ask that these be considered as part of this presentation in addition to the Wastewater Assessment Report.

Two final notes: (i) DCLTA has monitored the perc holes in the area designated for the wastewater system every Friday since December 27th in correlation with the 3 day accumulated precipitation—to and including the date—as part of the data available to the Qualified Professional. (ii) The Hornby Island Elder Housing wastewater system, with three dwelling units more than DCLTA proposes, is very similar to that outlined in the January 28/16 Wastewater Report.

The proposed Seniors Affordable Housing Project is viable and enjoys the benefit of excellent advice. The LTC's support of the ALR exclusion application is an essential step in moving the project forward.

Harlene Holm
Director, DCLTA

From: Harlene Holm [redacted]
Date: March 11, 2016 at 7:30:36 PM PST
To: Susan Morrison <smorrison@islandstrust.bc.ca>, Laura Busheikin <lbusheikin@islandstrust.bc.ca>, David Critchley <dcritchley@islandstrust.bc.ca>
Cc: DCLTA
Subject: background documents for the DCLTA March 15/16 delegation

Hello Local Trust Committee,

Given what appears to be a daunting agenda for March 15/16, I am attaching the record of DCLTA's February meetings with the Ministry of Transportation & Infrastructure and with Island Health/VIHA.

DCLTA undertook these meetings in order to learn first hand if MOTI or VIHA had concerns and/or added advice since our initial meetings at the time DCLTA began its work on the proposed Seniors Affordable Housing Project: MOTI on Aug. 22/14 & June 2/15 and VIHA Sept.18/14.

Also, I am attaching DCLTA's Wastewater Assessment Report, which I sent to the LTC in a January 28/16 email, and now include in order to keep the documents easily available.

DCLTA recognizes that a Staff Report reflects the advice of staff and is not a document to alter. The information provided in the attachments and in our up-coming delegation offer the LTC information subsequent to the January 25/16 Staff Report and as a contribution to the LTC's consideration of DE-ALR-2015.1 (to exclude land from the ALR).

Harlene Holm
for DCLTA

H2O ENVIRONMENTAL LTD

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January 26, 2016 H_2O File: 14-12

Denman Community Land Trust Association
3900 Lacon Road
Denman Island, BC V0R 1T0

Re: Wastewater Assessment for Development
Section 18, Nanaimo Land District, Plan 6601N
3730 Denman Road, Denman Island

Introduction

H_2O Environmental Ltd. (H_2O) was retained by the Denman Community Land Trust Association (DCLTA) to aid in the characterization of the soils and groundwater conditions of a proposed subdivision at the above legal address. The proposed subdivision will result in new Lot M and Lot M Remainder. The Lot M Remainder contains an existing residence, with a functioning wastewater dispersal system.

Domestic water for this area is supplied by private wells. Island Health requires a minimum of 1 ha for properties with private wells. Island Health does not recognize the ability of effluent treatment to allow for lots smaller than 1 ha.

Wastewater Considerations

The proposed development onsite is four duplex units, each dwelling having one bedroom and being approximately 65 m^2 in area. The SPM[1] lists the daily design flow (DDF) as 700 litres per each unit. The total estimated effluent flow would be 5,600 litres per day from the duplex units.

At this time, the existing residence (2 bedrooms) is being included in the design of the wastewater system for planning purposes. This brings the total DDF up to 6,600 litres.

The average daily flow is estimated to be ½ the DDF. The DDF is used for design to allow for peak uses.

General Site Information

The proposed lot is L shaped, with the long leg running north to south on the western portion of the existing lot and turning to the east at the base of the lot.

Regional topography consists of a gentle grade to the southwest, towards Baynes Sound. The subject lot sloped gently between 2% to 6%.

[1] Ministry of Health, *Sewerage System Standard Practices Manual*, Version 3, September 2014

There is a small watercourse running east to west located approximately in the centre of the property. The area approaching the watercourse from the north is a wet area in the winter and the testpits used in this evaluation were located at the north end of the proposed lots.

Methodology

Four testpits were advanced on Lot M and two on Lot M Remainder. There is a functioning septic field for the existing home so only testpits verifying a wastewater reserve area were completed.

To measure the *in-situ* permeability of the soils, four permeameter tests were conducted by H_2O on the Lot M and one on the remainder lot. Auger holes were advanced within the proposed wastewater dispersal area to a maximum depth of 40 centimetres (cm). The permeameter test consists of a calibrated tube filled with water which is inserted into the auger hole allowing the water to escape at a flow rate determined by the ability of the soil to transmit it away from the tube. The water flow out of the tube is measured and a hydraulic conductivity of the soil is calculated from the results.

Figure 1 showing locations of testpits and preliminary location of dispersal fields is attached to this report.

Lot M

The general soil profile on Lot M is a thin layer of forest debris, underlain by dark brown loam to with 10% to 15% coarse fragments to approximately 15 cm to 18 cm. This layer was followed by a loamy sand layer which was loose, tan and saturated below 55 cm. Groundwater was encountered in all testpits and soil mottling, indicating seasonal high water table elevation, was observed in the testpits ranging from 55 to 60 cm depth.

The average measured field-saturated hydraulic conductivity (K_{fs}) of the two tests on Lot M was 270 mm/day. Although there is no direct conversion to traditional percolation test rates, this is a range roughly equivalent to a 10 minute/2.54 cm percolation speed. K_{fs} is generally considered to be approximately ½ of the soil hydraulic conductivity, K.

Based on the assumed highest soil hydraulic conductivity of approximately 0.6 m/day, an assumed average hydraulic gradient of 0.05 (from measured onsite slope), and a soil porosity of 25%, the effluent velocity in the soils was calculated using the following equation: V= Ki/n where: **K** = hydraulic conductivity, (2 x K_{fs}), **i** = hydraulic gradient and **n =** the estimated porosity of the sandy soils.

The average velocity of groundwater in the soils on Lot M is calculated to be approximately 0.12 metres/day.

Lot M Remainder
The general soil profile on Lot M Remainder is similar to Lot M; a thin layer of forest debris, underlain by dark brown loam to approximately 15 cm to 18 cm underlain by a loamy sand which was loose, tan and saturated below 55 cm.

The measured field-saturated hydraulic conductivity of the one permeability test completed on Lot M Remainder was 248 mm/day.

Wastewater Treatment Levels

A Type 1 wastewater system is only septic tank treated effluent with total suspended solids (TSS) and five day biochemical demand (BOD_5) on the order of 150-300 milligrams per litre (mg/L) and 150-250 mg/L, respectively. BOD_5 is a measure of the oxygen use of the microbes within the effluent.

Type 2 effluent reduces the effluent concentrations of TSS and BOD_5 to less than 45 mg/L.

Typically, fecal coliform concentrations from a septic tank range from 10^3 to 10^4 colony forming units (CFU) per 100 millilitres. Type 3 effluent standards call for TSS and BOD_5 to be <10 mg/L and reduction of the fecal coliforms to less than 400 CFU per 100 milliliters.

These bacterial standards are generally achieved with tertiary treatment, i.e. – a UV light or placement of a greater depth of engineered sand under the dispersal field (passive Type 3). Each higher level of treatment allows a significant reduction in the size of the dispersal field.

Discussion
Wet season water table elevations on Lot M and Lot M Remainder are approximately 55 cm below grade.

The groundwater velocity on lot M averages 0.12 m/day. The new wastewater system on Lot M will be located at the north end of the property, more than 60 metres from the watercourse. This indicates the travel time for the effluent to reach the watercourse will be more than 14 days. Fourteen days is the generally accepted time for full polishing and natural attenuation of Type 1 effluent in the native soils.

Due to the lower hydraulic conductivity of the soils, the elevated winter groundwater table and the sensitive nature of the project, H_2O has prepared a preliminary design incorporating a passive Type 3 treatment for the wastewater system for the site.

The system would incorporate a 4,546 litre septic tank for each duplex unit, and all tanks would gravity feed, if achievable, to an 11,365 litre equalization tank. A Bionest BN 1250 Bioreactor in a 11,365 concrete tank would receive the effluent pumped from the equalization tank.

The Bionest is a suspended media treatment system which will produce effluent in the range of 10 mg/L BOD and 10 mg/L TSS. It incorporates numerous micro-pore aerators within the treatment chamber and a recirculation system to significantly reduce nitrogen in the effluent.

The effluent would then be gravity fed to a 11,365 litre concrete pump tank where it would be time dosed to the dispersal fields. The dispersal fields would use a pressurized distribution arrangement to optimize treatment in the existing soil conditions and avoid soil saturation. Time dosing spreads the application of effluent over an entire 24 hour period versus dosing the field only at peak time uses such as in the morning and evening.

Based on the new SPM, the dispersal fields for the development would be two sand mounds of approximately 38 metres in length east to west and approximately 2.2 metres wide each. The sand mounds would be separated by approximately 2.5 metres, north to south. The mounds would be approximately 90 cm in height when final grading was completed.

There is adequate area available for both primary and reserve disposal fields on Lot M and for a reserve field on the Lot M Remainder.

Conclusions

Lot M is smaller than allowed by Island Health policies. Seasonal high groundwater elevation is approximately 55 to 60 cm below grade. H_2O has designed a passive Type 3 wastewater system that will satisfy the intent of the Island Health policies regarding public health and environmental safety. The wastewater system will be able to safely collect, treat and disperse the effluent from the 8 planned duplex units.

Due to the soil characteristics and the grades onsite, the travel time is more than adequate to ensure there is minimum risk that the treated effluent will negatively impact the neighbouring properties or the onsite watercourse.

Type 3 treatment level through additional engineered sand below the dispersal mounds and nitrogen reduction in the Bionest treatment system will also mitigate negative effects on the watercourse and the receiving environment.

Remainder Lot M lot has sufficient soil and area to allow for a reserve dispersal field should the current dispersal field fail in the future. To alleviate that possibility,

estimated effluent flows from the existing residence have been incorporated into the design for the development.

Closure

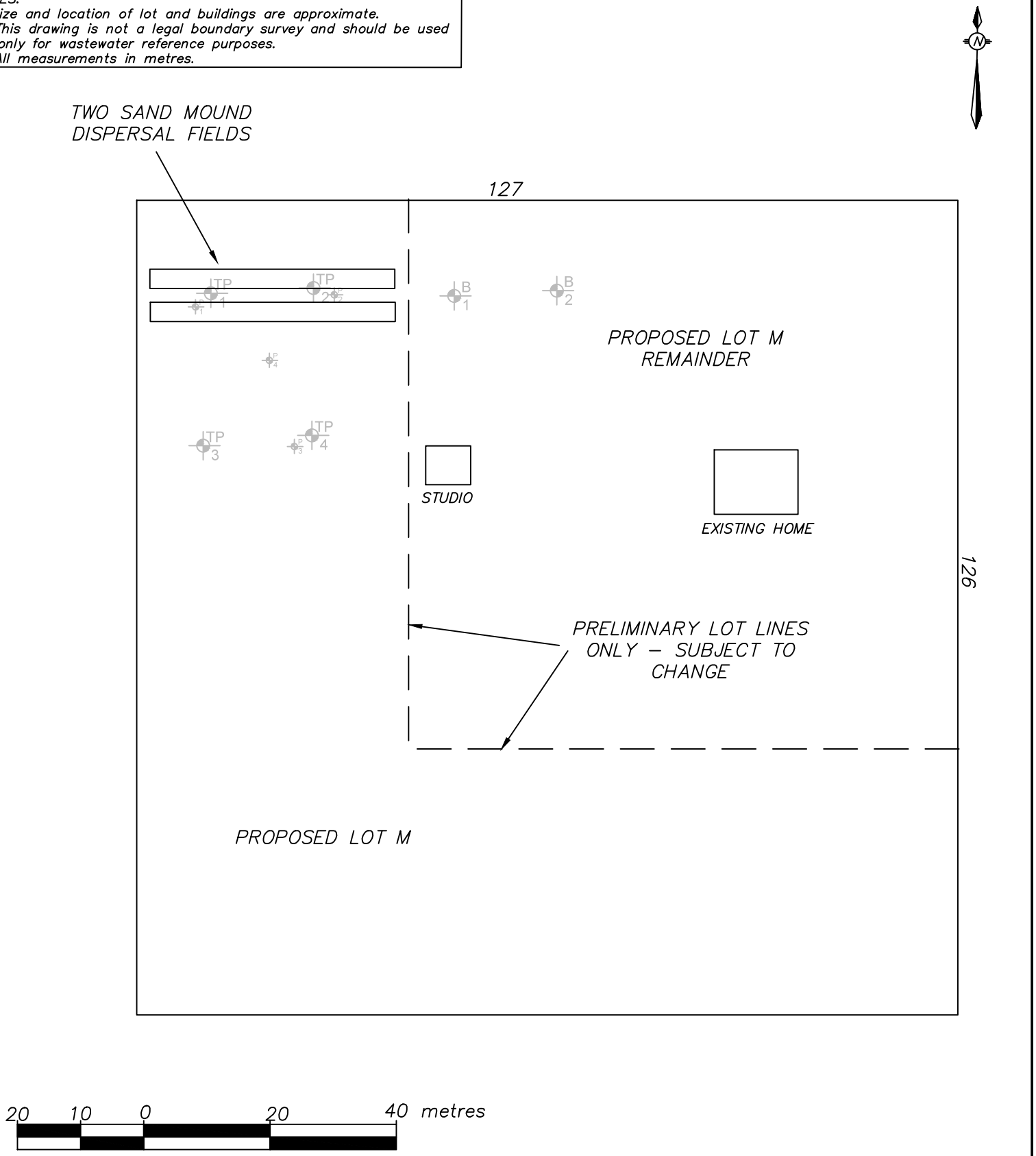
H_2O is pleased to provide you with this letter regarding the soil conditions on proposed Lots M and Lot M Remainder on Denman Road on Denman Island. Please call with any questions you may have regarding this information.

H_2O Environmental Ltd.

Per:_____
Steven M. Carballeira, P.Geo.

Attachments:
Figure 1

NOTES:
1. Size and location of lot and buildings are approximate.
2. This drawing is not a legal boundary survey and should be used only for wastewater reference purposes.
3. All measurements in metres.



TITLE: SITE PLAN WITH PRELIMINARY DISPERSAL FIELD LOCATION	DATE: JAN. 22, 2016		
	DRAWN BY: SMC		
PROJECT: WASTEWATER ASSESSMENT DENMAN ROAD, DENMAN ISLAND	CHECKED BY: SMC		
	SCALE: AS SHOWN		
CLIENT: DCLTA	PROJECT NO. 14-12	FIGURE 1	

Denman Community Land Trust Association meeting with VIHA February 16, 2016

Dave Cherry, Environmental Health Officer, VIHA/IH and DCLTA reps Harlene Holm, John Millen, Susan-Marie Yoshihara.

Meeting focus: update VIHA on DCLTA seniors' affordable housing project and seek VIHA advice on aspects of the strata process including the role of a wastewater assessment and establishing a water system.

1. Wastewater—the Ministry of the Environment Community Wastewater System requirements do not apply for waste systems less than 5,000 gallons per day (roughly equivalent to 16 households). DCLTA's proposal is less than 5,000 gallons and thus under VIHA jurisdiction/oversight. DCLTA's Wastewater Assessment for Development would be accepted but reviewed as the project's water system is considered.

—DCLTA should seek a wastewater system which meets the needs of the proposal while incorporating operational simplicity.

—given that perc data was established by monitoring during late December 2015, January 2016 and February 2016, include photographs and weather data as part of the final wastewater design.

2. Community Water system —approval under VIHA
—CNCP would not apply because of small proposal size
—mineral treatment may be necessary

Additional Advice: 1) research neighboring well input and depth within the area plus request analysis for water quality from SD # 71 system; 2) be familiar with the Guidelines for Canadian Drinking Water Quality.

VIHA recognizes the community benefit of seniors' affordable housing.

* To assist DCLTA with its budget process, could you provide a processing fee estimate/fee schedule.

Denman Community Land Trust Association meeting with MOTI February 16, 2016

Ryan Evanoff, Provincial Approving Officer, Brendan Kelly, District Development Technician and DCLTA reps Harlene Holm, John Millen, Susan-Marie Yoshihara.

Meeting focus: update MOTI on DCLTA seniors' affordable housing project and seek MOTI advice on aspects of the strata process including designing the bare land strata, the role of a wastewater assessment and establishing a water system.

1. Bare land strata—DCLTA proposal (split between owner's remainder and DCLTA 8 unit/4 duplex rentals) is not typical but doable. DCLTA should check the Strata Property Act.
—within the area designated as common, include a connection between the common parking area and the common wastewater area plus the portion of the wastewater system and piping that occurs in the duplex building area.
—a strata road of 6 meters is acceptable as per the June 2/15 meeting with Approving Officer Kirsten Fagervik.

2. Wastewater—a wastewater community system is regulated by the Ministry of Environment
—a wastewater assessment by a qualified professional for a system other than Type 1 is not referred to/in the purview of VIHA.
—the waste water system will need to be installed before final MOTI approval. However, a Preliminary Layout Approval (PLA includes 'signing off' by referral agencies) will allow pre-purchase of the DCLTA portion (double check Real Estate Act).

3. Water system —check with Front Counter Nanaimo to determine the responsible Ministry and the contact person for the Wastewater System and for the Community Water System.

* An application fee of $700 and a submission fee of $300 will be part of the strata process.

Denman Island Official Community Plan excerpts re: seniors & affordable housing

* Vision Statement (p. 10)

Islanders historically have been an independent, diverse and creative people with a long history of volunteering for the benefit of the natural environment and the human community. We will be supportive, cooperative and respectful in our interactions. We will use innovative options to promote a diversity of age and financial means within the carrying capacity of the island.

* B.2 - Guiding Principles (p. 15)

Guiding Principle 6	To acknowledge that this community finds its strength in the varied gifts and experiences of its members; and, within the framework of a limitation on population, to support and encourage a diverse and self-reliant community.

C.4 Climate Change Adaptation and Mitigation (p. 31)

Policy 4	The Local Trust Committee should support zoning amendment applications for affordable housing that incorporate climate change adaptation and mitigation measures, such as energy efficiency and shared facilities.

E.1 - Housing (p. 51)

This community acknowledges the need for affordable and special needs housing to maintain a diverse population in the face of rising land prices and to encourage seniors to remain on the Island. Limits on these forms of housing are designed to address the possible negative impact of locally increased density. Initiatives to provide opportunities for affordable housing of various kinds are ongoing.

E.1 Housing - Objectives (p. 51)

Objective 4	To support the establishment of affordable housing, rental opportunities and special needs housing and provide the opportunity for Island seniors to remain in the community, especially in their own or their families' homes

E.1 Housing - Policies (p. 52)

Policy 11	The overall residential density on Denman Island should generally not increase beyond that permitted by existing zoning on the date this Plan was adopted except that an increase of approximately 5 percent may be permitted to accommodate zoning amendments for special needs and affordable housing, secondary dwelling units approved by the Denman Island Local Trust Committee under a Temporary Use Permit and site-specific zoning amendment applications under Policy 29 of this Section.

E.1 Housing Policies (p. 54)

Policy 27

The Local Trust Committee should consider zoning amendment applications for seniors housing provided:

- that the proposal is not located in a connectivity area identified on Schedule D;
- that the proposal is small-scale;
- that the siting and height of the proposal is sensitive to the surrounding land uses and does not impact negatively on adjacent properties;
- that the proposal proves an adequate supply of potable water and an adequate sewage disposal system;
- that the applicants enter into a housing agreement with the Local Trust Committee;
- that any environmentally sensitive areas on the lot are identified and the applicant undertakes a conservation covenant to protect such areas;
- that the proposal is designated a development permit area to guide form and character; and
- that the proposed development will not place a strain on existing public services and infrastructure.

Policy 28

The Local Trust Committee should consider zoning amendment applications for affordable housing projects provided:

- that the proposal is not located in a connectivity area identified on Schedule D;
- that the proposal does not impact negatively on adjacent properties;
- that the proposal is small-scale;
- that the proposal is clustered and the siting and height are sensitive to surrounding land uses;
- that the proposal proves an adequate supply of potable water and an adequate sewage disposal system;
- that any environmentally sensitive areas on the lot are identified and the applicant undertakes a conservation covenant to protect such areas;
- that the proposed development will not place a strain on existing public services and infrastructure.

Denman Island Residents Association Marine Guardians Committee
diraguardians@gmail.com

Delegation notes for LTC meeting of March 15th, 2016

The DIRA MG's are attempting to fulfill it's mandate to work with all organizations, ministries, local residents, agencies or Governments to protect and preserve Denman Island beaches, and foreshore areas. We are here today to ask for the help of the LTC.

An island wide survey was done and out of the 128 responders, 120 said they wanted vehicles prohibited from our beaches. This would make our foreshore areas more user friendly, protect vital and crucial habitat as well as support the Denman OCP.

The LTC's existing LUB does not list driving on the beach as an acceptable use of these areas, but without enforcement, it means nothing . The Golder Report mentioned using a DPA to solve the problem of vehicles using our foreshore as roads, but again, without enforcement, it means nothing. When a complaint was made to the CVRD bylaw enforcement officer about a vehicle that was driving along a Denman beach, there was a response within 1 week and the offender was tracked down and sent a letter. When a similar complaint was sent to the Trust bylaw enforcement officer last June, with a reminder in Nov. and again in Jan., there has still been no response.

Understandably, there appears to be a lack of effective tools in the LTC toolbox. Our research has shown that there are appropriate tools in other agencies toolboxes that are available to the LTC such as-

- development of a Memorandum of Understanding with the MOTI as the CVRD has done which would give the LTC control of designated beach accesses
- applying for a 30 year tenure from FLNRO (as the CVRD and our own Residents Association has done) for key beaches like Fillongley, Morning Beach, Henry Bay, Millard and Hinton to provide our island with dedicated public beaches.
- applying for a Crown Land Reserve- 6.1 Reserve (Section 15) through the Land Act to ***"safeguard an acknowledged public interest or concern".***
- applying for a 6.5 Prohibition of Use- Order in Council (Land Act) Sec. 66 which ***"may be applied in circumstances where a government's intent is to restrict a specific use or activity on Crown Land. An example of a prohibition regulation under the Land Act includes the restriction of motorized vehicles in certain areas of Crown Land."***

At the very least, the LTC could **strongly encourage** other agencies and governments to become involved, for instance-

- **DFO** could be **strongly encouraged** to educate their shellfish license holders as

to the harms of driving on the beach and actually enforce their Conditions of License and perhaps put up signage about sensitive fish habitat at key locations.

- **FLNRO** could be **strongly encouraged** to ensure zoning regulations are being met before tenures are assigned, ensuring that the riparian rights of upland owners are being respected, and that tenure boundaries are being adhered to by doing spot checks from time to time
- **CVRD** could be **strongly encouraged** to team up with the LTC (as is mentioned under "Cooperation" in the RD & Local Trust Protocol Agreement of 2011) which mentions coordinating in areas such as park planning and acquisition along with joint bylaw enforcement ***"to control situations where one or both parties' bylaws are being contravened, including consideration of cost sharing undertaking"***. This could be applied to solve the problem of prohibiting vehicles from destroying critical habitat on our foreshore. As well, in the CVRD Denman Parks and Greenways Master Plan, there are no Beach Access Parks, Recreational Greenways and only a few Ecological Greenways. Our W1 Marine Conservation areas could fill these gaps and according to the DI Parks and Greenways Master Plan, the CVRD appears to be willing to finding a solution to this shortfall.

As well, local residents need to be constantly reminded of the Green Shores program and what is acceptable or not ,when it comes to foreshore modifications. Hard armoring will become more frequent with sea level rise and can be extremely harmful to the marine environment.

Today, the Marine Guardians asks that the LTC **strongly encourage** the CVRD to work with them to find a solution to prohibit vehicles from turning our beaches into roads which is destroying fish habitat, and making the foreshore unwelcoming for residents and tourists alike. Just a reminder that the DI OCP identifies beach rights of way ***"as candidates for future parks and conservation areas and should be retained for non-motorised public use."***

Respectfully,

Edina Johnston
DIRA MG's co-chair
250 335-2689
edijohnston@gmail.com

DCLTA's ALR exclusion application

Comments by Louise Bell

March 10, 2016

Given that the March 15th LTC meeting agenda is without a Town Hall before Applications and Referrals are discussed, I am submitting my comments on agenda item 11.3 ahead of the meeting, via email. The subject of this item is the application by Beverly Severn for exclusion from the ALR of 4 acres of land intended for the development by DCLTA of seniors' affordable housing.

DCLTA is at the start of a development project that will involve a series of sequential steps and take a long time. A decision by the LTC regarding this step should not be made on the basis of the anticipated success or failure of one or more of the subsequent steps. Instead, it should be guided by the objectives and policies in Part E.1 Housing of the OCP and by the fact that there is little accessible, affordable housing on the island at this time. Questions relating to the capability of the property to meet the subdivision standards of VIHA or those of MOTI or to other steps in the development process will be answered in due time. The question for the LTC at this time is whether or not the advantages of having seniors' affordable housing in this location outweigh the benefits of designating the land for future agricultural use.

I encourage the LTC to support this application. If it does, I recommend that its support be in the form of a letter from the LTC to the Agricultural Land Commission making the following points:

- that the proximity of the land to the Denman Village and the limited size of the lot make it unlikely that the parcel would ever be used for agriculture;
- that, despite a well documented need for affordable housing for seniors living on Denman, the island has little in affordable housing and what exists is mainly substandard rental housing;
- that the location of the land in question, within walking distance of the island's stores and other amenities, means that the lot is particularly well suited to seniors' housing;
- that, given the success of an earlier DCLTA housing project completed in 2014, the LTC has confidence that DCLTA has the skills and capacity to carry out this project; and
- that based on the four points above the LTC believes that the advantages of establishing seniors' affordable housing in this location strongly outweigh the benefits of designating the land for future agricultural use.

Thanks for your attention to my comments.

Trust Fund Board Report to Local Trust Committees and Bowen Island Municipality March 2016

Denman Island

- **Settlement Lands**
  The Trust Fund Board has agreed to share costs with the Denman Conservancy Association with respect to developing a covenant and management plan for the "Settlement Lands". The Board has policy that allows for cost sharing with covenant applicants where there is financial need. The Board recognizes the complexity of the issues involved on this particular property and acknowledges the exceptional contributions that the DCA have made to the acquisition and management of protected areas on Denman.

- **Cross-Island Trail**
  Islands Trust Fund staff participated in an on-site meeting to look at options for where the cross-island trail will be located in the vicinity of the Lindsay-Dickson Nature Reserve. While the Board has agreed in principle to a possible route using an existing trail in the nature reserve, the Board is not in favour of using an undisturbed right of way adjacent to the nature reserve. ITF will continue to work with regional district planning staff and community representatives to identify the optimal trail location.

- **Denman Island Park and Protected Area**
  The Islands Trust Fund is seeking an arrangement with the Province to ensure on-going protection of an ecologically sensitive area of the Crown land adjacent to Inner Island Nature Reserve that has been incorporated into the Denman Island Park. The Province has rejected the option of a conservation covenant and has instead suggested a Partnership Agreement for monitoring the stream and beaver pond. ITF will be contacting BC Parks to discuss such an agreement.

- **Inner Island Nature Reserve**
  The Islands Trust Fund is participating in the investigation of a trespass involving cutting of nine large trees in the nature reserve and adjacent Provincial Park reported last month

- **Morrison Marsh**
  The Islands Trust Fund is talking with BC Parks about rerouting the trail connecting with Boyle Point Provincial Park to avoid trespass over private property.

Thetis Island

- **Fairyslipper Forest**
  The acquisition of this property and other land on Thetis Island continues to be a priority of the Islands Trust Fund, working closely with our partners Thetis Island Nature Conservancy and Cowichan Community Land Trust. ITF has submitted a comprehensive application to Environment Canada's Habitat Stewardship Program for Species at Risk. If successful, this along with the pledges and contributions generated by the dynamic fundraising program could enable

the completion of the first significant protected areas on Thetis Island. If this land is acquired the next step would be development of a Management Plan to ensure protection of the identified values and to address management objectives, such as signage and public access. The management planning process will be carried out in consultation with the community.

Salt Spring Island

- **Manzanita Ridge Nature Reserve**
  The Trust Fund Board approved the addition of an appendix which forms part of the management plan for the Manzanita Ridge Nature Reserve. The reserve is owned by the Salt Spring Island Conservancy. TFB co-holds a conservation covenant on the property with the Salt Spring Island Local Trust Committee. The new appendix clarifies public access issues. These issues do not relate to the terms of the covenant.

- **Property management activities**
  Work on Salt Spring Island properties has included placing covenant boundary marker posts (to better define the areas for monitoring and in case of violations), replacing the beach access stairs and topping danger trees at the Ruby Alton Nature Reserve. Activities to implement the McFadden Creek Nature Reserve Management Plan have begun.

Galiano Island

- **Galiano Island Conservancy – Opportunity Fund grant**
  The Trust Fund Board approved an Opportunity Fund grant of $2,000 to the Galiano Conservancy Association for costs associated with legal review of a sustainable forestry covenant on Galiano Island. This grant will support the development of covenants as a tool to balance resource management and conservation objectives.

- **Property management activities**
  Work has included invasive plant removal, native species plantings and a cormorant nesting survey at Trincomali Nature Sanctuary, trail maintenance at Vanilla Leaf Land Nature Reserve and invasive alien species control for Laughlin Lake Nature Reserve

Bowen Island

- **NAPTEP**
  The Islands Trust Fund is implementing an outreach plan to promote the Natural Area Protection Tax Exemption Program (NAPTEP) to property owners on Bowen Island. A briefing has been provided to Bowen Island Municipal Council on the communication program and addressing a concern about the distribution of any recapture charges. An information session was held on Bowen on March 2nd, and a webinar hosted March 8th.

- **Fairy Fen Nature Reserve**
  Trail rerouting work has taken place to avoid disturbance of a sensitive area.

Property Management Activities on other Islands

- **Lasqueti**
  A survey and trespass restoration work was carried out at the Mount Trematon Nature Reserve. Boxes are being installed for hooded mergansers at the John Osland Nature Reserve.

- **Penders**
  Interpretive panels are being developed for the kiosk installed at Medicine Beach Nature Sanctuary.
- **Gabriola**
  Trail and driveway maintenance and invasive plant removal are being carried out at the Elder Cedar Nature Reserve.
- **Mayne**
  The revision of the Horton Bayviary Nature Reserve Management Plan has been completed and approved by all parties of the conservation covenant.

Trust Fund Board Membership

Julie Glover, a provincially-appointed member of the Trust Fund Board since 2012, recently completed her second term. The second term of Dereck Atha, who has been a member since 2010, expires in June. The term of our other appointed member, Ron Bertrand, concludes in 2018.

The Trust Fund Board has up to three appointed members. Appointments are made by the Minister of Community Sport and Cultural Development. Interested individuals must apply to the Board Resourcing and Development Office (BRDO) online at http://www.brdo.gov.bc.ca/apply.asp. A vacancy is advertised for three weeks on the BRDO website. ITF will also post the vacancy on its own website, and has the option of running an ad in island newspapers. At the end of the advertising period, it is understood that the Trust Fund Board will be provided with a list of applicants and can provide its own recommendation to BRDO.

Species at Risk

The Islands Trust Fund has provided input to the Ministry of Forests, Lands and Natural Resource Operations on the development of implementation plans for Northern Goshawks and Marbled Murrelets. We also provided input to the Canadian Wildlife Service for the management plan process for Band-tailed Pigeon and Great Blue Heron.

Coastal Douglas-fir and Associated Ecosystems Conservation Partnership

The Trust Fund Board, as a partner agency of the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP), has agreed to submit a funding proposal to the Real Estate Foundation of BC and to hold funds on behalf of the CDFCP, and if the proposal is successful, to support its ongoing work to protect ecosystems. We are pleased to be in a position to offer this service.

Please feel free to contact members of the Trust Fund Board or Islands Trust Fund staff for more details.