

**MINUTES OF THE DENMAN ISLAND LOCAL TRUST COMMITTEE
BUSINESS MEETING
HELD AT 10:30 AM ON TUESDAY, DECEMBER 11, 2012
AT THE DENMAN SENIORS HALL, 1111 NORTHWEST ROAD,
DENMAN ISLAND, BC**

<u>PRESENT:</u>	Peter Luckham	Chair
	Laura Busheikin	Local Trustee
	David Graham	Local Trustee
	Courtney Simpson	Acting Regional Planning Manager
	Aleksandra Brzozowski	Island Planner
	Vicky Bockman	Recorder

There were six (6) members of the public in attendance.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 10:34 am. He welcomed the public and introduced himself, the Local Trustees, Staff and Recorder. He acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The agenda was adopted by consensus with the following amendments:

- Add item 6.2: Integrated Shoreline Mapping Workshop Discussion
- Add item 10.3: Correspondence from Denman Conservancy Association
- Add item 13.2: Participation in Island Studies Conference - Discussion

3. CHAIR'S REPORT

Chair Luckham reported that he attended the Trust Council meeting held on Salt Spring Island recently. He commented that the meeting included advocacy work for ferry issues, coal ship terminals and oil spills; and that the presentation from Richard Bullock, Chair of the Agricultural Land Commission, was informative.

4. TRUSTEES' REPORT

Trustee Graham noted that he attended the Trust Council meeting; however, he did not have a report to present.

Trustee Busheikin commented that she also attended the Trust Council meeting and found the presentation and discussion with Richard Bullock, Chair of the Agricultural Land Commission, to be very useful. She reported that in her role as a member of the Ferry Advisory Committee she attended meetings regarding

the Cable Ferry and BC Ferries public consultation process. She noted that she attended a Denman Island Residents Association meeting where members were encouraged to participate in the ferry consultation process and advocacy actions on ferry matters will be undertaken. Trustee Busheikin advised that there will be an open house and public meeting on the Cross Island Trail on January 16, 2013.

5. MINUTES

5.1 Local Trust Committee Meeting Minutes dated November 6, 2012

The minutes were adopted by consensus with the following amendments:

- Page 1, item 2, last line: correct punctuation to read: “agenda; however,”
- Page 4, item 8, last paragraph, second line: change “effect” to “effects”
- Page 7, item 11.1: correct formatting to remove italic type from “Received for information.”
- Page 10, item 17, second line: change “report” to “funding proposal”

5.2 Section 26 Resolutions Without Meeting Log – None.

5.3 Denman Island Advisory Planning Commission Minutes – None.

5.4 Denman Island Marine Advisory Planning Commission Minutes – None.

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated November 29, 2012

The Follow-up Action List dated November 29, 2012 was reviewed.

6.2 Integrated Shoreline Mapping Workshop Discussion

Acting Regional Planning Manager Simpson reported that the deadline for funding and holding this workshop had been extended and, as directed in a previous meeting, scheduling of the workshop would now be appropriate. She advised that a presentation from SeaChange on eelgrass mapping could be presented at the same workshop for an additional \$200.00 expense and requested clarification on whether this was desired. She also noted that advertising for the event is not included in the grant funding and requested Committee direction on advertising, noting that it might be possible to share the cost of the advertising with Hornby Island. The matter was discussed and the importance of an eelgrass presentation and advertising were considered.

DE-084-2012 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee request staff to invite SeaChange as an additional presentation for the Integrated Shoreline Mapping presentation at a cost of \$200.00 with an additional \$100.00 to cover joint local advertising with Hornby Island for the event.

CARRIED

Discussion on the workshop continued after agenda item 13.2.

7. **APPLICATIONS AND PERMITS** – None.

8. **DELEGATIONS** – None.

9. **TOWN HALL DISCUSSION**

David Critchley – stated that the Denman Community Land Trust Association had received the Islands Trust lawyer’s review of the Housing Agreement. On behalf of the Denman Community Land Trust Association he expressed his objection to the numerous substantive changes to the document that do not represent the collaborative wishes of the community, land donor, society, and Local Trust Committee. He cited various changes made and explained reasons for opposing the changes. He requested the Local Trust Committee’s assistance to resolve the problems resulting from this review.

Harlene Holm – stated her objection to the review of the Denman Community Land Trust Association Housing Agreement by Islands Trust lawyers that had been received. She referenced revisions that were now being requested to key components of the agreement including some that are in contradiction to the donor’s requests, change agreed-upon definitions, would be logistically difficult to manage, and require lease agreement procedures that could even require periodic bylaw amendments. She stated that this review has created an economic and personnel burden and has left the affordable housing group discouraged.

Trustees responded that it had not been their intent for the legal review to rework the Housing Agreement and confirmed their desire to see the affordable housing project move forward. Acting Regional Planning Manager Simpson advised that she will review the document and work with the applicant and lawyers to resolve specific issues.

Simon Palmer – presented a letter dated December 10, 2012 requesting reconsideration of the notation in the approval of the Siting and Use Permit No. DE-SUP-2011.05 for Selwyn and Pat Jones that states that the Denman Island Land Use Bylaw does not permit an area to be used for the purpose of holding special events for commercial purposes. He advised that he had spoken to Islands Trust staff who indicated that the interpretation might be reviewed for reconsideration and he requested the Local Trust Committee’s assistance.

Pat Jones – explained that their vineyard has been approved for wine tastings and picnic area yet they cannot obtain a liquor license for special events without confirmation that they meet land use bylaw requirements. She provided rationale for reconsideration and noted that holding special events would have the additional benefit of increasing employment opportunities for islanders.

Selwyn Jones – requested re-evaluation of the interpretation, stating that the special events that they are contemplating might also include seminars, all of which would be considered agritourism, a practice that is supported in the Denman Island Farm Plan. He added that farm and agricultural special events are common occurrences around the Gulf Islands.

Trustee Graham noted that the Denman Island Farm Plan encourages agritourism and the Agriculture Plan Steering Committee has recommended that bylaws be examined for encumbrances to carrying out these activities if necessary. Trustee Busheikin requested clarification on the criteria for definition of special events, whether they are permitted, and if not permitted the concerns that underlie the regulation.

Acting Regional Planning Manager Simpson responded that staff will provide a verbal update at the next meeting to address these questions. She indicated that she will discuss the issue with Planner Prowse, who is assigned to the file and advised the applicants that they will be informed of the review and if the review determines that special events are allowed, a revised letter will be issued to them.

10. CORRESPONDENCE

10.1 Denman WORKS! - Petition regarding Visitor Services Bylaw Amendments

The Denman WORKS! petition regarding Visitor Services Bylaw Amendments was received.

10.2 Letter dated October 24, 2012 from Kris Christensen regarding Short Term Rental

The letter dated October 24, 2012 from Kris Christensen regarding Short Term Rentals was received.

10.3 Correspondence from Denman Conservancy Association

Trustee Busheikin summarized the correspondence, explaining that Denman Conservancy Association is applying for a grant relating to habitat protection for the endangered Taylor's Checkerspot butterfly. She indicated that the Denman Conservancy Association is requesting a letter of endorsement of this proposal from the Local Trust Committee.

Trustee Busheikin agreed to draft a letter for Chair Luckham's signature.

11. REPORTS

- 11.1 *Work Program Reports*
Top Priorities and Projects List Report dated November 29, 2012

The Top Priorities and Projects List report was reviewed.

- 11.2 *Applications Log*
Report dated November 29, 2012

The Applications Log dated November 29, 2012 was reviewed and Acting Regional Planner Manager Simpson answered questions that arose.

- 11.3 *Trustee and Local Expenses*
Expenses posted to November 30, 2012

The expenses posted to November 30, 2012 were reviewed.

12. LOCAL TRUST COMMITTEE PROJECTS

- 12.1 *Denman Island Farm Plan*
Memorandum dated November 29, 2012

Acting Regional Planning Manager Simpson presented the memorandum dated November 29, 2012 with a status report on the final Denman Island Farm Plan. The distribution of copies of the plan was discussed and additional copies were requested for:

- Trustee Busheikin's home office
- Denman Island Islands Trust Office
- Denman Island Community School
- Richard Bullock, Chair, Agricultural Land Commission
- Don McRae, Comox Valley MLA and Minister of Education
- John Duncan, MP

It was confirmed that the remainder will be held in the Northern Office and distributed as needed.

DE-085-2012 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee endorse the Denman Island Farm Plan, November 2012.

CARRIED

- 12.2 *Review of Development Permit Area No. 4: Streams, Lakes and Wetlands*
Staff Report dated November 28, 2012

ADOPTED

Acting Regional Planning Manager Simpson outlined the staff report regarding the Development Approval Information Bylaw including the project overview; proposed bylaw content and approval process; benefits to staff, the Local Trust Committee, applicants and the broader community; and recommendations.

Trustee Busheikin acknowledged that the bylaw would provide clarity, transparency and efficiencies; however, she questioned if it might be possible to add a preamble to indicate that this bylaw replaces an existing bylaw and does not add any additional requirements.

Chair Luckham commented that the staff report was generally informative and useful; however, he noted that the last paragraph of the *Local Government Act* on page 2 of the staff report was difficult to understand without reading the bylaw, and he recommended that staff rewrite this paragraph for the benefit of the general public.

Trustee Busheikin indicated that she will forward to staff a few changes that she had identified for possible integration into the document. It was determined that the draft Development Approval Information Bylaw will be referred to the Advisory Planning Commission subsequent to the Local Trust Committee's review and consideration of the revised draft document.

DE-086-2012 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee give notice to Trust Council that it intends to forward a Development Approval Information Bylaw for Trust Council's consideration at the regularly scheduled March 2013 Trust Council meeting for the purpose of allowing the Denman Island Local Trust Committee to obtain information on the anticipated impacts of development permit, temporary use permit and zoning amendment applications.

CARRIED

DE-087-2012 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee request staff to revise the draft Development Approval Information Bylaw No. 149 by including a preamble setting out its intention.

CARRIED

DE-088-2012 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee amend their Projects List to include the review and update of Denman Island Development Procedure Bylaw, No. 71.

CARRIED

The meeting was recessed at 12:15 pm and reconvened at 12:25 pm.

13. NEW BUSINESS

*13.1 Advisory Planning Commission Membership
Staff Report dated November 29, 2012*

Acting Regional Planning Manager Simpson summarized the staff report, outlining recommendations for procedures to replace or reappoint members of the current Advisory Planning Commissions and to establish an Agriculture Advisory Planning Commission. She confirmed that Commission members must be electors in the Islands Trust area; however, any member of the public may attend meetings.

DE-089-2012

It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee instruct staff to advertise for:

- up to three members for the Advisory Planning Commission;
- up to three members for the Marine Advisory Planning Commission; and
- up to six members for the Agriculture Advisory Planning Commission

CARRIED

13.2 Participation in Island Studies Conference - Discussion

Trustee Busheikin indicated that she would like to consider the possibility of attending and making a presentation on the topic of land co-ops at the Island Studies Conference on Gabriola Island in May, 2013. She requested input regarding protocol and expense considerations. Committee members expressed support for the idea and indicated that Local Trust Committee expenses can be used for educational opportunities. It was suggested that Trustee Busheikin contact Trust Area Services to discuss the proposed presentation.

6.2 Integrated Shoreline Mapping Workshop Discussion (Continued)

Scheduling of the Integrated Shoreline Mapping Workshop was discussed and it was determined that the preferred timetable for the program would be an evening presentation beginning at 7:30 pm (doors opening at 7:00 pm) and limiting the workshop to two hours.

The agenda was amended by consensus as follows:

- move items 15 and 16 to follow item 19 and renumber accordingly.

14. BYLAWS – None.

15. ISLANDS TRUST WEBSITE

15.1 Denman Page

There were no changes requested for the Denman page of the website.

16. NEXT BUSINESS MEETING DATE

The next meeting of the Denman Island Local Trust Committee will take place on Tuesday, January 22, 2013 at 10:30 am at the Denman Seniors Centre, 1111 Northwest Road, Denman Island, BC.

17. TOWN HALL DISCUSSION - None

18. CLOSED MEETING

DE-090-2012 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee close the next part of the December 11, 2012 business meeting to discuss matters pursuant to Section 90(1)(d) of the *Community Charter* to consider adoption of Closed Meeting minutes and that staff be invited to attend this meeting.

CARRIED

Chair Luckham closed the meeting at 12:46 pm to hold an in-camera meeting.

Chair Luckham reconvened the open meeting at 12:48 pm to rise and report.

19. RECALL TO ORDER

Rise and Report from Closed Meeting

Chair Luckham reported that closed meeting minutes were adopted in the *in-camera* session.

20. ADJOURNMENT

Chair Luckham adjourned the meeting at 12:49 pm.

Recorder

Chair