



Denman Island Local Trust Committee

Regular Meeting Revised Agenda

Date: February 7, 2019
Time: 12:30 pm
Location: Denman Activity Centre
1111 Northwest Rd, Denman Island, BC

	Pages
1. CALL TO ORDER 12:30 PM - 12:30 PM	
"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."	
2. APPROVAL OF AGENDA	
3. TOWN HALL 12:30 PM - 12:40 PM	
3.1 T Wenner comments regarding Farm Plan Report	4 - 4
4. MINUTES	
4.1 Local Trust Committee Minutes dated November 20, 2018 - for adoption	5 - 13
4.2 Section 26 Resolutions-Without-Meeting Report dated January 24, 2019	14 - 14
4.3 Advisory Planning Commission Minutes - none	
5. BUSINESS ARISING FROM MINUTES 12:40 PM - 12:50 PM	
5.1 Follow-up Action List dated January 31, 2019	15 - 17
6. DELEGATIONS 12:50 PM - 12:55 PM	
6.1 Harlene Holm (Denman Community Land Trust Association) regarding DE-RZ-2017.1	
7. APPLICATIONS AND REFERRALS 12:55 PM - 1:30 PM	
7.1 DE-RZ-2017.1 Denman Community Land Trust Association (DCLTA) - Memorandum	18 - 19
7.2 DE-DVP-2017.2 (Doheny) - Follow Up - Memorandum	20 - 21
7.3 DE-RZ-2018.1 (Denman Housing Association (DHA)) - verbal update	
7.3.1 Correspondence from DHA - Simon Palmer	22 - 23

8.	LOCAL TRUST COMMITTEE WORK PROGRAM	1:30 PM - 3:30 PM
8.1	Denman Farm Plan Implementation - Staff Report	24 - 47
8.2	First Nations Reconciliation - Staff Report and facilitated discussion	48 - 93
8.3	Cannabis Land Use Regulations - Staff Report	94 - 97
9.	CORRESPONDENCE - none	
	(Correspondence received concerning current applications or projects is posted to the LTC webpage)	
	----- BREAK 3:30 PM TO 3:45 PM -----	
10.	NEW BUSINESS	3:45 PM - 4:15 PM
10.1	Bylaw Enforcement - discussion	
10.2	Support for Denman Flagstone - discussion	
10.3	Updated Islands Trust Climate Change Webpages - Briefing	98 - 99
10.4	Coastal Douglas-fir & Associated Ecosystems Toolkit - Staff Report http://www.islandstrust.bc.ca/media/346674/cdf-toolkit-final-web.pdf	100 - 102
10.5	<i>Response to Herbicide Spraying - Referral for Pesticide Use Permit Application - discussion</i>	103 - 117
10.6	<i>Signage at Buckley Bay</i>	
11.	REPORTS	4:15 PM - 4:35 PM
11.1	Trustee Reports	
11.2	Chair's Report	
11.3	Trust Conservancy Report dated November, 2018	118 - 120
11.4	Electoral Area Director's Report	
11.5	Applications Report dated January 31, 2018	121 - 128
11.6	Trustee and Local Expense Report dated November, 2018	129 - 129
11.7	<i>Trustee and Local Expense Report dated December, 2018</i>	130 - 130
11.8	Adopted Policies and Standing Resolutions	131 - 132
11.9	Local Trust Committee Webpage	

- 12. WORK PROGRAM** 4:35 PM - 4:45 PM
- 12.1 Top Priorities Report dated January 31, 2019 133 - 133
- 12.2 Projects List Report dated January 31, 2019 134 - 135
- 13. CLOSED MEETING** 4:45 PM - 4:55 PM
- 13.1 Motion to Close the Meeting
- That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1) (d) and (f) for the purpose of considering Adoption of In-Camera Meeting Minutes dated November 20, 2018 and Bylaw Enforcement and that the recorder and staff attend the meeting.*
- 13.2 Recall to Order
- 13.3 Rise and Report
- 14. UPCOMING MEETINGS** 4:55 PM - 5:00 PM
- 14.1 Next Regular Meeting Scheduled for Tuesday, March 7, 2019 at 12:30 pm at the Denman Activity Centre, 1111 Northwest Road, Denman Island, BC
- 15. ADJOURNMENT** 5:00 PM - 5:00 PM

LTC Denman Island,

item k. (staff report/item 8.1 on today's agenda)

Amend Proposed Bylaw 229 (LUB) to prohibit cannabis production in residential zones with a minimum lot size or other appropriate regulation with input from provincial and/or federal agencies.

This is a very nebulous statement at best. This discussion needs to be attended to by the community without preconceived notion and absolutely with no anonymous or unsubstantiated input. In its present form this statement is just the latest iteration of the approach adopted by the LTC over the last 5 years on this subject without any documented basis.

Considering the intention to open dialogue and adopt framework for cannabis land use regulations i would like to see reference to cannabis be removed from the framework of the farm plan.

Remove this item from consideration within the farm plan and open the subject within the frame of cannabis land use regulation.

T. Wenner

Feb. 7 2019



Denman Island Local Trust Committee Minutes of Regular Meeting

Date: November 20, 2018
Location: Denman Activity Centre
 1111 Northwest Rd, Denman Island, BC

Members Present: Sue Ellen Fast, Chair
 Laura Busheikin, Local Trustee
 David Critchley, Local Trustee

Staff Present: Ann Kjerulf, Regional Planning Manager
 Miles Drew, Bylaw Enforcement Manager
 Vicky Bockman, Recorder

Others Present: Approximately eight (8) members of the public

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Fast called the meeting to order at 9:30 am.

2. APPROVAL OF AGENDA

The following additions were presented for consideration:

9.3 Committee Liaisons

9.4 Community/ Local Trust Committee (LTC) Forum

By general consent the agenda was adopted as amended.

3. TOWN HALL

Members of the public commented with the following noted:

- The cultural sharing event with members of K'ómoks First Nation, hosted by the LTC, was much appreciated;
- The proposed community forum to explore topics of interest with Trustees was supported;
- A representative of the Denman Community Land Trust Association provided an update on the progress of the project. He reported that the Agricultural Land Commission (ALC) has confirmed that the project portion of the land can be removed from the Agricultural Land Reserve (ALR) with the balance of the lot remaining for residential use.

By general consent TOWN HALL was continued after agenda item 9.2

4. MINUTES

4.1 Local Trust Committee Minutes dated October 9, 2018 - for adoption

By general consent the LTC minutes dated October 9, 2018 were adopted.

4.2 Section 26 Resolutions-Without-Meeting - none

4.3 Advisory Planning Commission Minutes - none

5. BUSINESS ARISING FROM MINUTES

5.1 Follow-up Action List dated November 15, 2018

Regional Planning Manager Kjerulf reported that BC Ferries has been contacted regarding the location of the new electronic sign and has responded with a request for proposals. Trustees discussed potential alternative locations for the Islands Trust sign at the Buckley Bay terminal that would improve its visibility, and suggested that some changes to verbiage might be considered as well.

DE-2018-099

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee tasks Trustees Busheikin and Critchley to investigate and make recommendations as to new signage at the Buckley Bay ferry terminal, including location.

CARRIED

A Trustee enquired as to the status of the request for Executive Committee to carry out a Trust-wide project focused on the use of indigenous names for islands. Staff reported that this referral was delayed due to the election and should be considered by the Executive Committee on December 12.

5.2 Short Term Vacation Rental Proactive Enforcement - Staff Report

Bylaw Enforcement Manager Drew presented the Staff Report regarding unlawful short-term vacation rentals (STVRs) for LTC consideration. The following key points were noted:

- Reported on the results of the initial investigation and steps taken in response to the research.
- Suggested that the LTC might consider creating the framework to allow the use of Temporary Use Permits (TUPs) as a tool to permit lawful operations.

Trustees discussed options and the potential timeline to amend the TUP regulations to include the issuance of TUPs for the purpose of STVRs.

DE-2018-100

It was MOVED and SECONDED,

That the Denman Island Local Trust Committee adopt the following standing resolution:

that the Denman Island Local Trust Committee direct Bylaw Enforcement to use the following priority in dealing with unlawful short-term vacation rentals (STVRs):

1. Unlawful STVRs that have been the subject of substantiated complaints;
2. Unlawful STVRs that are operated by persons who normally do not reside on Denman Island;
3. Unlawful STVRs operated by persons who do not reside on the same property as the STVR;
4. Unlawful STVRs operated by persons who reside on the same property as the STVR.

CARRIED

5.3 Letter of Understanding between Comox Valley Regional District (CVRD) - Denman Island and Hornby Island Local Trust Committees

Staff confirmed that a signed version of the Letter of Understanding is on file and that, while the respective Chief Administrative Officers are responsible for administering the agreement, Northern Office staff is actively involved in implementation of the agreement and coordination of meetings between the CVRD and local trust committees.

5.4 Response from Executive Committee Regarding Geoduck Advocacy Request

Chair Fast reported that at its recent convention, the Union of British Columbia Municipalities supported the Islands Trust's request that DFO conduct an ecosystem-based study of potential and cumulative impacts of increased geoduck clam aquaculture and consider increased monitoring and enforcement.

6. DELEGATIONS

6.1 Denman Residents Association Marine Guardians Committee

A representative of the Denman Residents Association Marine Guardians Committee presented a proposal to incorporate Denman Island beach walks into the Comox Valley Regional District (CVRD) Greenway Master Plan. She requested the support of the LTC to move this initiative forward. Her speaking notes: Denman Island Beaches – the "Missing Link" were submitted previously and are posted to the Islands Trust website October 9, 2018 meeting.

Trustees supported further exploration of this proposal that might include consideration of potential environmental, cultural and neighbourhood impacts, with possible community and First Nation consultation. They suggested that staff initiate a telephone call to CVRD staff to discuss these points.

DE-2018-101

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee request staff to liaise with the Comox Valley Regional District to discuss options and issues around the Denman Island Marine Guardians' proposal for a beach trail.

CARRIED

7. CORRESPONDENCE

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

7.1 Email dated October 8, 2018 from C. Urquhart regarding Guest Accommodation

Received.

8. APPLICATIONS AND REFERRALS

8.1 DE-RZ-2018.1 (Denman Housing Association) - Staff Report

Trustee Busheikin declared a potential conflict of interest as she lives next to the site of the proposed project and left the meeting at 10:40 am.

Regional Planning Manager Kjerulf presented the Staff Report that addresses a rezoning application from Denman Housing Association (DHA) to reduce the density of a donor

parcel and increase the density of a receiver parcel from one dwelling to a maximum of twenty-five dwellings, twenty of which would be rent-controlled, affordable housing. She advised that the Staff Report recommends that the applicant submit further information regarding groundwater supply, sewage disposal and protection of environmentally sensitive areas on the subject properties.

Chair Fast opened the floor to the proponent to speak to the application.

Simon Palmer, speaking on behalf of DHA, reported that the approvals are needed by June, 2019 in accordance with conditions of the BC Housing grant to DHA.

Mr. Palmer urged the LTC to expedite his application and asked that the requested information pertaining to adequate groundwater supply, sewage disposal and protection of environmentally sensitive areas be limited to the project site and that covenants be placed on the donor and remainder properties to assure that the process will be carried out prior to development while not slowing the project.

Trustees discussed priorities and approaches that could expedite the proposal and provide possible alternative means of obtaining satisfactory information on the proposed remainder parcel.

DE-2018-102

It was MOVED and SECONDED,

1. that the Denman Island Local Trust Committee request that the applicant submit to the Islands Trust the following reports applicable to the proposed eight hectare affordable housing site on PID 006-657-290 prior to further consideration of application DE-RZ-2018.1 (Denman Housing Association):
 - a) Site plan, engineered drawings and an analysis of soil and site conditions, prepared by an Authorized Person, for the proposed community sewage system to service up to 20 residential units;
 - b) A hydrogeological assessment, completed by a Professional Engineer or Professional Geoscientist, which identifies the potential impacts to the quantity and quality of groundwater of the proposed development, and delineates an immediate catchment area for proposed wells; and
 - c) A biological inventory assessment report, completed by a Registered Professional Biologist, including: an inventory and classification of wildlife habitats, significant features and plant communities on the property; a study area map detailing the results of the study and recommendations for the retention, mitigation and compensation of significant features.

CARRIED

Trustees thanked staff for their work in bringing forward the informative and timely Staff Report on this application.

Trustee Busheikin returned to the meeting at 11:16 am.

8.2 Comox Valley Regional District (CVRD) Referral - Piercy Road Beach Access

Regional Planning Manager Kjerulf presented the Memorandum regarding a CVRD referral addressing the potential addition of the Piercy Road Beach Access to the CVRD Regional Parks Service.

DE-2018-103

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee request staff to notify the Comox Valley Regional District that it supports the inclusion of the Piercy Road Beach Access in the Regional Parks Service.

In speaking to the motion, Trustees observed that there are many policies that support this proposal and noted that the Denman Island Residents Association and the majority of the immediate neighbours are also supportive.

CARRIED

9. NEW BUSINESS

9.1 Notification of Federal Cannabis License Applications - Staff Report

Regional Planning Manager Kjerulf outlined the Staff Report that discusses LTC receipt of Notices of Intention to apply for a Federal Cannabis License and suggests the LTC consider drafting a Land Use Bylaw regulation to address cannabis land use regulations consistent with federal and provincial regulations.

She noted that the Staff Report recommends that a standing resolution be adopted should the LTC wish to receive notifications; and advised that the LTC may consider requesting that notices be included in public LTC agendas and if so, staff will consult with legal counsel to discuss this approach.

Trustees considered the options with the following noted:

- A preference was expressed for notices to be received in regular LTC business meetings and it was acknowledged that confirmation of this approach by legal counsel would be useful to the LTC.
- Strategies to address cannabis land use regulations might be considered with further discussion at agenda item 11.1.1 Top Priorities.

DE-2018-104

It was MOVED and SECONDED,

That the Denman Island Local Trust Committee adopt the following standing resolution: that the Denman Island Local Trust Committee requests that Notices of Intention to Apply for a Cannabis License be forwarded to the Local Trust Committee upon receipt by the Islands Trust, and included in the next Local Trust Committee regular meeting agenda package.

CARRIED

9.2 Local Trust Committee Meeting Schedule - 2019 Memorandum

DE-2018-105

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee schedule its regular business meetings on the following dates in 2019: February 7, March 7, April 4, June 6, July 4, October 3, and November 7 in the afternoons.

Trustees considered the need for a possible additional meeting in advance of February 7 and determined that such action could be requested by RWM if the need arises.

CARRIED

3. TOWN HALL (continued)

A member of the public commented with the following noted:

- Assistance to access the link to the bylaw standards was requested and the speaker was referred to staff for help.
- How will cannabis be addressed in the Farm Plan Implementation project?
 - A Trustee responded that the LTC is awaiting a report that will suggest next steps in the Farm Plan work and there will be opportunity for community input.
- Concern was expressed that discussion of medical cannabis application notifications in public meetings would compromise protection of privacy.

By general consent the meeting was recessed at 11:55 am and reconvened at 12:03 pm.

9.3 Committee Liaisons

Trustees discussed various liaison opportunities with interest expressed as follows:

- Trustee Busheikin: Denman Island Residents Association, monthly Flagstone articles;
- Trustee Critchley: Denman Island-Hornby Island Ferry Advisory Committee, Old School Committee, Shellfish Aquaculture Management Advisory Committee Environmental Working Group, Grapevine LTC meeting reports

DE-2018-106

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee accepts Trustee Busheikin's resignation from the Denman Island-Hornby Island Ferry Advisory Committee and appoints Trustee David Critchley as the new Islands Trust representative to the Denman Island-Hornby Island Ferry Advisory Committee.

CARRIED

9.4 Community/ Local Trust Committee (LTC) Forum

Trustee Busheikin proposed that an opportunity for community input on issues might be useful in the absence of a Trustee All-Candidates Forum in the recent election and suggested potential formats for such an event.

Discussion followed with other options suggested as possibilities. No action was taken at this time.

10. LOCAL TRUST COMMITTEE PROJECTS - none

11. REPORTS

11.1 Work Program Reports

11.1.1 Top Priorities Report dated November 15, 2018

Trustees discussed updating the Top Priorities list, reflecting that First Nation Relationship Building is an on-going process rather than a specific project and recognizing that there are currently affordable and seniors housing applications in process and the associated policy and regulatory review might be deferred.

DE-2018-107

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee requests staff to draft a Standing Resolution with respect to First Nation relationship building and opportunities for using indigenous place names where possible and that item No. 2 “Relationship building with K’ómoks First Nation” be removed.

CARRIED

Trustee Busheikin wished to thank everyone who participated in the cultural sharing event with members of K’ómoks First Nation held recently, and related that she has heard positive feedback from community members, staff and K’ómoks First Nation members.

DE-2018-108

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee remove item No. 3 “Facilitating Affordable-Attainable and Seniors Housing” from the Top Priorities list and place it on the Projects List.

Trustee Busheikin commented that public consultation of potential policy and regulatory review of this priority while the LTC is considering two major applications might complicate and slow down the process; and she confirmed that while the item is being removed from the Top Priorities list that there is much work being done on this area of focus.

CARRIED

DE-2018-109

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee add to its Top Priority list: “Cannabis Land Use Regulation”.

CARRIED

DE-2018-110

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee amend item No. 4 “Temporary Use Permits for Short-term Vacation Rentals” in its Top Priorities list to read: “Temporary Use Permits” and that the Activity be amended to add the words: “to support Temporary Use Permits for Short-term Vacation Rentals and other uses”.

CARRIED

11.1.2 Projects List Report dated November 15, 2018

Received.

By general consent items 13, 13.1, 13.2 and 13.3 were moved to follow agenda item 11.1.2.

13. CLOSED MEETING

13.1 Motion to Close the Meeting

DE-2018-111**It was MOVED and SECONDED,**

that the meeting be closed to the public in accordance with the *Community Charter*, Part 4, Division 3, s.90(1) (d), ((f) and (j) for the purpose of considering Adoption of In-Camera Minutes dated October 9, 2018, Bylaw Enforcement, and Information protected under s.21 of the Freedom of Information and Protection of Privacy Act, and that the recorder and staff attend the meeting.

CARRIED

The LTC closed the meeting at 12:29 pm.

13.2 Recall to Order

By general consent the LTC reconvened in open meeting at 12:37 pm.

13.3 Rise and Report

Chair Fast reported that in the Closed Meeting the LTC adopted minutes from the *In Camera* meeting of October 9, 2018.

11.2 Applications Report dated November 15, 2018

Received.

11.3 Trustee and Local Expense Report dated September, 2018

Received.

11.4 Adopted Policies and Standing Resolutions

Received.

11.5 Local Trust Committee Webpage

No changes were requested.

11.6 Chair's Report

Chair Fast reported that this is her first opportunity to Chair a Denman Island LTC meeting.

11.7 Trustee Reports

Trustee Critchley reported that he attended the following:

- Shellfish Aquaculture Management Advisory Committee Environmental Working Group
- Trust Programs Committee
- Denman Island and Hornby Island Ferry Advisory Committee
- Trust Council
- K'ómoks First Nation event
- Trustee Office Hours

Trustee Busheikin reported that she attended the following:

- K'ómoks First Nation event
- Local Planning Committee

- Denman Island and Hornby Island Ferry Advisory Committee
- Trust Council
- Denman Island Residents Association
- Trustee Office Hours
- A community information meeting on a potential new commercial venture that would require a zoning application

11.8 Electoral Area Director's Report - none

11.9 Trust Conservancy Report dated September, 2018

Received.

12. UPCOMING MEETINGS

12.1 Next Regular Meeting - TO BE DETERMINED

LTC members confirmed that the next regular meeting is scheduled for February 7, 2019 with location and time to be determined.

14. ADJOURNMENT

By general consent the meeting was adjourned at 12:40 pm.

Sue Ellen Fast, Chair

Certified Correct:

Vicky Bockman, Recorder



Islands Trust

Print Date: January 24, 2019

Resolutions Without Meeting

Denman Island

Resolution #	Action	Resolution Description	Resolution Date
2018-09	In Favour	"THAT That the Denman Island Local Trust Committee authorize the release of judgements against the registered owners of: Lot B Section 23 Denman Island Nanaimo District Plan VIP74719, and Strata Lot 34, Section 8, Hornby Island, Nanaimo District, Strata Plan 1187, together with an interest in the common property in proportion to the unit entitlement of the strata lot, and designate Chair Fast and another trustee of the Denman Island Local Trust Committee as authorized signatories on the Land Title Act Form C Release.Â□	05-Dec-2018
2019-01	In Favour	That the Denman Island Local Trust Committee send a letter to the new K'omoks Nation elected Chief and Council congratulating them on their election.	16-Jan-2019

Follow Up Action Report

Denman Island

06-Feb-2018

Activity	Responsibility	Target Date	Status
Staff to invite representatives of the BC Farm Industry Review Board to meet with Denman LTC. April 24, 2018 update: FIRB request to put on hold until closure of a current FIRB complaint. June 26 2018 <u>update: second</u> request sent to FIRB for potential timing on closure of complaint. Nov. 6 2018 update: FIRB expect complaint case decision in spring of 2019.	Marnie Eggen		On Going

06-Mar-2018

Activity	Responsibility	Target Date	Status
Staff to issue DE-DVP-2017.2 (Doheny).- done. Staff to report back on subdivision potential and density transfer potential.	Marnie Eggen		On Going

09-Oct-2018

Activity	Responsibility	Target Date	Status
Staff to request EC to carry out a Trust wide project focused on the use of indigenous names for islands, with consideration of using Denman and Hornby Islands as pilots. Dec. 12, 2018: EC resolution to add this to the Projects List.	Ann Kjerulf	17-Oct-2018	Done
Staff to bring forward options for the use of the K'omoks name for Denman Island on LTC meeting agendas.	Marnie Eggen	31-Jan-2019	On Going

Follow Up Action Report

Staff to amend the Farm Plan Implementation Project to include an additional Community Information Meeting (staff to be available to answer questions), seek budget approval for change, and provide suggestions for a participatory public meeting format.

Sonja Zupanec
Marnie Eggen

31-Jan-2019

On Going

20-Nov-2018

Activity	Responsibility	Target Date	Status
Trustees Buskeikin and Critchley to investigate alternative locations for Islands Trust signage at the Buckley Bay Ferry Terminal.	Ann Kjerulf		On Going
LTC requests staff to liaise with CVRD to discuss options and issues around the marine guardians' proposal for a beach trail. (i.e. environmental, cultural and community impacts). CVRD parks staff were contacted and advised that they are not undertaking comprehensive parks planning on Denman Island at this time.	Ann Kjerulf		Done
Notify the CVRD that the LTC supports the inclusion of the Piercy Road Beach Access in the Regional Parks Service.	Ann Kjerulf		Done
That the Denman Island Local Trust Committee adopt the following standing resolution: that the Denman Island Local Trust Committee requests that Notices of Intention to Apply for a Federal Cannabis License be forwarded to the Local Trust Committee upon receipt by the Island Trust and included in the next Local Trust Committee regular meeting agenda package.	Penny Hawley		Done



Follow Up Action Report

That the LTC schedule its regular business meetings on the following dates in 2019: February 7, March 7, April 4, June 6, July 4, October 3, and November 7 in the afternoons.	Wil Cottingham	Done
That the LTC request that staff draft a standing resolution with respect to First Nations relationship building and opportunities for using indigenous place names where possible and that item 2 in the top priorities list (First Nations Relationship Building) be removed.	Ann Kjerulf	Done
That the LTC move the 'Facilitating Affordable, Attainable and Seniors Housing' project from the Top Priorities List to the Projects List.	Ann Kjerulf	Done
That Cannabis land use regulation be added to the Top Priority list.	Ann Kjerulf	Done
Update the Top Priority regarding Temporary Use Permits for Short-term Vacation Rentals to "temporary use permits" as the activity and "support the use of temporary use permits for short-term vacation rentals and other uses" as the description.	Ann Kjerulf	Done
That the Denman Island Local Trust Committee adopt the following standing resolution: that the Denman Island Local Trust Committee direct Bylaw Enforcement to use the following priority in dealing with unlawful short-term vacation rentals (STVRs): 1.Unlawful STVRs that have been the subject of substantiated complaints; 2.Unlawful STVRs that are operated by persons who normally do not reside on Denman Island; 3.Unlawful STVRs operated by persons who do not reside on the same property as the STVR; 4.Unlawful STVRs operated by persons who reside on the same property as the STVR.	Miles Drew Penny Hawley Warren Dingman	Done



MEMORANDUM

File No.: DE-RZ-2017.1
(Denman Community Land Trust
Association)

DATE OF MEETING: February 7, 2019
TO: Denman Island Local Trust Committee
FROM: Marnie Eggen, Island Planner
Northern Team
SUBJECT: Rezoning Application for Seniors Affordable Housing at 3730 Denman Road, Denman Island

PURPOSE

The purpose of this memorandum is to update the Denman Island Local Trust Committee (LTC) on the status and next steps for the Denman Community Land Trust Association (DCLTA) application (DE-RZ-2017.1) for seniors affordable housing at 3730 Denman Road.

STATUS OF APPLICATION

Draft Terms of Reference – Water Assessment

Staff are awaiting the outcome of the water licence application to the Water Authorizations Branch of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) in order to settle the draft Terms of Reference as requested by the LTC at the February 6, 2018 LTC meeting:

DE-2018-003

It was MOVED and SECONDED,
that the Denman Island Local Trust Committee request staff to consult with Denman Community Land Trust Association and its consultant to review and attempt to settle the terms of the draft Terms of Reference prior to the next Local Trust Committee meeting. **CARRIED**

Islands Trust received a referral of the water licence application from FLNRORD, and provided a response indicating no objection to the license being issued, subject to FLNRORD receiving a hydrological assessment report confirming that the aquifer can support the increased use and density without any adverse impacts on water quantity and quality. It is anticipated that FLNRORD will issue a decision in the near future.

Additionally, staff recently met with the applicant and also received documents that were submitted in support of their water licence application. Staff are currently reviewing the documents and awaiting the outcome of water licence application, in order to settle the draft Terms of Reference for LTC consideration.

Exclusion from the Agricultural Land Reserve

In 2016, the Agricultural Land Commission (ALC) approved DCLTA's application to exclude the entire subject property (1.6 ha) from the Agricultural Land Reserve (ALR) for seniors affordable housing. In early 2018, staff informed the applicant that the ALC approval did not match the application to rezone the subject property with approximately 0.8 ha to be used for seniors affordable housing and the remainder to continue to be used for

residential purposes. At DCLTA's request, the ALC reconsidered the application to exclude the subject property from the ALR in November 2018, the ALC amended its decision by providing two options for DCLTA:

- 1) Exclusion of the entire subject property for seniors affordable housing (the same decision granted previously); and
- 2) Exclusion of the 0.8 ha parcel only (consistent with the rezoning application), subject to the following conditions:
 - a. the submission of a survey plan delineating the area to be excluded;
 - b. the Commission receive and approve a vegetative buffer and fencing plan between the area of the Property approved for exclusion and adjacent agricultural lands, and that the buffer be on the non-ALR side;
 - c. photographic evidence of the fencing and vegetative buffer;
 - d. re-zoning of the non-ALR portion of the Property to allow for affordable seniors housing;
 - e. the Commission receive and approve a housing agreement to be registered on Title ensuring that the land use, tenancy selection and occupancy support the continuing use of the land for affordable seniors housing; and
 - f. the conditions be completed within three (3) years from the date of release of this decision.

Staff have informed the applicant that the LTC will need confirmation that the conditions have been met prior to consideration of final reading of bylaw amendments, and that a covenant may help satisfy this requirement. Staff understand that the applicant has submitted a proposed vegetative buffer and fencing plan to the ALC and is awaiting approval. Staff expects to receive a copy of the plan once it is approved by the ALC.

Housing Agreement

It is anticipated that a housing agreement between the applicant and the LTC will be a key element of the rezoning application, to be executed prior to bylaw adoption. Staff have discussed possible next steps in preparation of such an agreement with the applicant.

For further information about this rezoning application and previous staff reports and memos, see: <http://www.islandstrust.bc.ca/islands/local-trust-areas/denman/current-applications/current-application-documents/>

NEXT STEPS

Staff is reviewing the documents provided by DCLTA in support of their water licence application and is awaiting FLNRORD's decision on the application prior to settling the draft Terms of Reference as per the LTC resolution noted above. The Terms of Reference are intended to confirm what information remains to be provided by the applicant in order to meet the intent of the Islands Trust Policy Statement and Denman Island Official Community Plan in regards to proving adequate quality and quantity of water for the proposed use and its effect of its use on surrounding water resources.

Submitted By:	Marnie Eggen, MCIP, RPP Island Planner	January 29, 2019
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	January 29, 2019

MEMORANDUM

File No.: DE-DVP-2017.2 / DE-SUB-2017.3
(Mason (Doheny))

DATE OF MEETING: February 7, 2019
TO: Denman Island Local Trust Committee
FROM: Marnie Eggen, MCIP, RPP
Northern Team
COPY: Ann Kjerulf, Regional Planning Manager
SUBJECT: Subdivision potential and density transfer enquiry

PURPOSE

The purpose of this memorandum is to report back to the LTC regarding the enquiry about the potential for future subdivision or density transfer in relation to the above-noted application.

While the original lot (parent parcel) located on Lacon Road had a subdivision potential of 3 lots, the title holder chose to subdivide it into 2 lots only (1 ha and 2.353 ha) in accordance with the Denman Island Land Use Bylaw No. 186 (LUB). The newly created lot that is 2.353 ha in size has the potential to be further subdivided into two lots (1 ha minimum).

Staff note that, while not applicable to DE-SUB-2017.3, the LUB prohibits future subdivision if it would yield a greater number of lots than could have been created through subdivision initially (as permitted by the applicable minimum or average lot area specified for the zone).

Should the title holder be interested in transferring any remaining density, they would need to submit a rezoning application in accordance with the Denman Island Official Community Plan (OCP):

The Local Trust Committee may consider applications for density transfer for conservation and park purposes only. Eligible situations are ... dedication of land for a park; donation of land for conservation purposes; [and] sale of land for conservation purposes.

An application for density transfer would need to comply with the policies and guidelines set out in Appendix C of the Denman Island OCP (unless an application for an OCP amendment is also submitted).

Submitted By:	Marnie Eggen, MCIP, RPP Island Planner	January 30, 2019
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	January 31, 2019

ATTACHMENTS

1. Subdivision Plan for DE-SUB-2017.3

Denman Housing Association

Registered Charity #84680 0936 RR0001

Submission to the DILTC Meeting February 7 2019

Proposed Rainwater Harvesting System for Denman Green

I would like to thank our Island Planner for facilitating this late submission and Trustees for considering it. It is designed to address the water needs of the affordable housing renters on Denman Green & meet the requirements of our Application DE-RZ-2018.1

While proving a groundwater well's flow may be more traditional and the carbon footprint of a daily double tanker trip acceptable, because that is how hundreds of Gulf Islanders meet their water needs, more progressive, open minds might well ask – “why do either when rainwater can be collected, stored & treated to accomplish the same thing so much better?”

When the Water Sustainability Act seeks to protect B.C's surface & groundwater resources, when climate change means longer, drier summers resulting in more wells on Denman running dry earlier each year, how beautifully simple and logical it is to intercept the rain before it hits the ground, use it wisely, then send it on its way as greywater to percolate & clean itself and eventually end up as groundwater for others downstream to use later. Put like this it is clear, even to those not in the water business, that this must be the responsible, sustainable way to go.

In short, as do many thousands of homeowners in Canada and worldwide, so can the 20 houses on Denman Green harvest & treat rainwater to meet their needs year-round.

So much for the moral & philosophical argument. How we propose meeting the water needs of Denman Green in practice will be presented in some detail at the DILTC Meeting on March 7.

The major portion of our proposal will comprise a Study that we have just commissioned from Rainwater Connection, which has a 12 year track record in the sustainable water management business, in particular designing & installing rainwater harvesting systems. A visit to their website, also to the Guide they authored for Regional District Nanaimo may be of interest.

The Study now underway will include:

- An assessment of potable water needs per capita on Denman Green
 - using updated customer data & comparable figures from elsewhere in Canada
 - by accounting for water savings achievable with low-flow devices including toilets
 - by supplying a common laundry from a separate non-potable source
- Water tables showing monthly rainfall data and potential collection efficiencies/amounts
- A calculation of the required collection area v. designed roof & other surfaces
- The required storage cistern sizing to provide 120 no-rain days' supply to Denman Green

- A recommended Point of Entry filtration & UV system for each dwelling
- A commentary on required maintenance standards for the complete system
- Their intent to provide professional certification that the system selected meets Canadian Drinking Water Standards
- A recommended water testing protocol by a certified lab to ensure that treated water meets Canadian Drinking Water Standards

Accompanying this Study will be a commitment by our Association, as the entity responsible for constructing & managing Denman Green, that:

- the Rainwater Harvesting system will be professionally designed & installed
- that it will be certified as meeting the standards mentioned above
- that the Point of Entry treatment systems will be maintained by a trained employee
- that water will be tested on a schedule & results lab-certified

I should add that the installation of a Point of Entry treatment system on each dwelling has been discussed with the Environmental Health Officer responsible for Denman Island, who advised that such individual PoE systems were outside Island Health jurisdiction. That said, our Association is keenly aware of its responsibilities and potential liability and undertakes that professional oversight and certification will attach to all aspects of the proposed Denman Green rainwater harvesting & treatment system.

To conclude therefore, it is our sincere hope that Trustees, armed with the above comprehensive detail will, at their March 7 meeting, consider that the requirement to show how the Denman Green development will be supplied with adequate potable water has been met and that our Application may therefore move forward, other reports by then being also in your hands & found acceptable.

Simon Palmer for Denman Housing Association

January 31 2019



DATE OF MEETING: February 7, 2019
TO: Denman Island Local Trust Committee
FROM: Marnie Eggen, Island Planner
Sonja Zupanec, Island Planner
Northern Team
COPY: Ann Kjerulf, Regional Planning Manager
SUBJECT: Denman Farm Plan Implementation Project – Bylaws No. 228 (OCP) and 229 (LUB)

RECOMMENDATION

1. That the Denman Island Local Trust Committee amend Proposed Bylaw No. 228 (OCP), cited as “Denman Island Official Community Plan, 2008, Amendment No. 1, 2018” by replacing item 1.15 Policy 3 with the following text:

“Subdivision regulations for parcels in the Agricultural Land Reserve should prohibit the creation of panhandle lots unless there is a demonstrated agricultural or community benefit to support panhandle parcel configuration.”

2. That the Denman Island Local Trust Committee request staff to schedule a special meeting for the purposes of holding a public consultation event to solicit input on proposed Bylaw No. 228 (OCP) and 229 (LUB), to be scheduled as early as March 7, 2019.
3. That the Denman Island Local Trust Committee endorse the revised Project Charter v.4.3, dated January 29, 2019.

REPORT SUMMARY

The purpose of this report is to:

- Provide the Denman Island Local Trust Committee (LTC) with a status update on the Farm Plan Implementation Project;
- Seek LTC direction on next steps in community consultation and potential amendments to Proposed Bylaws 228 (OCP) and 229 (LUB); and
- Request the LTC endorse a revised project charter.

BACKGROUND

Bylaws 228 and 229 were given first reading on May 1, 2018; agency and first nation referrals were sent thereafter, and referral responses were reported to the LTC at the October 9, 2018 meeting. At the same LTC meeting, the following resolutions were passed:

DE-2018-089

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee direct that the Staff Report on the Farm Plan Implementation Project be referred to the Growers and Producers Association for comments.

CARRIED

DE-2018-090

It was MOVED and SECONDED,

that the Farm Plan Project be placed on the next Local Trust Committee agenda with staff suggestions for a participatory public meeting format.

CARRIED

DE-2018-091

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee request staff to amend the Farm Plan Implementation Project Charter to include an additional Community Information meeting and to seek budget approval for this.

CARRIED

The [October 9, 2018 staff report](#) was referred to the Denman Growers and Producers Association (GPA) on October 22, 2018 and a response was received November 18, 2018 (Attachment 1). Staff would provide a summary of the response at the proposed community information meeting, and at a future LTC meeting.

A revised project charter is included for LTC consideration as Attachment 3. No additional budget approval is required as there are remaining funds for 2018/19.

ANALYSIS

Issues and Opportunities

Proposed Bylaw No. 228 (OCP)

Proposed Bylaw No. 228 (OCP) (Attachment 4) to amend the Denman Island Official Community Plan (OCP) was given first reading on May 1, 2018. As per the current Project Charter (Attachment 2), this project is considerably delayed and has not advanced to public hearing as per the recommended workplan timeline. There are two main factors that have contributed to the delay. One is the Denman LTC standing resolution passed at the October 9, 2018 LTC meeting to prioritize affordable housing applications, which diverts staff time away from LTC top priority projects. The second factor is the request of the LTC to add an additional public consultation element to the Farm Plan Implementation Project. In order to advance consideration of the OCP amendments to implement the Farm Plan, staff recommend the LTC reconsider one amendment to Proposed Bylaw No. 228 (OCP) prior to additional public consultation.

The amendment is consistent with staff and agency recommendations, the Denman Island Farm Plan, and pertains to subdivision of land in the Agricultural Land Reserve (ALR). Proposed Bylaw 228(OCP) currently contains the following proposed policy language:

“Section E.4 Agriculture and Resource Policies -

Policy 3 Subdivision regulations for parcels in the Agricultural Land Reserve should prohibit the creation of panhandle lots.”

Staff recommend the following amendment to this draft policy, consistent with Ministry of Agriculture and Agriculture Land Commission referral responses:

“Subdivision regulations for parcels in the Agricultural Land Reserve should prohibit the creation of panhandle lots unless there is a demonstrated agricultural or community benefit to support panhandle parcel configuration.”

As outlined in the [March 6, 2018 Staff Report](#), this approach is consistent with the Denman Farm Plan and Guide to Bylaw Development in Farming Areas, and supportive of increasing farming potential and reducing potential conflict between neighbours. Future subdivision applicants with a proposal for a panhandle lot could apply to the LTC for a Development Variance Permit for permission to vary the regulation prohibiting panhandles, and proposed Policy 3 could assist with identifying acceptable exceptions to the regulation.

No other substantial amendments are anticipated to Proposed Bylaw No. 228 (OCP) at this time. However, staff recommend that there be public consultation to confirm the proposed policy direction, and that this occur at the proposed public consultation event. Alternatively, should the LTC wish to advance the legislative process for Bylaw No. 228 separately from Bylaw No. 229, they could pass resolutions to give the bylaw second reading as amended and/or request staff to schedule a public hearing (public hearing may occur either before or after second reading). These efforts could potentially assist to advance Proposed Bylaw No. 228 such that Ministerial approval could be achieved sooner and by the time Proposed Bylaw No. 229 is ready for adoption.

Public Consultation

Public comments received up to date, including those submitted at the Community Information Meetings are posted on the [Project website](#).

The LTC has requested staff recommendations on options for the LTC to host an additional community consultation event. The goal would be to solicit feedback on Proposed Bylaw No. 228 and specific elements of Proposed Bylaw No. 229 (LUB) in advance of a public hearing or LTC consideration of second reading of the bylaws. The categories of consultation topics for Proposed Bylaw No. 229 could include regulating agri-tourism use, agri-tourism accommodation, horticulture/agriculture uses in residential zones, and housing in the Agricultural Land Reserve (ALR). Staff recommends the LTC engage residents and title holders in a facilitated 2 hour community engagement event in March 2019. With reference to the IAP2 Spectrum of Public Participation, as follows, this approach seeks to engage with community members through the “consult” to “collaborate” stages.

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives and/or solutions.	To obtain public feedback on analysis, alternatives and/or decision.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Figure 1 Spectrum of Public Participation ([International Association For Public Participation](#))

For the proposed community engagement event, it is anticipated that Chair Fast could moderate the proceedings, planning staff would provide a short presentation on the project objectives and purpose of consultation, and community members could participate in small group discussions (facilitated by planning staff), to provide feedback on proposed amendments.

This type of consultation (Figure 1) would allow a large number of participants to learn about the proposed amendments being considered and target categories of interest to provide feedback. Following the consultation event, planning staff could provide an analysis on the feedback received and alternatives for LTC consideration prior to second reading or scheduling a public hearing.

Revised Project Charter

A revised project charter (Attachment 3) is included for LTC endorsement to reflect updated timelines and budgets.

Rationale for Recommendation

Staff have previously summarized public and agency input, and recommended several potential amendments to Proposed Bylaw Nos. 228 and 229. The LTC wishes to undertake further community consultation on Proposed Bylaw No. 229 (LUB) to inform potential amendments prior to bylaw advancement to public hearing. Amendments to the project charter are required to ensure the workplan reflects an updated timeline for bylaw development and adequate budget to support the Denman Farm Plan implementation project. Recommendations are found on page 1 of this staff report.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendations:

1. Request staff to prepare amendments for Proposed Bylaw No. 229 (LUB) for LTC consideration.

The LTC may advance amendments to Proposed Bylaw No 229 as outlined in the October 2018 staff report, which were based on staff recommendations, agency referral responses and public consultation. Recommended wording for the resolution is as follows:

That the Denman Island Local Trust Committee request staff to prepare the following amendments to Bylaw No. 229, cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2018” for Local Trust Committee consideration:

- a. Include Temporary Use Permit (TUP) and rainwater harvesting collection system requirements for temporary secondary dwellings for immediate family;*
- b. Amend the agri-tourism accommodation TUP guidelines to remove the option for seasonal cabins, and continue to permit seasonal campsites and a maximum of three sleeping units, which includes home-based guest accommodation rooms;*
- c. Reduce the lot line setback for feedlots from 50 metres to 30 metres;*
- d. Remove the term, ‘feedlot’;*
- e. Add a new defined term, ‘confined livestock area’;*

f. Remove ‘agriculture’ as an accessory use in the R1, R2, and R3 zones, while retaining ‘horticulture’ as an accessory use in these zones;

g. Remove the term, ‘intensive agriculture’;

h. Amend the definition of ‘horticulture’ to continue to allow the sale of products produced on the lot, and to ensure that the use is accessory to a principal residential use and not tied specifically to a landowner;

i. Permit the ‘keeping of animals for personal use’ as an accessory use in the R1, R2, R3 zones;

j. Remove ‘horticulture’ as a permitted use in the A, F, and RE zones, while retaining ‘agriculture’ as a principal permitted use in these zones;

k. Amend Proposed Bylaw 229 (LUB) to prohibit cannabis production in residential zones with a minimum lot size or other appropriate regulation with input from provincial and/or federal agencies.

2. Should the LTC wish to advance Proposed Bylaw No. 228 separately from Proposed Bylaw No. 229 by via second reading and/or scheduling a public hearing for Proposed Bylaw No. 228:

That the Denman Island Local Trust Committee Proposed Bylaw No. 228 (OCP), cited as “Denman Island Official Community Plan, 2008, Amendment No. 1, 2018” be read a second time, as amended.

That the Denman Island Local Trust Committee request staff to schedule a community information meeting and public hearing for Bylaw No. 228 (OCP), cited as “Denman Island Official Community Plan, 2008, Amendment No. 1, 2018”.

NEXT STEPS

If the LTC concurs with the staff recommendation, notification will be prepared for the special meeting to further consult with Denman Island residents and title holders on targeted elements of Proposed Bylaw No. 229 (LUB).

Submitted By:	Sonja Zupanec, MCIP, RPP Island Planner	Marnie Eggen, MCIP, RPP Island Planner	January 29, 2019
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager		January 31, 2019

ATTACHMENTS

1. Denman Growers and Producers Association Referral Response, November 18, 2018
2. Project Charter v4.2 endorsed March 2018
3. Project Charter REVISED (draft v4.3) January 2019
4. Proposed Bylaw No. 228 (OCP)
5. Proposed Bylaw No. 229 (LUB)

From: douglas Wright [REDACTED]
Sent: Tuesday, November 13, 2018 12:24 PM
To: Denman Planner; David Critchley; Laura Busheikin
Subject: Re: Potential Bylaw Changes to Bylaw 228 and 229 - referral to the Denman Growers and Producers Alliance

Thank you Marnie for the opportunity to comment.

Attached please find the Growers and Producers response to the referral. Hopefully we have covered all points of concern in a constructive fashion.

The number of large farms(semi-commercial) on Denman is small and due to land values, cost of ferries, government regulation, the GPA sees little opportunity for change in volume of product produced.

What is a concern(and part of the Denman character) is the 90 or so small producers. Many of these do not have or hope to have "farm status"(and perhaps are not on ALR land) but they exist and were noted in the original farm plan documents. Denman is not like larger centres, we have an abundance of lesser producers and this helps these folks stretch their limited dollars into a viable living situation. Examples of local creativity and production can be seen at the Farmers Market, Blackberry Fair and Christmas Fair.

For the GPA, we have an interest in encouraging you farmers, promoting value added ideas, education, growing healthy local food which in turn should lead to lowering the carbon footprint, respecting, environmental values and adding to economic opportunities.

Doug Wright
for the
Denman Growers and Producers Alliance

From: Denman Planner <denmanplanner@islandtrust.bc.ca>
Sent: Monday, October 22, 2018 2:08 PM
To: islandagriculture@gmail.com
Cc: Becky McErlean; douglas Wright [REDACTED]; Sonja Zupanec
Subject: Potential Bylaw Changes to Bylaw 228 and 229 - referral to the Denman Growers and Producers Alliance

Denman Growers and Producers Alliance Members,

Please find attached a referral from the Denman Island Local Trust Committee (LTC) regarding proposed

Bylaws No. 228 and No. 229 to amend the Denman Official Community Plan and the Denman Island Land Use Bylaw, respectively.

Kind regards,
Marnie

Denman Island Planner
Islands Trust, Northern Office
700 North Road, Gabriola Island, BC, V0R 1X3
(250) 247-2063
Enquiry BC Toll-free call 1-800-663-7867 or from the lower mainland 604-660-2421

Websites: www.islandstrust.bc.ca | www.islandstrustfund.bc.ca
Preserving Island communities, culture and environment since 1974

Response to Islands Trust Staff Report dated Oct 9, 2018, Farm Plan

Introduction:

The Denman Island Growers and Producers Alliance (GPA) acknowledges that defining zoning and planning for agriculture on Denman for the next twenty years or so is tricky. Current practices, subdivisions and historical ALR boundaries have created planning challenges.

Summary of Major Points

1/ Using existing TUP's for approving Secondary Dwellings or Farm Worker Housing is expensive over the long term and creates an unknown factor when doing long term planning. The end result we believe will act as a disincentive to farming. We would therefore recommend an alternate approval mechanism be used.

An option for Island Trust may be a "Letter of Understanding"(similar to what the province did years ago) between the existing property owner and Island Trust. This "Contract" could be signed by both parties(and witnessed) with terms and conditions that reflect local needs. The contract would be not transferable and would not affect existing zoning on ALR lands such that a need for a TUP does not exist.

2/ Current practices suggest a need for a new definition such as small scale agriculture. This need was intended to be reflected in the farm plan and is supported by the demonstrated growth of the Denman Farmers Market(12 vendors in 2015 to 42 in 2018) and increased local product sales at stores. For livestock, we suggest the term "Small Scale Agriculture" could be utilized on R1, R2, R3, lands over 2 hectares. We invite further discussion on this point not knowing which property owners might be affected.

A proposed definition could be

Small Scale Agriculture – Is the production of crops and livestock on a small piece of land. Unlike large scale commercial agriculture it provides the dual role of being a source of household food security as well as income from the sale of surplus product. The use of agrochemicals is limited. Sale of products produced is limited to the local area and farmers markets.

Response to Specific Points

1)a – All ALR land be designated agricultural – GPA supportive

2) a – Permit one secondary suite and one secondary dwelling - GPA supportive of maintaining existing regulations (we think this does not require a TUP).

- Comment TUP only good six years then what? If an alternate approval mechanism(see above) is used specific conditions could apply.

- On many of the larger farms adequate water for domestic use exists. Suggest maintain existing regulations subject to proof of potable water and septic capacity.

- If proof of potable water cannot be obtained a rainwater collection system and cistern system could be utilized subject to a minimum cistern capacity of 3000 gallons (we mention this size because I recollect hearing cistern requirement of 1000 gallons was proposed).

- For secondary dwelling when no longer required for immediate family, stipulate that it can be used for low cost housing at a rate of 60% current market values for rentals.

2)b – Tup for farm worker housing – generally supportive of not having a TUP for Farm Worker Housing. If an alternate approval mechanism is used, specific conditions can apply including, siting of such structure on less productive agriculture land.

3) - Agritourism use – understand cabins can be an issue especially if loss agricultural land is the concern.

- Island Trust may want to define seasonal use if not already done

- suggest proposed camping units at revised densities. 2 ha to 5ha – 3 units; 5 ha to 10 ha – 5 units; Greater than 10 ha – 10 units.

- suggest that if more permanent accommodation units can be clumped into one new or existing structure with sewer and water, one structure(2500 square feet) could be constructed containing up to three suites. This type of structure could also provide the dual role of seasonal farm worker housing(when the need exists for labour at harvest time).

- rv's and campers not a bad thing(generally they bring in their own water and take their waste with them when they leave). Sites should minimize impacts to farming operations(eg not paved) and located on less productive agricultural land. Parking should be on the farm only

4)a - Panhandle lots – support staff recommendation to approve execeptions.

4)b/c/d – Feed lots – generally don't see a prospect for a viable feed lot on Denman suggest that the term intensive agriculture or confined livestock area. We as farmers probably don't want to overly antagonize our neighbours. Island Trust may want to consider a term "Farm Structures used for feeding livestock" and stipulate that new structures have a setback of 50 metres from lot lines.

4)e – Horticulture – support the amended definition of “horticulture” so that it allows the growing of plants **and raising bees** for sale in R1, R2, R3 zones, plus on lots 2 hectares and larger, permit small scale livestock production.

-- 14 or 15 families have bee hives on Denman

- people on larger residential lots will want to have livestock and many do! Frequently they are bartered and sold on a small scale basis.

A number of larger long established farms have barns or livestock on R1 or R2 lands(Schimdt, Lake and Driftwood for example) and they will need to be grandfathered somehow in the new regulations.

4)f - No comment on Cannabis– The GPA is about the growing of food. Our values include lowering the carbon footprint, supporting new and young farmers and food independence.

Denman Island Farm Plan Implementation - Charter v.4.2

Date: March 6, 2018

Purpose *The purpose of this project is to implement actions under recommendations 11, 13 and 14 of the Denman Island Farm Plan to inform the development of bylaws to amend the Denman Island Official Community Plan and Land Use Bylaw.*

Background *The process of developing the Denman Island Farm Plan began in of 2009 and the Plan was endorsed by the Denman Island Local Trust Committee in June 2012. In January 2016, Farm Plan Implementation was added to the LTC Top Priorities List. In June 2016, consideration of new agriculture-related definitions and regulations was added to the Farm Plan Implementation project.*

Objectives

- To prepare bylaws to amend the Denman Island Official Community Plan and Land Use Bylaw, which implement Farm Plan Recommendations 11, 13, 14 and which align with the ALC Act and Regulation.
- To amend the LUB definitions of agriculture, intensive agriculture, feedlot and establish appropriate LUB setbacks for intensive agriculture and feedlots.
- To engage community members, the Advisory Planning Commission (APC), Grower and Producers Alliance (GPA), and other stakeholders in the development of policies and regulations to implement the Farm Plan.

In Scope

- Referral to Denman GPA and APC
- Community information meeting prior to second reading or public hearing of bylaws
- Project webpage maintenance

Out of Scope

- Farm Plan recommendations not related to LTC authority
- Creation of an Agricultural Enterprise Zone
- Review or amendment of existing DPAs
- Designation of new DPAs
- Consideration of landscape or screening requirements
- Water issues management

Workplan Overview

Deliverable/Milestone	Date
Adoption of Project charter	November 15, 2016
Referral of proposed OCP/LUB amendments to APC and GPA	December 2016 — October 2017
LTC consideration of APC/GPA input and staff analysis/recommendations	November 2017
Development of draft OCP/LUB bylaws	November 2017—May 2018
LTC consideration of draft OCP/LUB bylaws / 1st reading; Referral of proposed bylaws to APC and GPA; Preparation of community information materials (including a plain language guide to the draft amendments); Community information meeting	May— July 2018
LTC consideration of revisions/further readings of proposed OCP/LUB bylaws	July—August 2018
Statutory bylaw amendment process (readings, referrals, public hearing)	May— September 2018

Project Team

Marnie Eggen, Island Planner	Project Manager
Ann Kjerulf, Regional Planning Manager	Project Sponsor
Sonja Zupanec, Island Planner	Project Support
RPM Approval: Ann Kjerulf Date: February 23, 2018	LTC Endorsement (amended): Resolution #: DE-2018-029 Date: March 6, 2018

Budget

Budget Source: Denman LTC Projects

Fiscal	Item	Cost
2017-2018	Community information meeting; advertising	\$1,000
2018-2019	Public hearing	\$1,000
	Total	\$2,000³⁴

Denman Island Farm Plan Implementation Project - Charter v.4.3 Draft

Date: February 2019

Purpose The purpose of this project is to implement actions under recommendations 11, 13 and 14 of the Denman Island Farm Plan to inform the development of bylaws to amend the Denman Island Official Community Plan and Land Use Bylaw.

Background The process of developing the Denman Island Farm Plan began in of 2009 and the Plan was endorsed by the Denman Island Local Trust Committee in June 2012. In January 2016, Farm Plan Implementation was added to the LTC Top Priorities List. In June 2016, consideration of new agriculture-related definitions and regulations was added to the Farm Plan Implementation project.

Objectives

- To prepare bylaws to amend the Denman Island Official Community Plan and Land Use Bylaw, which implement Farm Plan Recommendations 11, 13, 14 and which align with the ALC Act and Regulation.
- To amend the LUB definitions of agriculture, intensive agriculture, feedlot and establish appropriate LUB setbacks for intensive agriculture and feedlots.
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In Scope

- Referral to Denman GPA and APC
- Community information meeting prior to second reading or public hearing of bylaws
- Project webpage maintenance

Out of Scope

- Farm Plan recommendations not related to LTC authority
- Creation of an Agricultural Enterprise Zone
- Review or amendment of existing DPAs
- Designation of new DPAs
- Consideration of landscape or screening requirements
- Water issues management

Workplan Overview

Deliverable/Milestone	Date
Adoption of Initial Project charter	Completed November 15, 2016
Referral of proposed OCP/LUB amendments to APC and GPA	Completed 2016 and 2017
LTC consideration of APC/GPA input and staff analysis/recommendations	Completed 2017 and 2018
Development of draft OCP/LUB bylaws and First Reading/Early Referrals	Completed 2018
Community information meeting (OCP and LUB)	Completed 2018
Community Consultation Event (LUB amendments)	Spring 2019
LTC consideration of revisions/further readings of proposed OCP/LUB bylaws	Spring 2019
Public Hearing, consideration of Third Reading, Forward to Executive Committee of the Islands Trust and the Minister of Municipal Affairs and Housing	Spring—Summer 2019
Consideration of Final Reading (adoption)	Summer– Fall 2019

Project Team

Island Planner	Project Manager
Regional Planning Manager	Project Sponsor
Island Planner/Planner 2	Project Support
RPM Approval: Ann Kjerulf	LTC Endorsement (amended): Resolution #: DE-2018-029
Date:	Date:

Budget

Budget Source: Denman Farm Plan Implementation Project

Fiscal	Item	Cost
2018-2019	Community consultation event; advertising, legal review	\$3600
2019-2020	Public hearing	\$1,000
	Total	\$4,600³⁵

PROPOSED

DENMAN ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 228

A BYLAW TO AMEND DENMAN ISLAND OFFICIAL COMMUNITY PLAN BYLAW, 2008

The Denman Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Denman Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Denman Island Official Community Plan Bylaw, 2008, Amendment No. 1, 2018”.

2. Denman Island Local Trust Committee Bylaw No. 185, cited as “Denman Island Official Community Plan Bylaw, 2008,” is amended as per Schedule 1 and Schedule 2 attached to and forming part of this Bylaw.

READ A FIRST TIME THIS 1ST DAY OF MAY , 2018

PUBLIC HEARING HELD THIS _____ DAY OF _____ , 20XX

READ A SECOND TIME THIS _____ DAY OF _____ , 20XX

READ A THIRD TIME THIS _____ DAY OF _____ , 20XX

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ , 20XX

ADOPTED THIS _____ DAY OF _____ , 20XX

Chair

Secretary

**DENMAN ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 228**

Schedule 1

1. Denman Island Local Trust Committee Bylaw No. 185, cited as “Denman Island Official Community Plan Bylaw, 2008”, Schedule “A” is amended as follows:

- 1.1 Part B – PREAMBLE, Section B.1 – INTRODUCTION, Subsection – What is an Official Community Plan? is amended by deleting the word “eight” and replacing it with “nine” in each instance it appears and adding the word “Agriculture” as a bullet point before “Conservation/Recreation”.

- 1.2 Part B– PREAMBLE, Section B.3 – GUIDING OBJECTIVES, Subsection – Families and Individuals – Guiding Objectives is amending by adding the following text directly before “Guiding Objective – Conservation/Recreation”:

“Guiding Objective – Agriculture

To preserve agricultural land and encourage farming on land in the Agricultural Land Reserve”

- 1.3 Part C – THE NATURAL ENVIRONMENT, Section C.3 – THE MARINE ENVIRONMENT, Subsection- The Marine Environment- Advocacy Policies, Article - Advocacy Policy 3 is amended by replacing “The Ministry of Agriculture and Lands” with “The Ministry responsible for agriculture”.

- 1.4 Part D – THE SOCIAL FABRIC, Section D.3 – WATER MANAGEMENT, Subsection - Water Management- Advocacy Policies, Article - Advocacy Policy 2 is amended by replacing “The Ministry of Transportation and Infrastructure, Ministry of Environment and the Ministry of Agriculture and Land” with “The Ministries responsible for transportation, environment and agriculture”

- 1.5 Part E – FAMILIES AND INDIVIDUALS, Section E.1 – HOUSING is amended by deleting the fifth paragraph in its entirety and replacing it with:

“The Sustainable Resource designation, which is shown on Schedule C, includes large forested lots on the island in which the existing principal use is locally operated sustainable resources harvesting.

The Agriculture designation, which is shown on Schedule C, includes all of the lands in the Agricultural Land Reserve. The principal use of land in this designation is agriculture.”

- 1.6 Part E – FAMILIES AND INDIVIDUALS, Section E.1 – HOUSING, Subsection Housing – Policies, Subdivision, Article - Policy 3 is amended by adding the words “in the Agriculture designation” before “the size of new lots for agricultural”.

- 1.7 Part E – FAMILIES AND INDIVIDUALS, Section E.1 – HOUSING, Subsection Housing – Policies, Subdivision, Article - Policy 4 is amended by adding the words “Agriculture designation and in the” before the word “Sustainable”.

- 1.8 Part E – FAMILIES AND INDIVIDUALS, Section E.1 – HOUSING, Subsection Housing – Policies, Use and Density, Article - Policy 14 is amended by deleting the policy in its entirety and replacing it with:

“In the Agriculture designation, unless otherwise permitted by Policy 29, on land in the Agricultural Land Reserve, zoning regulations should permit:

- One dwelling per lot;
- One secondary suite per lot consistent with the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*; and
- One temporary secondary dwelling per lot for immediate family consistent with the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*; and
- Additional dwellings could be permitted if they are required for full-time farm help and approved by the Agricultural Land Commission.”

- 1.9 Part E – FAMILIES AND INDIVIDUALS, Section E.4 is amended by changing the section title to “AGRICULTURE AND RESOURCES”.

- 1.10 Part E – FAMILIES AND INDIVIDUALS, Section E.4 is amended by deleting the fourth paragraph in its entirety and replacing it with:

“The Agriculture designation, which is shown on Schedule C, includes all land in the Agricultural Land Reserve. The principal use of land in this designation is agriculture.

The Sustainable Resource designation, which is shown on Schedule C, includes all large lot forest lands. The principal use in this designation is forestry.”

- 1.11 Part E – FAMILIES AND INDIVIDUALS, Section E.4 – AGRICULTURE AND RESOURCES, Subsection - Guiding Objective, is amended by inserting the words “and that the agricultural land reserve is protected for farming use.” after the word “Island”.

- 1.12 Part E – FAMILIES AND INDIVIDUALS, Section E.4 – AGRICULTURE AND RESOURCES, Subsection - “Resource – Objectives” is amended by renaming “Resource – Objectives” to “Agriculture and Resource Objectives”.

- 1.13 Part E – FAMILIES AND INDIVIDUALS, Section E.4 - AGRICULTURE AND RESOURCES, Subsection - Agriculture and Resource Objectives, Article – Objective 1 is amended by adding the words “for farming” after “Reserve”.

- 1.14 Part E – FAMILIES AND INDIVIDUALS, Section E.4 - AGRICULTURE AND RESOURCES, Subsection – “Resource – Policies” is amended by renaming “Resource – Policies” to “Agriculture and Resource Policies”.

- 1.15 Part E – FAMILIES AND INDIVIDUALS, Section E.4 - AGRICULTURE AND RESOURCES, Subsection – Agriculture and Resource Policies is amended by adding the following policies preceding Policy 1 and renumbering subsequent policies in this subsection accordingly:

“Policy 1 The Agriculture designation should apply to all lands in the Agricultural Land Reserve and the principal use of land within this designation should be agriculture.

- Policy 2 The Local Trust Committee supports the consolidation of parcels in the Agricultural Land Reserve.
- Policy 3 Subdivision regulations for parcels in the Agricultural Land Reserve should prohibit the creation of panhandle lots.
- Policy 4 The Local Trust Committee supports the provision of farm help accommodation on land in the Agricultural Land Reserve, in association with a bona fide farm use, and subject to approval by the Agricultural Land Commission.
- Policy 5 Zoning regulations should permit agritourism use on land in the Agricultural Land Reserve and on lots where agriculture or horticulture are a permitted use.
- Policy 6 Agri-tourism accommodation, in association with a bona fide farm use, should be regulated by Temporary Use Permit.
- Policy 7 The Local Trust Committee should support agricultural processing uses and facilities on non-Agricultural Land Reserve land, subject to rezoning.
- Policy 8 The Local Trust Committee should only support applications for exclusion of land from the Agricultural Land Reserve where there is a significant benefit for the greater community of Denman Island."

1.16 Part E – FAMILIES AND INDIVIDUALS, Section E.4 - AGRICULTURE AND RESOURCES, Subsection – DEVELOPMENT APPROVAL INFORMATION – CIRCUMSTANCES AND SPECIAL CONDITIONS:

(a) Article – Policy 8 is amended by adding the words "Agriculture designation and" before "Sustainable Resource designation"; and,

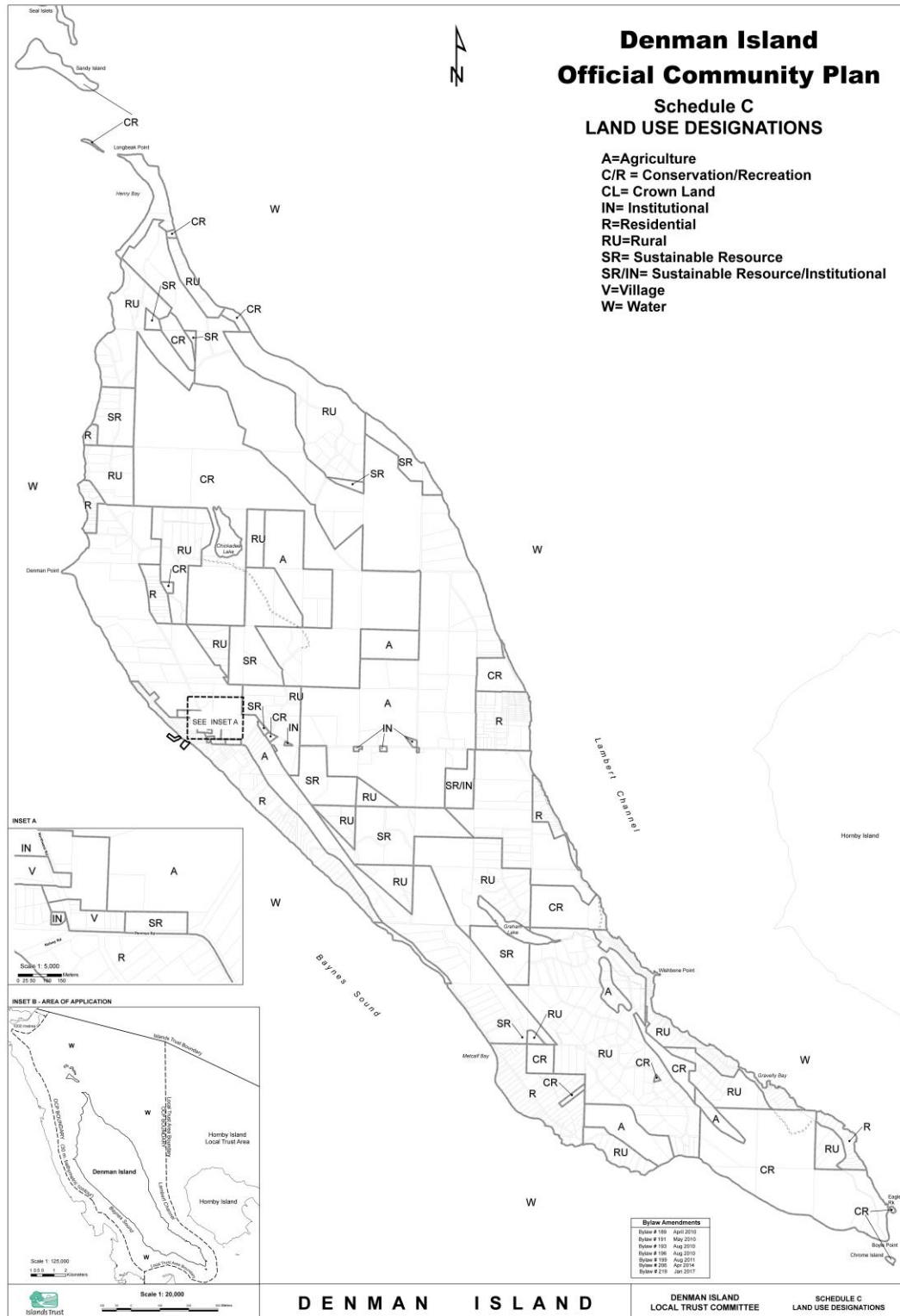
(b) Article – Policy 9 is amended by removing the words "area designated Sustainable Resource" and replacing with "areas designated Agriculture and Sustainable Resource" and adding the word "Agriculture and" before "Sustainable Resource designation".

1.17 Part H – OTHER PERMITS, Section H.2 – TEMPORARY USE PERMITS, INFORMATION NOTE is amended by removing the words "Section 921 of".

2. Denman Island Local Trust Committee Bylaw No. 185, cited as "Denman Island Official Community Plan Bylaw, 2008", Schedule "C" is amended as per Schedule 2, attached to and forming part of this Bylaw.

DENMAN ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 228

Schedule 2



PROPOSED

DENMAN ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 229

A BYLAW TO AMEND DENMAN ISLAND LAND USE BYLAW, 2008

The Denman Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Denman Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2018”.

2. Denman Island Local Trust Committee Bylaw No. 186, cited as “Denman Island Land Use Bylaw, 2008,” is amended as per Schedule 1 attached to and forming part of this bylaw.

READ A FIRST TIME THIS	1 ST	DAY OF	MAY	2018
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

Chair

Secretary

**DENMAN ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 229**

Schedule 1

1. Schedule "A" of Denman Island Land Use Bylaw No. 186 cited as "Denman island Land Use Bylaw, 2008", is amended as follows:

- 1.1 Part 1 - ADMINISTRATION, Section 1.1 – Definitions is amended by deleting "*agriculture*", "*feedlot*", "*intensive agriculture*" and "*panhandle*" in their entirety and replacing with:

i. "*agriculture* means the farm uses of land, buildings or structures for a farm operation as defined by the *Farm Practices Protection (Right to Farm) Act*;"

ii. "*feedlot* means a fenced area where livestock, poultry or farmed game are confined solely for the purpose of growing or finishing, and are wholly sustained by means other than grazing, but excludes confinement of animals for domestic purposes;"

iii. "*intensive agriculture* means the use of land, buildings, and other structures for the confinement of poultry, livestock, fur bearing animals, the growing of mushrooms (except forest fungi), or cannabis production, except to the extent the use is carried out solely for domestic purposes and does not involve the production of any items for sale, trade or commerce;"

iv. "*panhandle lot* means a lot, the configuration of which results in a front lot line that is less than 50% of the average lot width;"

- 1.2 Part 1 - ADMINISTRATION, Section 1.1 – Definitions is amended to include the following new definitions in alphabetical order:

i. "*agri-tourism* means agri-tourism as defined in the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.

ii. "*agri-tourism accommodation* means accommodation provided for and used only by the clients, customers, guests or patrons, but not the employees, of an agri-tourism activity.

iii. "*immediate family* means, with respect to an owner, the owner's
(a) parents, grandparents and great grandparents,
(b) spouse, parents of spouse and stepparents of spouse,
(c) brothers and sisters, and
(d) children or stepchildren, grandchildren and great grandchildren"

iv. "*temporary secondary dwelling unit* means a building or structure used for residential accommodation, other than a building or structure located, built, or placed upon a permanent foundation."

- 1.3 Part 2 – GENERAL REGULATIONS, Section 2.1 – Uses, Buildings and Structures, Subsection 5 is amended by deleting the following information note in its entirety:

“INFORMATION NOTE: Any residence approved by the Agricultural Land Commission for farm help within the ALR does not require a Temporary Use Permit.”

- 1.4 Part 2 – GENERAL REGULATIONS, Section 2.2 – General Height Regulations, Subsection 2.2.1 is amended by adding the words “deer fencing, netting supports, trellises,” before the word “radio”.

- 1.5 Part 2 – GENERAL REGULATIONS, Section 2.3 – General Setback Regulations, Subsection 2.3.2 - Setbacks from Streams, Lakes and Wetlands is deleted in its entirety and replaced with:

“The minimum setback from the natural boundary of a stream, a lake other than Chickadee Lake or Graham Lake, or a wetland is:

- 30.0 metres for a sewage disposal field or alternate sewage system;
- 30.0 metres for buildings and structures associated with intensive agriculture, except for a fence;
- 30.0 metres for buildings and structures, including fencing, associated with a feedlot or used to accommodate domesticated animals other than household pets; and
- 15.0 metres for all other buildings and structures except for a fence.

The minimum setback from Chickadee Lake and Graham lake is 60.0 metres for a sewage disposal field, alternate sewage system, and all other buildings and structures, including fencing associated with a feedlot or used to accommodate domesticated animals other than household pets.”

- 1.6 Part 2 – GENERAL REGULATIONS, Section 2.3 – General Setback Regulations, Subsection 2.3.3 - Setbacks and Elevations from the Sea is deleted in its entirety and replaced with:

“The minimum setback from the natural boundary of the sea is:

- 30.0 metres for a sewage disposal field or alternate sewage disposal system;
- 30.0 metres for buildings and structures associated with intensive agriculture, except for a fence;
- 30.0 metres for buildings and structures, including fencing, associated with a feedlot or used to accommodate domesticated animals other than household pets;
- 5.0 metres for a boathouse; and
- 15.0 metres for all other buildings and structures, except for a fence or access stairway.”

- 1.7 Part 2 – GENERAL REGULATIONS, Section 2.3 – General Setback Regulations, Subsection 2.3.6 – Setback Exemptions is amended by adding the following bullet:

- “Structures used solely for the purpose of displaying and offering for sale items produced on the same parcel, and having a floor area no greater than 10 m².”

1.8 Part 3 – ZONE REGULATIONS, Section 3.1 – Creation of Zones, Subsection 3.1.1 is amended by replacing the heading “Resource Zones” with “Agriculture and Resource Zones”.

1.9 Part 3 – ZONE REGULATIONS is amended by removing the words “, excluding deer netting” from the following tables:

- 1.9.1 Section 3.3 – Residential Zoning Tables, Table 4 – Height, Subsection (3)
- 1.9.2 Section 3.4 – Resource Zoning Tables, Table 4 – Height, Subsection (4)
- 1.9.3 Section 3.5 – Commercial and Light Industrial Zoning Tables, Table 4 – Height, Subsection (3)
- 1.9.4 Section 3.6 – Community Zoning Tables, Table 4 – Height, Subsection (2)

1.10 Part 3 – ZONE REGULATIONS, Section 3.3 – Residential Zoning Tables, Table 1 – Permitted Uses, Subsection – Accessory Uses is amended by adding the following new subsections:

Table 1 – Permitted Uses		R1	R2	R3
“10	Agri-tourism use on a lot classified as a farm under the BC <i>Assessment Act</i> ”	✓	✓	✓
11	Agri-tourism accommodation (requires approval by a Temporary Use Permit)”	✓	✓	✓

1.11 Part 3 – ZONE REGULATIONS, Section 3.4 Resource Zoning Tables is amended by replacing “Resource Zoning Tables” with “Agriculture and Resource Zoning Tables”.

1.12 Part 3 – ZONE REGULATIONS, Section 3.4 – “Agriculture and Resource Zoning Tables”, Table 1 – Permitted Uses, Subsection 3.4.12 is deleted in its entirety and replaced with the following:

Table 1 – Permitted Uses		A	F	RE
“12	Secondary suite	✓	✓	✓
13	On lots larger than 2 ha in the Agricultural Land Reserve, temporary secondary dwelling unit used only for the residential accommodation of the land owner's immediate family	✓		
14	Secondary dwelling unit (requires approval by a Temporary Use Permit)	✓	✓	✓
15	Agri-tourism on a lot classified as a farm under the BC <i>Assessment Act</i>	✓	✓	✓
16	Agri-tourism accommodation (requires approval by a Temporary Use Permit)”	✓	✓	✓

1.13 Part 3 – ZONE REGULATIONS, Section 3.4 – “Agriculture and Resource Zoning Tables”, Table 2 – Permitted Buildings and Structures, Subsection 3.4.7 is amended by deleting in its entirety and replacing it with:

Table 2 – Permitted Buildings and Structures

		A	F	RE
7	“On land in the Agricultural Land Reserve, the gross floor area of a temporary secondary dwelling unit for the residential accommodation of the owner’s immediate family shall not exceed 1300 square feet.”	✓		

- 1.14 Part 3 – ZONE REGULATIONS, Section 3.4 – “Agriculture and Resource Zoning Tables”, Table 3 – Density of Uses, Buildings and Structures and the Information Note are deleted in their entirety and replaced with:

Table 3 - Density of Uses, Buildings and Structures

		A	F	RE
1.	Minimum lot area per principal single family dwelling unit on land outside the Agricultural Land Reserve	15.0ha	64.0 ha	15.0 ha
2.	Despite line 1 of this table, maximum number of single family dwelling units on lots less than the minimum area shown in line 1 of this table	1	1	1
3.	Subject to line 1 of this table, maximum number of dwelling units per lot	n/a	1	1
4.	Maximum lot coverage by buildings and structures			
	• excluding greenhouses	35%	5%	10%
	• including greenhouses	75%	5%	10%
5.	On land in the Agricultural Land Reserve, maximum number of single family dwellings per lot	1	n/a	n/a
6.	On land in the Agricultural Land Reserve, maximum number of secondary suites per lot (subject to 2.1.(4) and 2.1(5))	1	n/a	n/a
7.	On land in the Agricultural Land Reserve, on a lot 2 hectares or larger, maximum number of temporary secondary dwelling units per lot.	1	n/a	n/a

- 1.15 Part 3 – ZONE REGULATIONS, Section 3.4 – “Agriculture and Resource Zoning Tables”, Table 4 – Height, Subsection 3 is amended by adding the words “except for buildings and structures used solely as silos or grain bins, on land in the Agricultural Land Reserve” after the word “use”.

- 1.16 Part 3 – ZONE REGULATIONS, Section 3.4 – “Agriculture and Resource Zoning Tables”, Table 5 – Setbacks, is amended by adding a new subsection (7) as follows:

Table 5 - Setbacks

		A	F	RE
“7	Minimum setback from any lot line for feedlots	50.0 m	n/a	n/a”

- 1.17 Part 3 – ZONE REGULATIONS, Section 3.4 – “Agriculture and Resource Zoning Tables”, Table 7 – Subdivision, is amended by adding a new subsection (2) as follows:

"2 Land in the Agricultural Land Reserve shall not be subdivided into panhandle lots.

1.18 Part 5 – TEMPORARY USE PERMITS, "Area 2", Subsection – Guidelines, is amended by adding the following new guideline after "Guideline 5":

"Guideline 6 In addition to Guidelines 1-5, for land in the Agricultural Land Reserve, subsequent to the permitted dwellings in Section 3.4, Table 2, an additional dwelling can only be considered for approval by Temporary Use Permit if:

- The lot on which the principal and secondary dwelling is to be located on must be a minimum of 2 hectares in size and classified as a farm under the *BC Assessment Act*;
- The dwelling is necessary for farm use and the Local Trust Committee is provided evidence from the applicant that the ministry responsible for agriculture and/or the Agricultural Land Commission have determined that there is a legitimate need for an additional residence for farm help accommodation;
- The dwelling will be located within an existing building or in the form of a temporary secondary dwelling unit with a maximum floor area of 1300 square feet;
- The permit contains conditions addressing the removal of the dwelling should the farm use cease or the permit lapses.

1.19 Part 5 – TEMPORARY USE PERMITS is amended by adding the following new headings and Subsections after "Area 2":

"Area 3

The Local Trust Committee may issue a Temporary Use Permit for agri-tourism accommodation on a lot classified as a farm under the *BC Assessment Act*.

Objective

To permit flexibility for the provision of small scale agri-tourism accommodation in conjunction with agricultural uses and farm activities that support seasonal economic opportunities for farmers. Agri-tourism accommodation in the form of home-based guest accommodation units in the principal dwelling do not require a Temporary Use Permit but are subject to Section 2.4.

Guidelines

Guideline 1 The agri-tourism accommodation is limited to a maximum of three sleeping units in total on the lot, either in the form of seasonal campsites, seasonal cabins and including existing home based guest accommodation units in the principal dwelling.

Guideline 2 The total developed area for buildings, landscaping, sewage disposal, parking and access for the accommodation must be less than 1% of the total area of the parcel;

Guideline 3 The accommodation should be sited and designed to address:

- Locating the accommodation on poorer agricultural capability soils and away from environmentally sensitive areas;

- The provision of access to the accommodation that avoids conflict with agricultural uses on the farm and adjacent farms;
- The provision of accommodation which is temporary and located near existing farm buildings;
- Mitigating possible negative impacts using landscape buffers and screening;
- The provision of adequate potable water and sewage disposal. Where approvals are required from other agencies such as water licensing or septic approval, these should be obtained prior to the issuing of a Temporary Use Permit;
- The provision of adequate off-road parking; and
- Other requirements deemed necessary by the Local Trust Committee.”

DATE OF MEETING: February 7, 2019

TO: Denman Island Local Trust Committee

FROM: Lisa Wilcox, Kwakwemtenaat
Senior Intergovernmental Policy Advisor
Ann Kjerulf, Regional Planning Manager
Northern Team

SUBJECT: Community Reconciliation

RECOMMENDATION

1. That the Denman Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area:

Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission (TRC) Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to:

- a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities;
 - b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory;
 - c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history;
 - d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols;
 - e) Establish and maintain government to government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area.
2. That the Denman Island Local Trust Committee deem the Shared Narrative of Place Project complete and remove it from the Top Priorities List.

REPORT SUMMARY

The Denman Island Local Trust Committee (LTC) is asked to consider adopting the above-noted standing resolution as a mechanism to guide reconciliation within the Local Trust Area. Staff intended to facilitate discussion on this topic with the LTC at the February 7, 2019 regular business meeting using the attached slides as a reference (see attachments).

Z:\12 Long Range Planning\02 DE\6500 LTC Work Program\20 Projects (P)\2019 - First Nations\DE-LTC_2019-01-21_FN_Resolution_REPORT.docx

BACKGROUND

Staff previously reported to the LTC in June 2018 (see June 2018 staff report). At that time, a summary of First Nations engagement and relationship building activities were summarized. Upon receipt of the report, the LTC passed the following resolutions:

DE-2018-058

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee request staff to remove items related to First Nations engagement from the Follow Up Action List.

DE-2018-059

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee amend the Shared Narrative of Place Project Charter as follows:

- Add to Out of Scope: Amend the Official Community Plan to reflect the Local Trust Committee's intentions around First Nations engagement and rights
- Add to In Scope: Follow-up from Intergovernmental Meetings
- Objectives, second bullet, second line: change "K'ómoks FN" to "FN".

DE-2018-060

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee endorse the Shared Narrative of Place Project Charter as amended.

DE-2018-087

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee request to the Executive Committee that they carry out a Trust wide project focused on use of indigenous names for Islands, with consideration of using Denman and Hornby Islands as precedents.

CARRIED

DE-2018-088

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee request to Staff to bring forward options for the use of the K'ómoks name on meeting agendas for the Island.

CARRIED

In October 2018, a community engagement event on Denman Island brought together K'ómoks First Nation members and island residents to share a meal and learn more about the K'ómoks First Nation cultural heritage and history.

At the November 20, LTC 2018 meeting, the LTC passed the following resolution to work toward next steps in its relationship with local First Nations:

DE-2018-107

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee requests staff to draft a Standing Resolution with respect to First Nation relationship building and opportunities for using indigenous place names where possible and that item No. 2 "Relationship building with K'omoks First Nation" be removed..

At the December 12, 2018 meeting of the Islands Trust Executive Committee, in response to resolution DE-2018-087, the place names project was added to the executive committee's work program.

ANALYSIS

Issues and Opportunities

Standing Resolution

Staff have prepared a draft standing resolution for LTC consideration which will enable the LTC to transition from a First Nations “project” to incorporating reconciliation more holistically into the LTC’s business and work program.

The draft standing resolution references key documents to guide the journey of reconciliation with local First Nations. These include:

- Truth and Reconciliation Commission (TRC) Calls to Action
https://nctr.ca/assets/reports/Calls_to_Action_English2.pdf
- United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP);
https://www.un.org/esa/socdev/unpfii/documents/DRIPS_en.pdf
- Draft Principles that Guide the Province of BC’s Relationship with Indigenous Peoples;
https://www2.gov.bc.ca/assets/gov/careers/about-the-bc-public-service/diversity-inclusion-respect/draft_principles.pdf
- Islands Trust First Nations Engagement Principles.
<http://www.islandstrust.bc.ca/media/342128/firstnationsengagementprinciples.pdf>

The draft standing resolution includes five areas in which the LTC can endeavour to take action:

- a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities;
- b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory;
- c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations’ cultural heritage and history;
- d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols;
- e) Establish and maintain government to government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations’ traditional territories within the Islands Trust Area.

From Engagement to Reconciliation

The draft standing resolution is similar to one prepared for the Gabriola Island LTC in 2018, with an emphasis on the work that the LTC will do as part of their reconciliation process. The intent is to provide processes that focus on best practices and provide workable first steps for staff and Trustees to progress and develop a reconciliation plan. The process acknowledges that reconciliation requires both internal and external knowledge building and will focus on processes to guide First Nations engagement. It also provides a framework for the LTC to engage with all local First Nations with interests in the Local Trust Area.

Shared Narrative of Place Project

The LTC currently has a Top Priority “Shared Narrative of Place” Project. At this time, staff are recommending that the project be deemed complete and removed from the LTC Top Priorities List.

Rationale for Recommendation

The Denman Island LTC has made a significant effort in its recent efforts toward reconciliation with K’ómoks First Nation. These efforts may continue, as an integral part of routine LTC business and work program activities. The LTC may also seek opportunities with other local First Nations such as Qualicum First Nation. The draft standing resolution provides a framework to support reconciliation and continued relationship building, where capacity is available. The staff recommendation is included on Page 1 of the report.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

- 1. Request further information**
- 2. Amend the Standing Resolution**
- 3. Receive for information**

NEXT STEPS

Should the LTC adopt the recommended standing resolution, staff will draft letters of introduction to all First Nations within interests in the Local Trust Area, as noted in item (a) of the resolution and welcome input, dialogue and opportunities to address items (b) through (e) of the resolution.

Submitted By:	Lisa Wilcox, Kwakwemtenaat Senior Intergovernmental Policy Advisor	January 22, 2019
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	January 22, 2019

ATTACHMENTS

1. Discussion slides: Creating Parallel Understanding

Creating Parallel Understanding





Reconciliation



Challenges to Reconciliation

Reconciliation processes have happened in many parts of the world. Issues of conflict, social inequality, when approached with conventional processes can prove or appear insurmountable and inadequate because they fail to address deep social, dynamic, and generative complexities. We must learn to get at the root of problems in the immediate system through communication, dialogue, and collaborative action. When we work together with understanding and respect we build new trust-based relationships.

Where has Reconciliation Happened?

Truth and reconciliation has happened in many places

Truth and reconciliation allows
people to live and work together.

Canada

Germany

Nepal

Haiti

Rwanda

Philippines

Columbia

Brazil

Bangladesh

Argentina

Chile

South
Africa

Australia

What does reconciliation mean to you?

How do we define the word reconciliation? What does it mean? What are things we can do that represent reconciliation?



Reconciliation

You can not reconcile unless there is an understanding of truth

The Government of Canada offered a full apology on June 11, 2008, to all former students of residential schools and asked their forgiveness for the suffering they experienced and for the impact the schools had on Aboriginal cultures, heritage and languages. The apology also made clear the government's commitment to address the legacy of residential schools through continuing measures, including the work of the Truth and Reconciliation Commission

Understanding the Principles

UNDRIP, TRC Calls to Action, Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles



#43: We call upon federal, provincial, territorial, and municipal governments to fully adopt and implement the United Nations Declaration on the Rights of Indigenous Peoples as the framework for reconciliation.

#47: We call upon federal, provincial, territorial, and municipal governments to repudiate concepts used to justify European sovereignty over Indigenous peoples and lands, such as the Doctrine of Discovery and terra nullius, and to reform those laws, government policies, and litigation strategies that continue to rely on such concepts.

#57: We call upon federal, provincial, territorial, and municipal governments to provide education to public servants on the history of Aboriginal peoples, including the history and legacy of residential schools, the United Nations Declaration on the Rights of Indigenous Peoples, Treaties and Aboriginal rights, Indigenous law, and Aboriginal-Crown relations. This will require skills-based training in intercultural competency, conflict resolution, human rights, and anti-racism.

Reconciliation & Engagement Elements

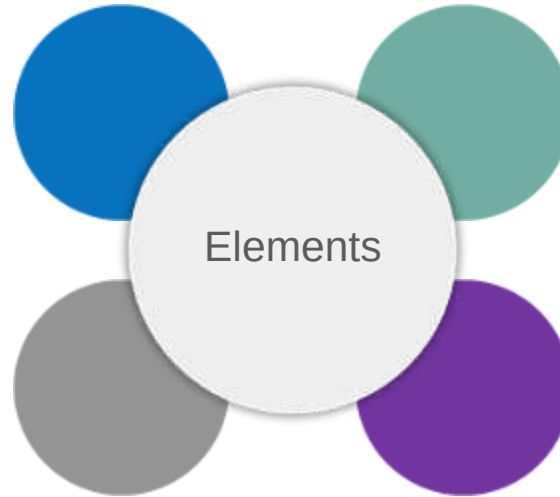
What creates a strong relational action oriented relationship?

Recognition

Working on internal knowledge base to ensure processes and guidelines are recognition based. Ensuring Trustees and staff are familiar with TRC, UNDRIP, and Reconciliation. Recognition based engagement leads to engaging relationships that are based on guiding principles to move forward.

Community

Working with and gaining knowledge about community history, values, planning, and culture to ensure that processes are based on mutual respect and understanding.



Land Use Planning

Land use decisions and planning are inclusive of First Nation engagement and knowledge. Outcome goal is co-management and planning that recognizes territorial, treaty rights and title. Respectful dialogue can lead to naming and recognition opportunities, acknowledgements, and land use protection.

Cultural Heritage & Archaeology

Decisions and planning ensures protection and stewardship of cultural heritage and archeological heritage based on knowledge from First Nation within the area. Outcome is a relationship based on trust and processes that acknowledge history of Indigenous heritage, and ensuring heritage is protected for future generations.

A photograph of a forest with tall, dark tree trunks and dense green foliage. A semi-transparent circular overlay is centered on the image, containing the word "Understanding" in white text.

Understanding

Understanding Each Other

Our understanding today must come from:

- ✓ Seeing through a new lens
- ✓ Working to create lasting relationships
- ✓ Respecting the lands and waters
- ✓ Understanding the sacred responsibility and obligations
- ✓ What we do today will someday be traditional



Creating Successful Processes

Resolutions should provide a foundation for achievable goals and build on incremental successes

Clarify the basics

Clarify what is achievable for both sides over stages to set realistic and obtainable goals.

Become aware of concerns

Determine concerns on how to work together and the process or framework on how working together can best be accomplished.

Step into others shoes

Realize that processes that work for one side may not work for others. Timelines, and achievables may be different for each party. Realize that the relationship needs to offer something for both sides to be successful.

Anticipate core concerns

Once core concerns are determined ensure that issues are addressed in tangible ways that build a relationship of trust and cooperation.

Understanding Core Concerns



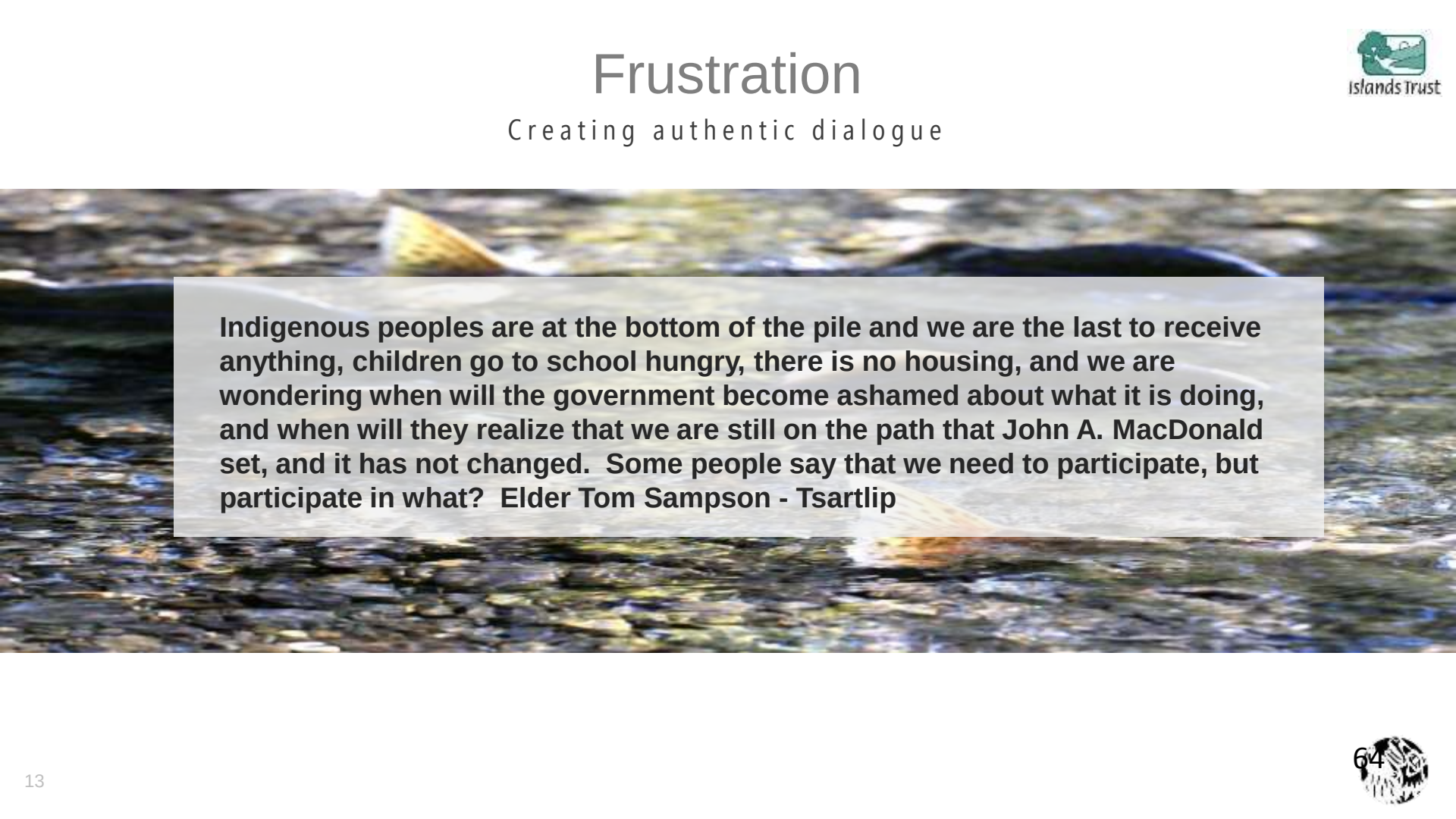
The whole traditional territory holds a legacy of language, tradition, legend, spirituality and use that closely links the people to their territory. The whole territory is the repository of the Nation's stories, mythology and oral history. The sites of oral tradition are equally important to sites with historical evidence of use and occupation:

- Indigenous culture is inseparable from physical places in a traditional territory. Stories and mythology about places are passed down in oral tradition and tell Indigenous people about their place in the universe and who they are. There is a need for greater awareness of the significance of cultural places. Cultural sites go beyond physical evidence of past use.
- Use of traditional names of places helps raise visibility of the cultural heritage and history of the land and village sites.
- Cultural and burial sites should be treated with respect and not disturbed, degraded, or destroyed. Sites should be managed by the First Nation.
- It is important for the cultural history of a Nations archaeological and traditional use sites be properly identified, however these must remain confidential and not made public without permission from the Nation.
- Secluded and traditional places to be alone and undisturbed are important to practice cultural and spiritual ceremony. These locations should not be alienated or altered.
- Non-indigenous people need to be educated about the importance of the lands and waters, archaeological and cultural sites, and the importance of protecting them.



Frustration

Creating authentic dialogue



Indigenous peoples are at the bottom of the pile and we are the last to receive anything, children go to school hungry, there is no housing, and we are wondering when will the government become ashamed about what it is doing, and when will they realize that we are still on the path that John A. MacDonald set, and it has not changed. Some people say that we need to participate, but participate in what? Elder Tom Sampson - Tsartlip

Information Processing

Our beliefs and habits

1. Stimulus

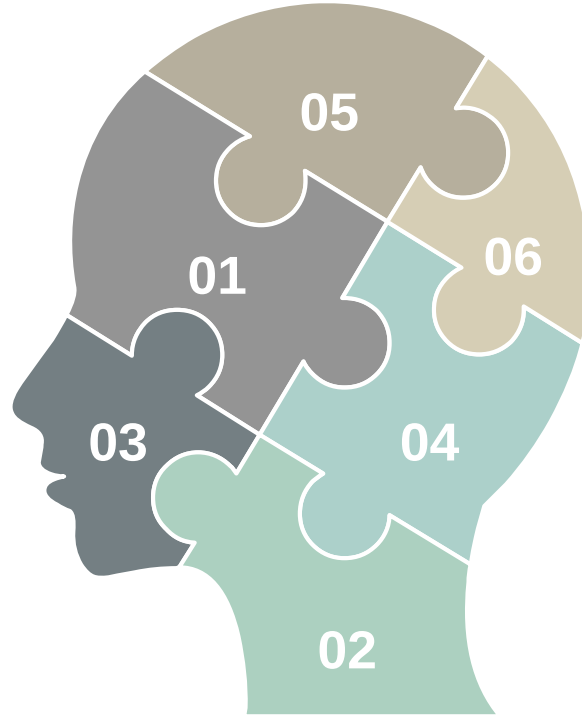
Visually we see a stimulus: our environment, people, photographs, written word, body language..

2. Feeling

Our body unconsciously reacts to that stimulus to prepare us.

3. Speaking

We may speak before we have interpreted or processed a stimulus. We speak based on our beliefs and habits.



4. Core Brain Function

Our core brain function is based on survival and evolution. Fight, flight, freeze.

5. Frontal Lobe

Our frontal lobe helps us determine what is politically correct, moral, ethical, it is our executive decision making faculty.

6. Reasoning

We engage reasoning and ask questions to create understanding and form new habits and brain patterns. The plasticity of our brain allows us to always be learning.



Conversations

In all conversations we have a choice

Will you slip into old conversation habits
or perspectives and let results and the
relationship suffer?

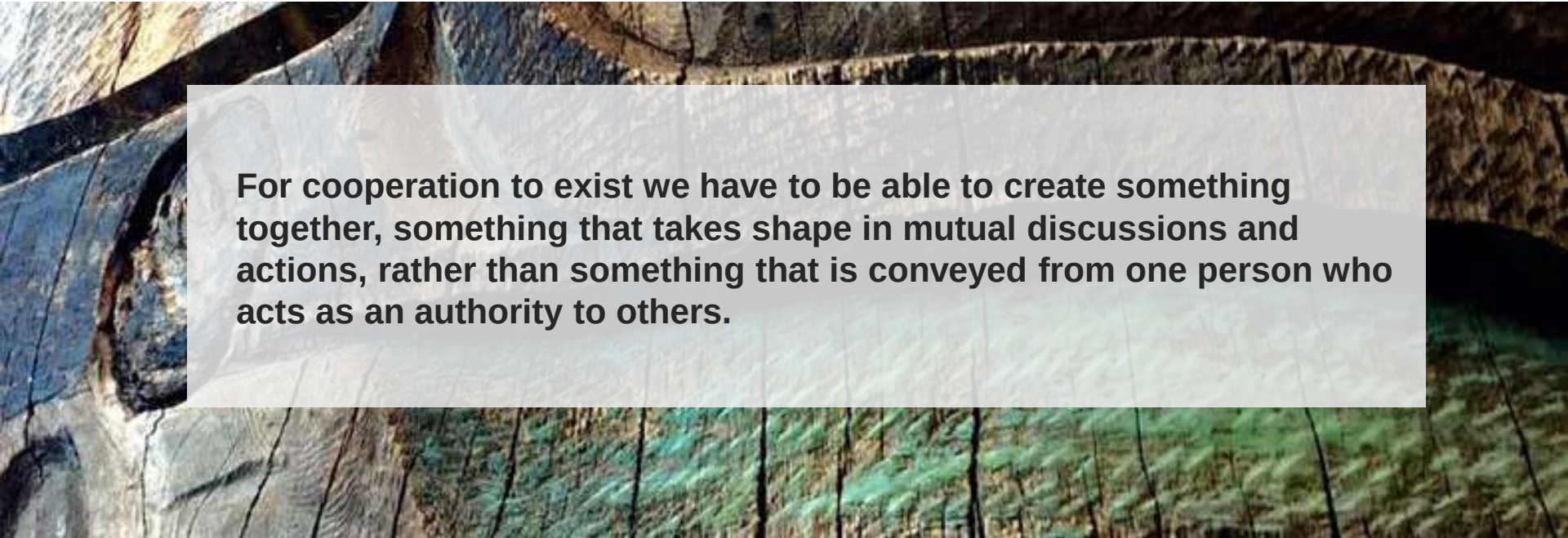
OR

Will you intentionally bring together people and
perspectives?

We have opportunities to see the world differently by learning and thinking together to create new values and solve complex and difficult problems. Good conversations take time, intention, and practice. When you feel stuck ask yourself questions: What leads me to see this situation as I do? What perspectives might I need to be open to?

Cooperation

Creating authentic dialogue



For cooperation to exist we have to be able to create something together, something that takes shape in mutual discussions and actions, rather than something that is conveyed from one person who acts as an authority to others.

Problem Solving

Shift from downloading and debating to reflective dialogues



01

Pay attention to your state of being and to how you are talking and listening.

02

Remember you don't have the "truth" about anything

03

Engage with and listen to others who have a role in the process

04

Reflect on your own role in the process

05

Listen with empathy, not sympathy

06

Listen to what is being said not just by yourself and others, but also through all of you

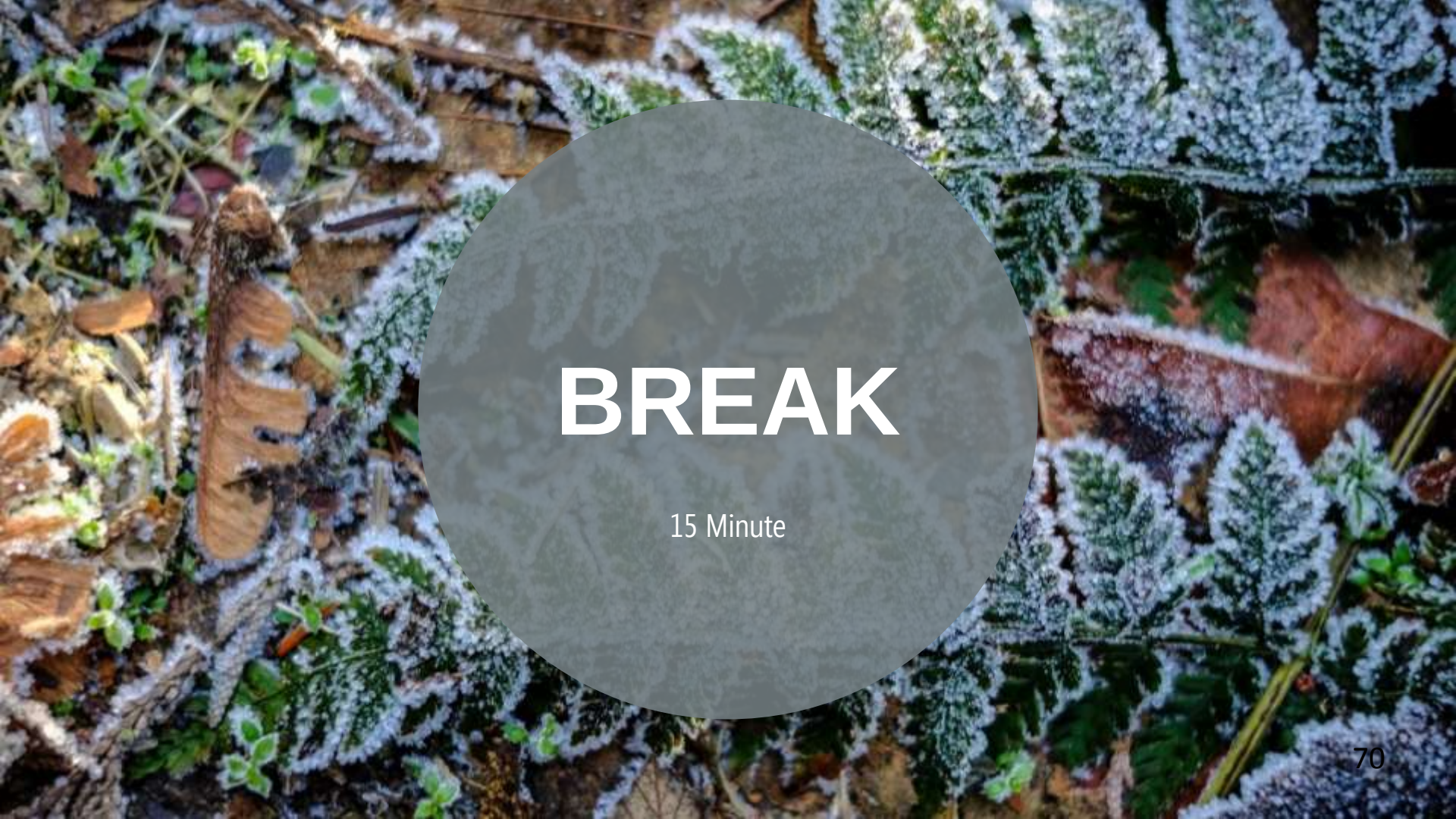
06

Stop talking, when we ask questions we learn new things

Creating Successful Outcomes

Steps to creating successful outcomes are incremental and progressive versus perfect





BREAK

15 Minute



Identity

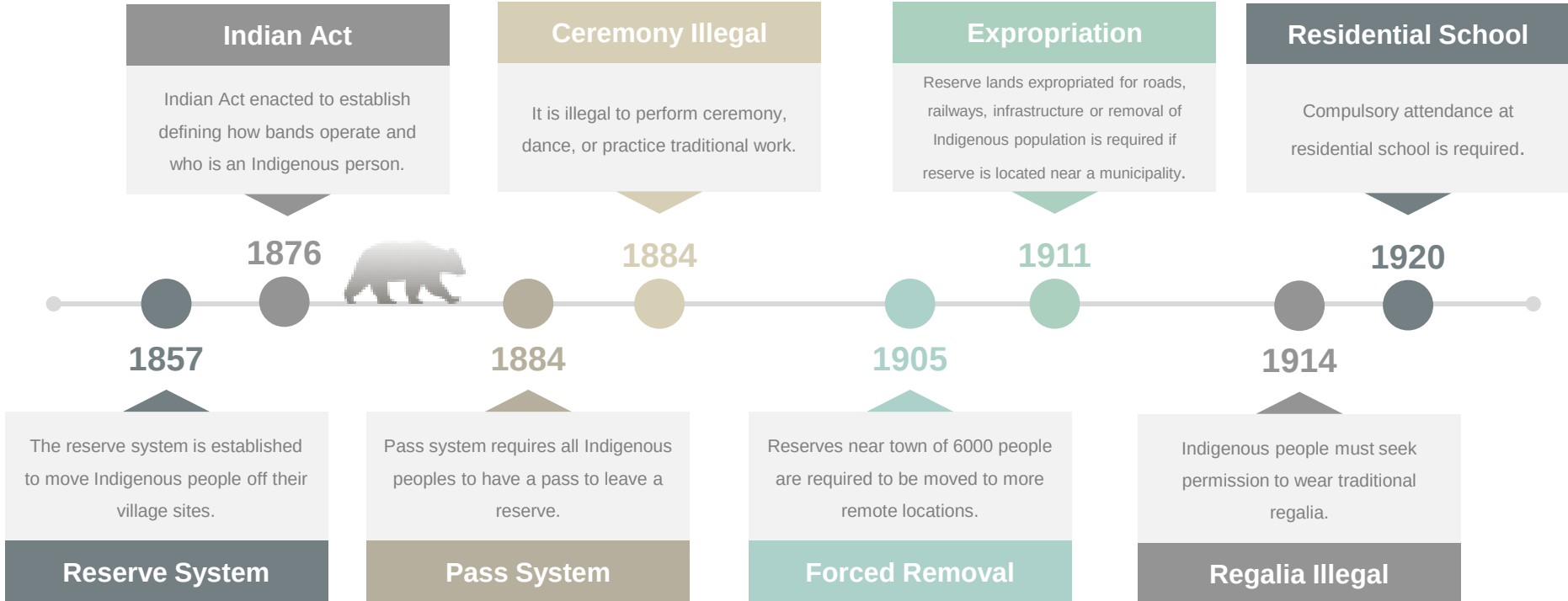


What does Canada mean to you? How is Canada and Canadian values defined?



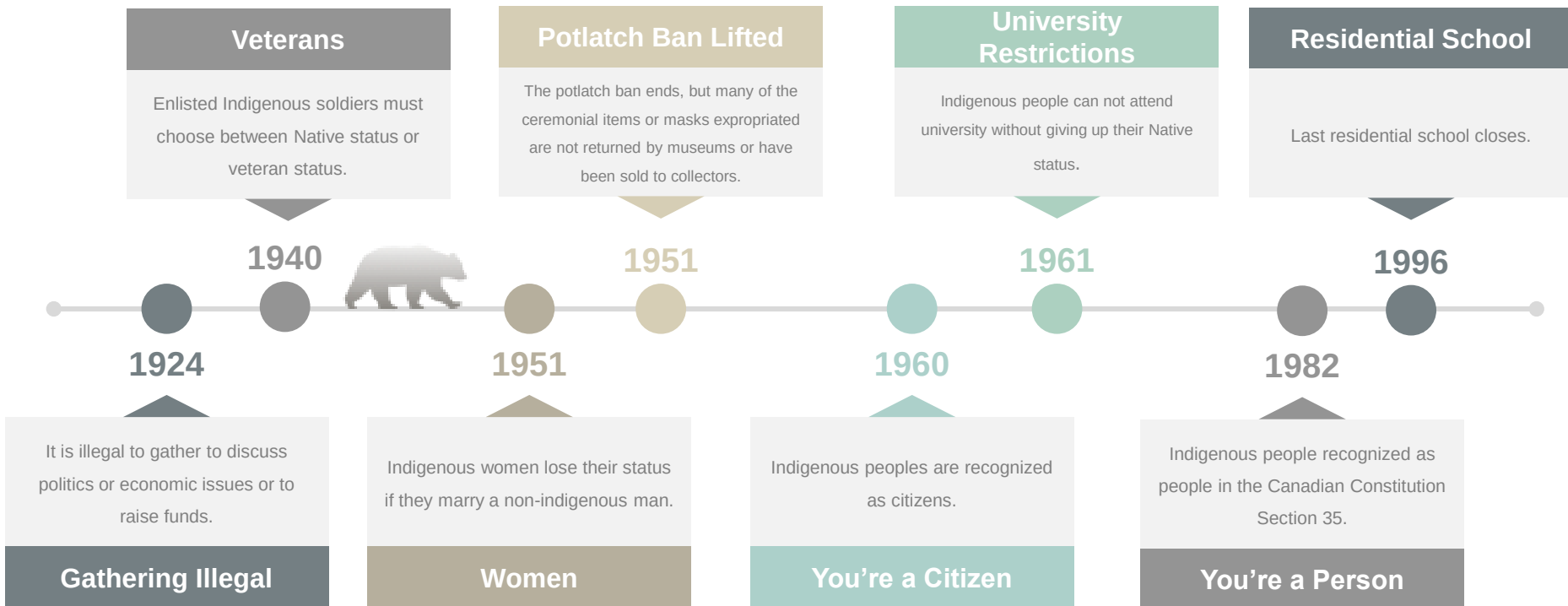
Legislation Timeline

Legislation can be used to uphold the highest values of a society, and to perpetuate its weakest ethical actions.



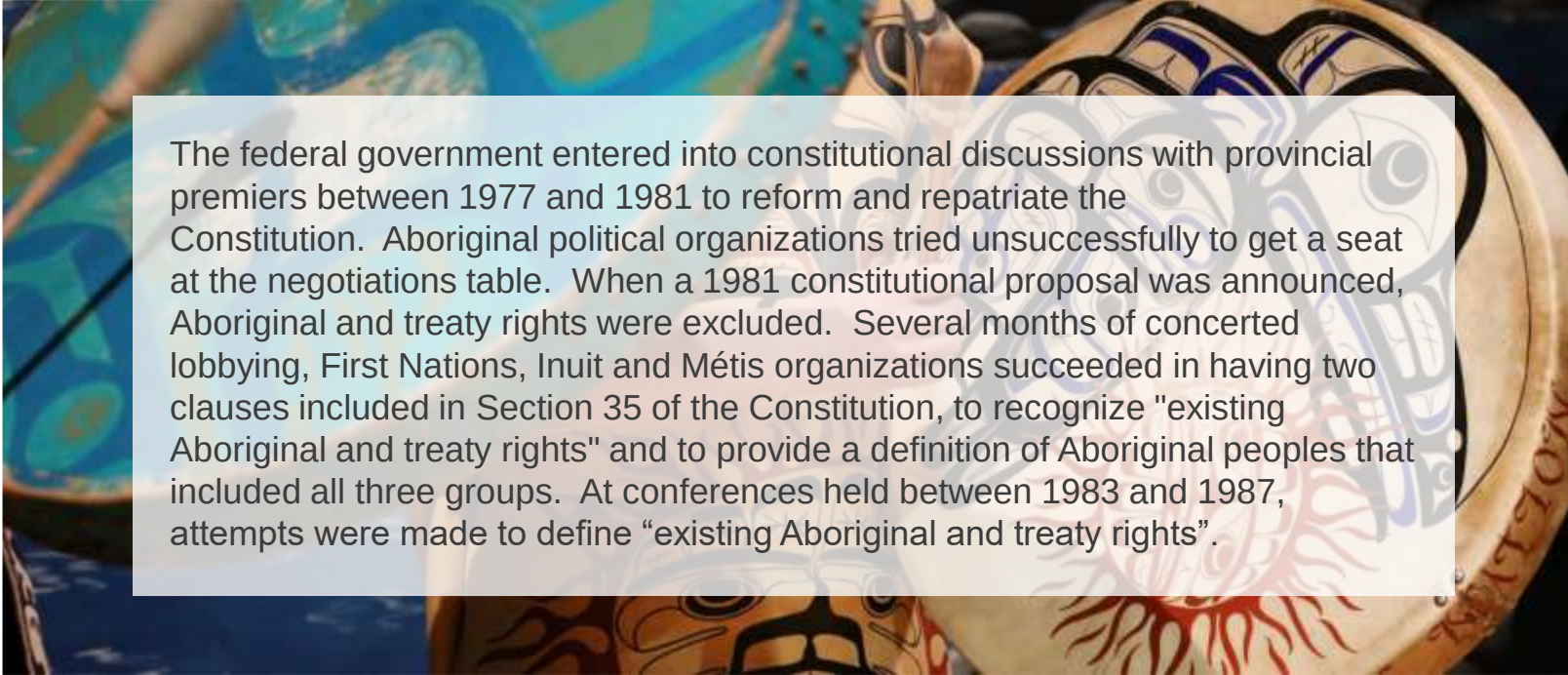
Legislation Timeline

The rights of First Nations people lies within a political and legal system developed and sustained outside their societal structure.



Canadian Constitution

1977 - 1987



The federal government entered into constitutional discussions with provincial premiers between 1977 and 1981 to reform and repatriate the Constitution. Aboriginal political organizations tried unsuccessfully to get a seat at the negotiations table. When a 1981 constitutional proposal was announced, Aboriginal and treaty rights were excluded. Several months of concerted lobbying, First Nations, Inuit and Métis organizations succeeded in having two clauses included in Section 35 of the Constitution, to recognize "existing Aboriginal and treaty rights" and to provide a definition of Aboriginal peoples that included all three groups. At conferences held between 1983 and 1987, attempts were made to define "existing Aboriginal and treaty rights".

How do you define your identity?

How do we define identity? What does it mean? What informs our understanding of identity?
Is it where we come from? What we do? How we are educated? Our culture? Or our family?



**“We come together to better understand the past, as it informs our present,
and we are able to work together to create a new future.”**

— Lisa Wilcox, Kwakwemtenaat

Who Defines Who You Are?



How does Canada define Indigenous peoples?

The Crown bestows Aboriginal rights upon a people who enjoyed these rights prior to the Crown's existence. The Crown defines through the Indian Act who is a status or non-status "Indian", Metis, or Inuit person. Court cases can be seen as a means by which government and the legal system have attempted to accommodate Aboriginal peoples' rights within a system that had not been initially designed to recognize them.



Case Law

It is only through the court system that First Nations people have gained rights and individual freedoms. It was prohibited for First Nations people or bands to hire legal representation previous to 1960.



Defining Who You Are Through the Courts

1888

Title Case

St. Catherine's Milling and Lumber Co. v. The Queen (1888) 14 App. Case. 46 (J.C.P.C.) - decision that aboriginal title over land was allowed only at the crown's pleasure, and could be taken away at any time.

1973

Title Case

Calder v British Columbia (Attorney General) [1973] S.C.R. 313 - the first time that Canadian law acknowledged that aboriginal title to land existed prior to the colonization of the continent and was not merely derived from statutory law.

1997

Title Case

Delgamuukw v British Columbia [1997] 3 S.C.R. 1010 - the most definitive statement on the nature of aboriginal title in Canada.

2004

Consultation Case

Haida Nation and Taku River (2004), SCC 29 - The Supreme Court of Canada concluded that where the Crown, federal or provincial, has "knowledge, real or constructive," of the potential existence of an Aboriginal right, title or a treaty right, and contemplates conduct that might adversely affect that right or title, the honour of the Crown requires the Crown to consult and in some circumstances accommodate that interest.

2009

Discrimination Case

Mclvor v. Canada (2009), B.C. Court of Appeal - decision forced the federal government to amend the Indian Act to eliminate discrimination against the wives and children of non-status Indians.

2014

Title Case

Tsilhqot'in Nation v. British Columbia 2014 SCC 44 - reasoned that Aboriginal title was not limited to village sites but also extends to lands that are used for hunting, fishing, trapping, foraging and other cultural purposes or practices. Aboriginal title may also extend "beyond physically occupied sites, to surrounding lands over which a Nation has effective control." The SCC endorsed further examples of Aboriginal occupation sufficient to ground title including "warning off trespassers," "cutting trees," "fishing in tracts of water" and "perambulation."

2014

Consultation & Economic Case

Squamish Nation v. British Columbia (Community, Sport and Cultural Development), 2014 BCSC 991 - the Court held that the Province incorrectly assessed the scope of consultation that it owed to the Nations and failed to adequately fulfill its duty to consult the Nations. The Court quashed the Province's decision to approve the RMOW Official Community Plan. In its Reasons for Judgment, the Court clarified that the duty to consult and accommodate extends to economic interests and impacts, and that the Crown may not rely exclusively on third party engagement to fulfil its duty to consult.



OUR VALUES

01

Respect - Wenaxws

Working and living with respect.

02

Discipline - Kwayatsut

Members work hard to maintain their language, culture, and heritage.

03

Relationships - Eslhelhekwhiws

The Nation has always welcomed people to the territory to build relationships and learn together.

04

Culture - Welhtima

The culture of the Nation is a core value to how they work and live in the world.

05

Excellence – Taswa7s

We can all strive for excellence in how to work and live together.

06

Fairness - Ayateway

We all look for ways to interact that are fair and embody best practices.

Principles

First Nations Governmental Principles



To embrace a balance of environmental protection and economic vitality on traditional lands that will provide a safe, secure, and nurturing environment for Indigenous peoples to live, study, work, play and enjoy a high quality of life now and for future generations.

Diversity

Diversity is a strength that brings together people from all different walks of life, experience, and learning. When we come together and share our values and experiences we become a richer and happier society.



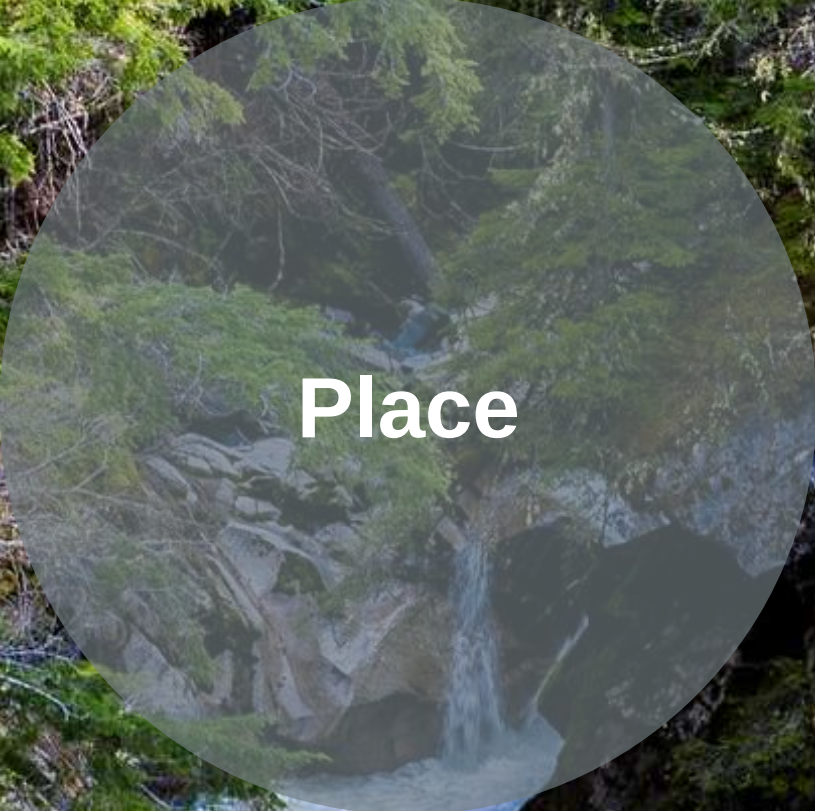
11 Indigenous language families in Canada, 7 of those language families are in British Columbia



Many First Nation bands have differing government structures under the Indian Act – custom laws, or self government



Many First Nations people practice traditional values and protocol on and off reserve, and many hold different jobs and occupations

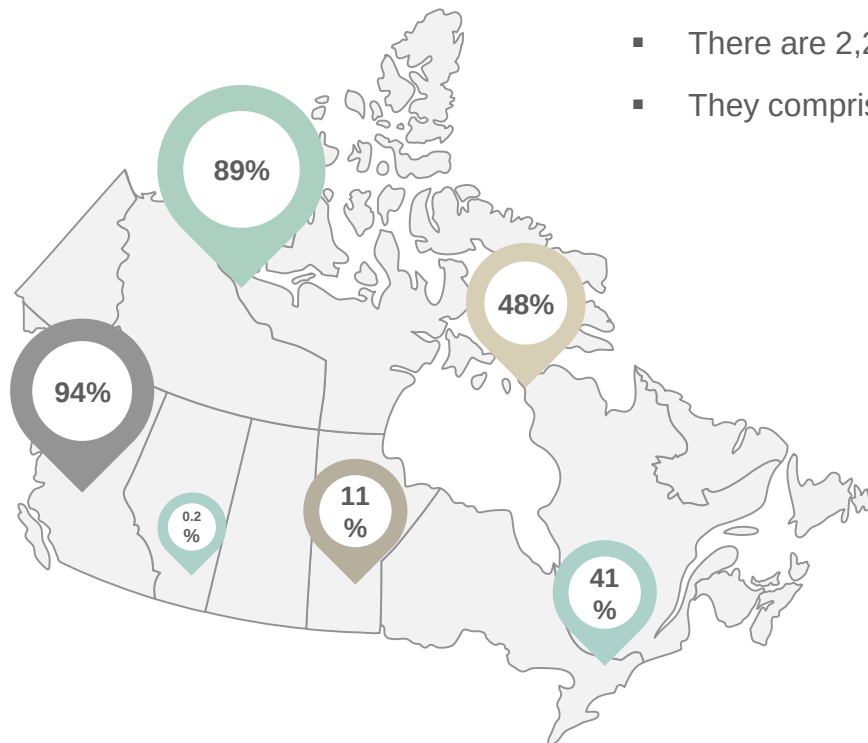


Place

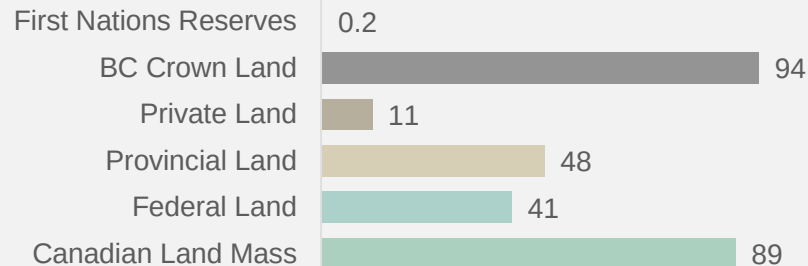
Land Base

Oppression occurs when people are removed or forcibly removed from land through legislation and policy:

- Royal Proclamation 1763, crown land is held “in trust” for Indigenous peoples
- Crown land comprises 8,886,356km³ of Canadas land mass
- There are 2,267 First Nations reserves in Canada
- They comprise 2,600,000 million hectares



Land Base Percentage



What is Embodied in the Land?

Culture

The land is a place of gathering and sustains the health and wellness of the community. Stories and understanding of culture are within the land and waters of the territory.



Spirit

When we go out on the land we can see the sacred places and connect with nature and spirit. This is important for our wellbeing and is something to protect so that all people can understand this spiritual connection.



Place and Tradition

Since contact connections to place and culture has been eroded through legislation, assimilation attempts, and the removal of Indigenous people from their traditional place on the land they live with formal protocols for interactions, trading and economy.

At no time during this period did Nations cease to continue the connections to the land or their economic and cultural understanding of the past. Lands contain permanent villages, hunting, gathering, and agricultural areas for harvesting.

The Great Flood

What are some of the sacred places you have been to in the world? How do you define a sacred place? Have those sacred places changed over time or been impacted by change?



The background is a photograph of a shallow stream with clear water flowing over dark, wet rocks. Several fish are visible, including a large brown trout in the foreground and several smaller, colorful rainbow trout further back. A large, semi-transparent grey circle is centered over the image, containing the word 'Acknowledgement' in white text.

Acknowledgement

Current Resolution Example

Gabriola Island

In order to learn about and better understand the eight local First Nations with asserted Aboriginal title, Aboriginal rights and treaty rights in the Gabriola Local Trust Area, the Gabriola Island Local Trust Committee resolves to:

- Annually, write a letter to each First Nation, (re)introducing Trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year. This annual letter may include requests to meet or participate with the First Nation leadership or community members in their meetings or events in order for the Local Trust Committee to learn about and better understand the First Nation community's issues and history;
- One month in advance of selective scheduled Local Trust Committee meeting, ask an elder from a local First Nation to provide a traditional welcome to the territory and stay for the meeting if interested. Invitations may be sent in rotation to each of the eight local First Nations;
- Once the Gabriola Island Local Trust Committee has established the above administrative processes for at least one year, the Local Trust Committee will, annually, invite all eight local First Nations to a day of land use discussions, with a request for those First Nations to help plan the meeting so as to provide a culturally appropriate and safe place to talk freely about historical, current and upcoming land use issues in the Gabriola Land Trust Area; the invitation will include a map of the Local Trust Area jurisdictional boundaries); and
- Once the Gabriola Island Local Trust Committee has held annual meetings with local First Nations for two consecutive years, the Local Trust Committee will establish new or refreshed agreements with each of the eight local First Nations based on mutually agreed-upon processes of meaningful engagement in land use issues in the Gabriola Local Trust Area.

Proposed Resolution Example

Standard Example for Local Trust Committees

Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission (TRC) Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to:

- a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities;
- b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory;
- c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history;
- d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols;
- e) Establish and maintain government to government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area.

Welcome/Acknowledgement

Denman Island - Xwá7asxwem meaning "place having harbour seals"



Hwi'yu'nem ch – Welcome

Thank you everyone for coming we would like to begin by acknowledging that the land on which we gather is within the traditional territory of the Qualicum and K'ómoks (Comox) people and we acknowledge and respect the historical relationship to the land, culture, and spirit of this place that continues to this day.

Hay ch q'u (thank you).

© Lisa Wilcox

Check List

Taking the Skills with You



Don't be afraid to ask questions #1

Learning is a lifelong process. Don't be afraid to ask about the language, culture, history, governance.



Everyone has a contribution #2

We all have a contribution to make by working together for protection, stewardship, best practices, and leadership.



Being part of experiences #3

Everyone can bring a positive contribution to a local community and by participating we learn and come together in new ways.



Social responsibility #4

We all have a social responsibility to carry our values and the organizational values with you (UNDRIP, TRC, Guiding Principles Province of BC).



Working together #5

Your influence can have a positive effect on others to open new doors, create learning experiences, and make someone feel good about working with you.



Continuous learning #6

Keeping an open mind and welcoming knowledge from different and new sources.



History #7

We all have unique and varied experiences and that is what makes for a better community. Sharing our stories brings us together in new ways.

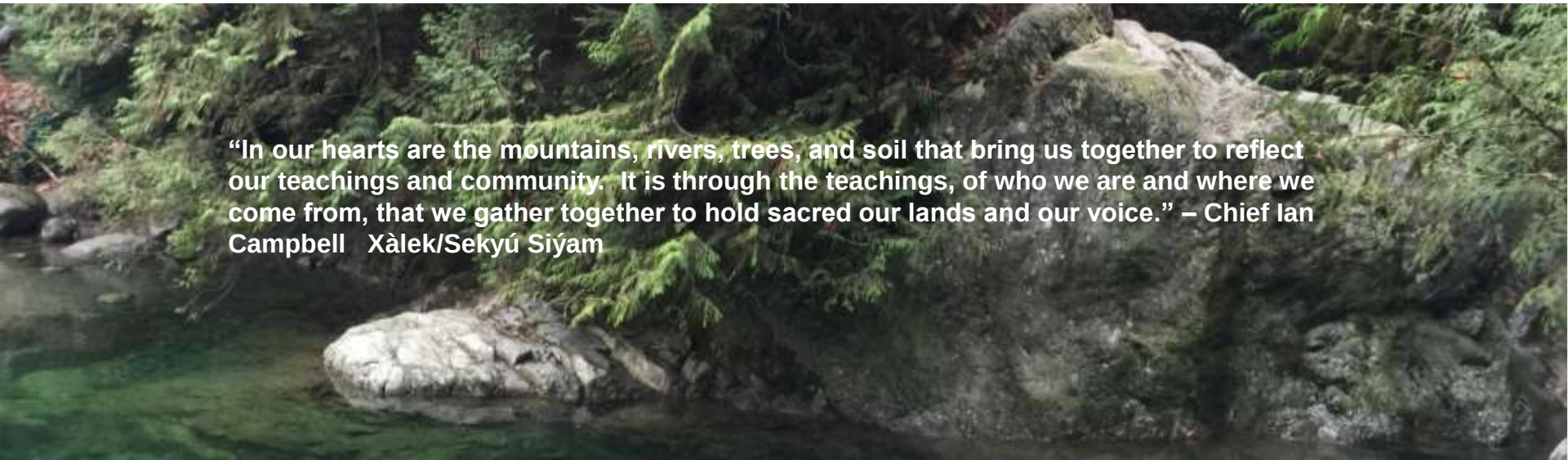


Diversity is a strength #8

Diversity makes us stronger not weaker and when we are open to diversity we empower everyone to understand one another.

You are Shaping The Future

Applying traditional knowledge in a modern context. Applying 10,000 years of knowing with 10,000 hours of practice.



“In our hearts are the mountains, rivers, trees, and soil that bring us together to reflect our teachings and community. It is through the teachings, of who we are and where we come from, that we gather together to hold sacred our lands and our voice.” – Chief Ian Campbell Xàlek/Sekyú Siyam



DATE OF MEETING: February 7, 2019
TO: Denman Island Local Trust Committee
FROM: Ann Kjerulf, Regional Planning Manager
Northern Team
SUBJECT: Cannabis Land Use Regulations

RECOMMENDATION

1. That the Denman Island Local Trust Committee endorse the Cannabis Land Use Regulations Project Charter v. 1 dated February 7, 2019 [as amended].

REPORT SUMMARY

The Denman Island Local Trust Committee (LTC) is asked to consider and endorse, with any necessary amendments, a project charter for the LTC Top Priority project, "Cannabis Land Use Regulations".

BACKGROUND

Staff previously presented a report to the LTC regarding the regulatory framework for cannabis at the November 20, 2018 LTC meeting. This report is available on the Islands Trust website at:

http://www.islandstrust.bc.ca/media/346794/de-2018-11-20_ltc_agd_pkg.pdf#page=81

Following consideration of the staff report, the LTC added "Cannabis Land Use Regulations" to its Top Priorities Projects list.

ANALYSIS

Policy/Regulatory

Staff intend to provide an analysis of applicable Islands Trust Policy Statement (ITPS) and Official Community Plan (OCP) policies upon introduction of draft Land Use Bylaw (LUB) amendments.

Issues and Opportunities

Scope of LTC Authority

The federal Cannabis Act and Regulations (2018) establish a framework for the production, distribution, sale and possession of Cannabis. Generally, the federal government is responsible for licensing production facilities and medical cannabis sales while the provincial government is responsible for licensing retail sales in BC.

LTCs, as local governments, also have the ability to regulate cannabis production and sales through their land use authority. This can effectively occur through land use bylaw regulations to specify permitted and prohibited uses of land; siting, setback and dimensional requirements; landscaping and screening requirements; and run-off control requirements. Further regulation may occur through the use of development permit area (DPA)

guidelines (i.e. the requirement to obtain a permit prior to development) and development approval information (DAI) requirements (the requirement to provide professional reports in support of applications for either development permits, temporary use permits or rezoning).

Scope of Project Charter

Staff recommend that the LTC endorse a project charter which focuses on amendments to the LUB and DAI Bylaw. The rationale for this approach is to zero in on the issue of use and mitigation of use primarily through siting, setback, dimensional criteria and avoid the need to amend the OCP, which would require a more time-consuming and costly process.

Harmonization of Land Use Regulations

Neighbouring local governments, including the Comox Valley Regional District, Regional District of Nanaimo, and Gabriola and Hornby LTCs, have also considered or are contemplating LUB amendments concerning cannabis production and sales. Staff recommend working toward consistency with neighbouring local governments if and when possible. With this in mind, staff would liaise with the regional districts about their respective regulatory frameworks should this project proceed. Staff would also seek to develop and encourage consistent regulations across multiple local trust areas.

Development Approval Information

Through the development of the Denman LTC's regulatory framework for cannabis production and sales, there is an opportunity to review and update the Denman DAI Bylaw to include information requirements for applications received for development permits, temporary use permits and rezoning.

Consultation

Staff would request that the LTC consider referrals to agencies and First Nations upon receipt of a draft bylaw. Staff also recommend that the LTC look to its Advisory Planning Commission (APC) and the Denman Growers and Producers Alliance (GPA) for input to LUB amendments. This approach has been incorporated into the draft project charter.

Staff note that the LTC may consider more or less consultation and engagement depending on the complexity or sensitivity of a particular policy issue. When considering public consultation and engagement appropriate for a particular project, staff look to the IAP2 Spectrum of Public Participation¹ for guidance:

<https://www.iap2canada.ca/Resources/Documents/0702-Foundations-Spectrum-MW-rev2%20%281%29.pdf>

For this particular project, staff anticipate that the degree of public participation will fall between *consult* and *involve*.

Statutory Requirements

Adoption of amendments to the Denman Island LUB will require three readings of an amending bylaw, a public hearing (or waiver thereof), followed by Executive Committee approval and final adoption. As the DAI Bylaw is a bylaw of Trust Council, amendment or replacement of the DAI bylaw would require bylaw readings and adoption by Trust Council.

¹ International Association of Public Participation (IAP2) Spectrum:

<https://www.iap2canada.ca/Resources/Documents/0702-Foundations-Spectrum-MW-rev2%20%281%29.pdf> (Accessed January 29, 2019).

Rationale for Recommendation

The project charter provides a framework to guide the preparation of LUB amendments for cannabis production and sales uses, and is subject to revision by the LTC as the project advances. The staff recommendation is noted on Page 1 of the report.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Amend the Project Charter

The LTC may wish to amend the project charter objectives, in-scope or out of scope activities, timeline or budget. In this case, the LTC should pass the following resolution:

That the Denman Island Local Trust Committee endorse the Cannabis Land Use Regulation Project Charter v.1 with the following amendments [list amendments].

2. Receive for information

The LTC may receive the report for information

NEXT STEPS

Upon endorsement of the project charter, staff would prepare a detailed workplan and budget request for consideration of the Director of Local Planning Services and commence the bylaw drafting process.

Submitted By:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	January 29, 2019
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ATTACHMENTS

- 1. Project Charter v.1

Cannabis Land Use Regulations — Project Charter v.1 (draft)

Denman Island Local Trust Committee

Date: February 7, 2019

Purpose: To amend the Denman Island Land Use Bylaw (LUB) to include land use regulations for cannabis production and retail sales consistent with federal and provincial legislation.

Background: The new *Cannabis Act and Cannabis Regulations (2018)* set a framework for controlling the production, distribution, sale and possession of cannabis for medical and recreational purposes in Canada. The Local Trust Committee (LTC) may adopt and enforce land use bylaws applicable to cannabis production and sales.

Objectives

- Determine zones where cannabis production and sales should be permitted or prohibited
- Determine siting, dimensional, parking, landscaping/screening and run-off control requirements, within and outside the Agricultural Land Reserve
- Determine appropriate Development Approval Information (DAI) requirements (e.g. professional reports and information required) for potential rezoning applications
- Seek regulatory alignment with Cannabis Act and Regulations, ALC Act and neighbouring jurisdictions (i.e. Regional Districts and LTCs)

In Scope

- Best practices research/ investigation into similar jurisdictions' regulatory schemes
- Consultation with Advisory Planning Commission (APC), Grower and Producers Alliance (GPA), agencies, First Nations and island community members
- Project website maintenance
- Public communication via Denman Island Grapevine
- LUB Amendments including new or amended definitions
- DAI Bylaw Amendments

Out of Scope

- Official Community Plan (OCP) Amendments
- New or amended Development Permit Areas (DPAs) or Guidelines
- Advocacy related to federal or provincial legislation governing Cannabis production, distribution, sale or possession

Workplan Overview

Deliverable/Milestone	Date
Project initiation / Project Charter endorsement / Request for project funding	Winter 2019
Best practice research / Preparation of draft bylaw amendments / Bylaw enforcement and legal review	Winter 2019
Staff Report and Draft Bylaw presented to LTC	Spring 2019
LTC Consideration of 1st reading & referrals	Spring 2019
Referrals to APC, GPA, agencies and First Nations	Spring-Summer 2019
Staff Report and Referral Responses presented to LTC	Summer-Fall 2019
LTC consideration of 2nd reading & scheduling CIM and public hearing	Fall 2019
CIM / Public Hearing / LTC consideration of 3rd reading and referral to Executive Committee	Fall 2019
LTC consideration of bylaw adoption	Winter 2020
Islands Trust Council consideration of DAI Bylaw	Winter 2020

Project Team

Ann Kjerulf, Regional Planning Manager	Project Manager
Wil Cottingham, Office Admin Asst.	Admin Support

Director Approval:

Date:

LTC Endorsement:

Resolution #:

Date: February 7, 2019

Budget

Budget Sources: (2018/19); LPS Projects Budget (2018-19 / 2019-2020)

Fiscal	Item	Cost
2019-20	Legal Review	\$2500
2019-20	Referrals / CIM / Public Hearing	\$1500
	Total	\$4,000

BRIEFING

To: Local Trust Committees/Bowen Island Municipality **For the Meeting of:** Various

From: Clare Frater, Director, Trust Area Services **Date Prepared:** December 20, 2018

SUBJECT: Updated Islands Trust climate change webpages

PURPOSE: To advise local trust committees and Bowen Island Municipality that the Islands Trust climate change webpages have been updated and to encourage dissemination of the climate change resources contained on the page.

BACKGROUND:

On June 20, 2018, the Islands Trust Council passed the following resolution:

That Trust Council request staff to update and improve climate change information on the Islands Trust website and that Local Trust Committees and Bowen Island Municipality be encouraged to disseminate this information to their communities.

Trust Area Services staff have reviewed and updated the information on the Islands Trust climate change webpages:

- <http://www.islandstrust.bc.ca/trust-council/projects/climate-change/> and
- <http://www.islandstrust.bc.ca/trust-council/projects/climate-change/carbon-neutral-operations/>

The Climate Change webpage provides information about the effects of climate change, the role of Islands Trust Area forests in sequestering carbon (equivalent to emissions from 40,000+ cars annually), local and global carbon projections, adaptation information and fact sheets.

Each official community plan in the Islands Trust Area, with the exception of the Piers Island OCP, contains Greenhouse Gas (GHG) reduction targets and associated policies. Local trust committees and Bowen Island Municipality may wish to review these targets as this new term of office gets underway.

The Carbon Neutral Operations webpage provides information about the Islands Trust climate actions since 2012 (via links to the Climate Action Revenue Incentive Program reports).

ATTACHMENT(S):

1. [Islands Trust Fact Sheet: Planning Tools to Reduce Green House Gases](#)

FOLLOW-UP: If local trust committees or Bowen Island Municipality wish to suggest resources or improvements to the climate change webpages, please send them to Andrew Templeton, Communications Specialist at atempleton@islandstrust.bc.ca

Staff will continue to maintain climate change information on the website, and update resources as needed/suggested.

Prepared By: Lisa Wilcox, Acting Senior Policy Advisor

Reviewed By/Date: Clare Frater, Director, Trust Area Services, December 11, 2018



DATE OF MEETING: February 7, 2019
TO: Denman Island Local Trust Committee
FROM: Justine Starke, Island Planner
COPY: Ann Kjerulf, Regional Planning Manager

RECOMMENDATION

THAT the Denman Island Local Trust Committee consider implementation of the report *Protection of the Coastal Douglas-fir and Associated Ecosystems: An Islands Trust Tool Kit (2018)* as a top priority work program item.

REPORT SUMMARY

This report presents, *Protection of the Coastal Douglas-fir and Associated Ecosystems: An Islands Trust Tool Kit (2018)* for consideration of implementation by the Local Trust Committee. Local Planning Committee (LPC) has developed the attached tool kit for protection of the Coastal Douglas Fir zone and associated ecosystems. There are a number of recommendations for implementation of the tool kit throughout the Islands Trust Area. LPC has requested distribution of the Coastal Douglas Fir Tool Kit to local trust committees with a recommendation to add it as a top priority long range planning project.

BACKGROUND

[Local Planning Committee](#) is a subcommittee of Islands Trust Council with the responsibility for addressing planning needs applicable throughout the Islands Trust Area.

On November 9, 2017, Local Planning Committee moved Coastal Douglas-fir and associated ecosystems as a top priority in accordance with the Trust Council Strategic Plan (2015-18):

- L.1.6.1 Amend land use bylaws to improve protection of high biodiversity areas (LTCs)
- T.1.7.1 Develop a planning tool kit to illustrate how to protect Coastal Douglas-fir and associated ecosystems (LPC).
- L.1.7.1 Use land use planning tools to protect Coastal Douglas-fir and associated ecosystems through land use planning (LTCs).

Staff developed the tool kit and the final report was received by Local Planning Committee on October 11, 2018 when the following resolutions were passed:

LPC-2018-015 It was MOVED and SECONDED, that Local Planning Committee accepts the final Coastal Douglas-fir Toolkit and directs staff to bring the report to Trust Council for consideration of implementation by the 2019-2023 Islands Trust Council. **CARRIED**

LPC-2018-016 It was MOVED and SECONDED, that Local Planning Committee requests the Islands Trust Council elected for the 2019-2023 term implement the Coastal Douglas-fir Toolkit by undertaking the following:
a) distribute the Coastal Douglas-fir Toolkit to local trust committees with a recommendation to add it as a top priority long-range planning project;

b) prioritize protection of the Coastal Douglas-fir and Associated Ecosystems and implementation of the Islands Trust Conservancy Regional Conservation Plan in the Islands Trust Council strategic plan for 2019-2023. **CARRIED**

LPC-2018-017 It was MOVED and SECONDED, that Local Planning Committee requests the Islands Trust Council elected for the 2019-2023 term implement the Coastal Douglas-fir Toolkit by undertaking the following:

c) direct Local Planning Committee to commission mapping of contiguous tracks of the Coastal Douglas-fir zone and associated ecosystems across the Islands Trust Area. **CARRIED**

LPC-2018-018 It was MOVED and SECONDED, that Local Planning Committee requests the Islands Trust Council elected for the 2019-2023 term implement the Coastal Douglas-fir Toolkit by undertaking the following:

d) request staff to create a strong communications program that will support Islands Trust Conservancy conservation initiatives for Coastal Douglas-fir protection as well as support the land use planning process, with a special focus on communicating the role of Development Permit Areas as a tool for Coastal Douglas-fir protection that permits development.

LPC-2018-019 It was MOVED and SECONDED, that Local Planning Committee requests the Islands Trust Council elected for the 2019-2023 term implement the Coastal Douglas-fir Toolkit by undertaking the following:

e) request staff to bring recommendations as to how the Natural Areas Property Tax Exemption Program (NAPTEP) can be strengthened to prioritise contiguous tracks of the Coastal Douglas-fir zone and options for increasing communications about NAPTEP. **CARRIED**

LPC-2018-020 It was MOVED and SECONDED, that Local Planning Committee requests the Islands Trust Council elected for the 2019-2023 term implement the Coastal Douglas-fir Toolkit by undertaking the following:

f) request Trust Area Services staff to continue participating in the Coastal Douglas-fir Conservation Partnership. **CARRIED**

LPC-2018-021 It was MOVED and SECONDED, that Local Planning Committee requests the Islands Trust Council elected for the 2019-2023 term implement the Coastal Douglas-fir Toolkit by undertaking the following:

g) advocate to the Province for additional land use orders protecting Coastal Douglas-fir in the Islands Trust Areas. **CARRIED**

LPC-2018-022 It was MOVED and SECONDED, that Local Planning Committee requests staff undertake mapping of the Coastal Douglas-fir zone and associated ecosystems within the existing budget this term. **CARRIED**

ANALYSIS

The tools available to the Islands Trust can advance protection of the Coastal Douglas-fir zone and associated ecosystems across the Trust Area. Islands Trust and the Islands Trust Conservancy together have the authority to regulate land use, act as a land conservancy, and coordinate with other levels of government. Islands Trust can also work collaboratively with community groups, conservation groups, and individuals to advance a broader set of tools for protection of the CDF Zone. The land use planning powers of local trust committees can be much more effectively used to protect this vulnerable ecosystem.

Objectives for CDF Protection

The policy, regulatory, and legal powers of Islands Trust are nested and can be designed to achieve the following recommended objectives:

- Maintain Contiguous Forest Cover
- Protect and Restore Functioning Ecosystems
- Protect Watershed Ecology
- Honour the Cultural Heritage of Coast Salish Stewardship

The biggest threat to the CDF zone in the Islands Trust is the incremental fragmentation of the forest through rural and residential development. The report suggests a path for Trust Council, the Islands Trust Conservancy, and local trust committees to protect the CDF zone (see the “Ten Essential Steps for Islands Trust to Protect the CDF Zone.” These recommendations are suggested from the position that the best tools are the ones that are easiest to use and are most squarely within the jurisdiction of Islands Trust.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

- 1. Add implementation of the report, Protection of the Coastal Douglas-fir and Associated Ecosystems: An Islands Trust Tool Kit (2018), to the LTC project list.**

NEXT STEPS

Request staff to bring forward a project charter that proposes scope, timelines, and budget for this work.

Submitted By:	Justine Starke, RPP, MCIP Island Planner	November 27, 2018
Concurrence:	David Marlor, RPP, MCIP Director, Local Planning Services	November 29, 2018

ATTACHMENTS

- Coastal Douglas Fir Zone Tool Kit: <http://www.islandstrust.bc.ca/media/346674/cdf-toolkit-final-web.pdf>



February 1, 2019

Via Email: lbusheikin@islandstrust.bc.ca

To: Laura Busheikin, Trustee
Islands Trust, Denman Island

Re: **Consultation on the BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development, Range Branch, Application for a Pesticide Use Permit to Eradicate Invasive Intertidal Cordgrass (*Spartina* spp.) Infestations**

Dear Ms. Busheikin,

The British Columbia (BC) Ministry of Forests, Lands, Natural Resource Operations and Rural Development, Range Branch (the applicant), has submitted an application under BC's *Integrated Pest Management Act* (IPMA) to the BC Ministry of Environment and Climate Change Strategy for a Pesticide Use Permit (PUP) to authorize the application of herbicide to aid in the eradication of invasive intertidal cordgrasses (*Spartina* spp.). Under provisions of the IPMA, applications of herbicide to aquatic areas must be conducted under a PUP, which is granted for a three-year term. It is required that the applicant conduct consultation with the public, identified stakeholder, and local government during the application process. This letter appertains to the consultation process with identified stakeholders. Consultation with the general public will be accomplished by placing an advertisement in local newspapers within the proposed treatment areas for public input. The PUP will cover part of the east coast of Vancouver Island and select Gulf Islands. Please refer to the attached PUP application which includes maps of the proposed application areas. This pending application is very similar to the existing PUP for the use of herbicide to treat *Spartina* spp., which can be viewed on the government website at: <https://www.for.gov.bc.ca/hra/Plants/pmp.htm>

The purpose of the PUP application is to contain, reduce, and eventually eradicate invasive *Spartina* spp., using selective herbicide applications, from cobble beaches, salt marshes, and intertidal mudflats located in Comox Harbour, Baynes Sound, Hornby Island, Denman Island, Sandy Island and the Seal Islets. All areas within the proposed PUP boundary where selective herbicide treatments may be carried out are shown in maps on the attached PUP application.

Invasive *Spartina* spp. are designated provincial noxious weeds under the BC *Weed Control Act*. These *Spartina* spp. disrupt local ecology, structure, and function of mudflats and intertidal habitat that provide the basis for a complex food web that includes invertebrates, fish, shorebirds, and waterfowl, as well as eliminating rearing habitat for clams and mussels.

The proposed selective application of the herbicide product Habitat (active ingredient imazapyr) listed in the PUP application will supplement the existing ongoing mechanical removal methods. The total area proposed for herbicide treatment will be a maximum of 26 hectares annually, spread across approximately 5,602 coastal hectares, and will be applied by hand-held spray bottles, backpack sprayers, or mounted sprayers. Annual mapping activities will identify specific treatment locations within the boundaries defined in the PUP. The proposed timing of herbicide applications will occur during the growing season at low tide from June 1, 2019 to May 31, 2022.

The Province of British Columbia has committed to eradicating invasive *Spartina* spp. from its coastline, as expressed in the Action Plan on Ocean Conservation and Coastal Climate Change Adaptations and in support of the Westcoast Governor's Agreement on Ocean Health and the Pacific Coast Collaborative. The following links provide more information regarding these initiatives:

https://pacificcoastcollaborative.org/wp-content/uploads/2018/09/Action-Plan-CCCA_MOU_2010_WEB.pdf

<http://pacificcoastcollaborative.org/>

If approved, this new three-year PUP will replace the existing PUP which is set to expire on May 31, 2019. Independent of preparing this replacement PUP, an application will also be made to Health Canada to grant and Emergency Use Registration (EUR) for the herbicide Habitat proposed for use under the PUP, since it is not currently registered for use in aquatic environments. Emergency Use Registrations are issued for a one-year term, and the current EUR will expire on May 31, 2019. The herbicide manufacturer (BASF Canada) has petitioned Health Canada to register the product Habitat Aqua (active ingredient imazapyr) for use in aquatic environments. If approved, this registration will eliminate the need to apply for yearly EURs for use of Habitat under this PUP.

For more information regarding the PUP application, please refer to the following attachments and link:

- The PUP application with maps defining the proposed treatment boundary and locations of invasive *Spartina* spp.;
- The document "Cordgrass – Frequently Asked Questions";
- The existing PUP authorization (effective June 17, 2016 – May 31, 2019) provides further details regarding the guidelines and restrictions under which the PUP was granted. The existing PUP can be viewed at:

http://www.for.gov.bc.ca/hra/Plants/publications/PMPs/PUPfinal_138-0211-2016-2019.pdf

Drinkwater Environmental Services has been retained by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development to assist in working with Local Government OR Identified Stakeholders OR the public regarding this application. If you have any questions and/or concerns regarding the PUP application, please direct all written responses or enquiries to:

Drinkwater Environmental Services
Bob Drinkwater

309-33718 King Road
Abbotsford, British Columbia, V2S 8J3
Email: invasive.plants@gov.bc.ca
Tel: (604) 302-2317

If you would like to speak to a representative from the Ministry of Environment and Climate Change Strategy directly about the proposed herbicide use outlined in this letter, please contact:

Chelsea Eby, Integrated Pest Management Officer
Ministry of Environment and Climate Change Strategy
Environmental Protection Division
10470 152nd Street
Surrey, British Columbia, V3R 0Y3
Email: Chelsea.Eby@gov.bc.ca
Tel: (604) 582-5337

Yours truly,



Sheryl Ann Wurtz, P.Ag.
Invasive Plant Specialist
Regional Operations Division – South Area
Range Branch – Invasive Plant Program
Email: Sheryl.Wurts@gov.bc.ca

Attachments: 2019 PUP application
Cordgrass – Frequently Asked Questions



Ministry of Environment and Climate Change Strategy

Pesticide Use Permit Application

This application is submitted under the *Integrated Pest Management Act* to obtain a permit for the use of pesticides as prescribed under the Integrated Pest Management Regulation (IPMR) Section 18. Following the submission of this application, the applicant will be provided an application number by ministry staff and instructed to consult the public in accordance with IPMR Section 60. The applicant must submit evidence of consultation and a statement of action proposed in response.

Permit
Application
Number:

Pesticide use may not proceed unless a permit has been issued.

A fee of \$1,000 must be submitted with this application. The fee is non-refundable once processing has occurred.

PLEASE PRINT CLEARLY. PROVIDE ADDITIONAL SHEETS IF REQUIRED.

1. Full Legal Name of Applicant

This name must be a Limited or Incorporated Company registered with the BC Registrar of Companies. Please provide the name exactly as registered along with the incorporation registration number. **If the applicant is not a Limited or Incorporated Company use full personal name.**

B.C. Ministry of Forests, Lands, Natural Resource Operations & Rural Development				
Applicant's Name			B.C. Incorporation Registration #	
			Sheryl Wurtz	
Business Operating Name, if different from above (i.e. Doing Business As)			Name of the Contact Person for the Permit	
441 Columbia Street	Kamloops	B.C.	V2C 2T3	
Suite #	Street Name and Number	City	Province	Postal Code
Sheryl.Wurtz@gov.bc.ca		(250) 371-3782		
E-mail Address		Area Code + Telephone #		Area Code + Cell Phone #

2. Name of the Owner or Manager of the Treatment Location

B.C. Ministry of Forests, Lands, Natural Resource Operations & Rural Development

3. Purpose of Proposed Pesticide Use

Eradication of invasive intertidal cordgrasses (*Spartina anglica*, *S. patens*, *S. densiflora*, and *S. alterniflora*) – designated provincial noxious weeds under the B.C. *Weed Control Act* – from the central east coast of Vancouver Island and the north Gulf Islands. This is the third 3-year Pesticide Use Permit pursued towards this purpose; the last permit (#138-0211-2016/2019) was granted from June 01, 2016 to May 31, 2019.

4. Proposed Start and End Date of Pesticide Use

	2019	June	01		2022	May	31
Commencement Date	Yr.	Mo.	Day	Completion Date	Yr.	Mo.	Day

5. Description of the Geographic Area to be covered by the Permit

Describe the location of the proposed treatment area:

Herbicide treatment will focus on sites located on the central east coast of Vancouver Island, which includes Comox Harbour and Baynes Sound, as well as the intertidal areas of the north Gulf Islands, which includes Hornby, Denman, and Sandy Island and the Seal Islets. Specific locations are refined following annual mapping of individual plants and clones. Mapping occurs each June and will identify the specific treatment in each area. See attached for location descriptions and maps (Note: sites are subject to shift from one year to the next).

In addition, a map must be attached to the application, identifying the gross boundaries of the treatment area.

For MOE IPM Office Use Only			
Date received:		Date permit mailed:	
Payment	OK ()	Not Attached ()	Incomplete () or Incorrect ()
Log No.:	Permit Expiry Date:		Permit No:
Application Processed by:	Referral to BCPCC () Regions () () ()		Region(s):

6. Type of Pesticide Use Requiring a Permit

Please check the category below that corresponds with your intended pesticide use. Note: the category must be for a pesticide or pesticide use as prescribed under the Integrated Pest Management Regulation Section 18.

- a) ☐ Permit-restricted pesticide
b) ☐ Aerial application of a pesticide
c) ☒ Use of a pesticide in or on a body of water
d) ☐ Use of a pesticide on public land not prescribed as requiring a licence or confirmation
e) ☐ Use of a pesticide under a confirmation or licence requiring an exemption from the applicable prescribed standards in Division 7, Part 2 of IPMR

If the prescribed use for which a permit is required falls under e) above, provide details of the regulated standard that the permit applicant considers impractical to meet and why. Propose alternative terms and conditions that in the opinion of the applicant will not cause unreasonable adverse effects.

This application seeks approval to apply herbicide to invasive *Spartina* under a time limited federal Emergency Use Registration for the product Habitat (a.i. imazapyr), in combination with surfactant Ag-Surf II (a.i. alcohol ethoxylate). This product is registered for aquatic use in the U.S. and will be applied in sparse amounts, using selective methods, to infestations of *Spartina* occurring on cobble beach, salt marsh, and intertidal mudflats in B.C. Selective treatments will occur during low tide to ensure sufficient drying time prior to the incoming tide.

7. Pesticide Information

a. Active Ingredient (common name)	b. Pesticide Trade Name	c. P.C.P. No.	d. Application Rate (kg a.i./ha)	e. Treatment Area (ha)	f. Quantity (kg a.i.)
Imazapyr	Habitat	30841	1.12-1.68 kg a.i./ha	26	29.1-43.7 kg
Alcohol ethoxylate	Ag-Surf II	30266	0.5% v/v	26	36.4 kg

8. Application Method

Selective treatments will occur during low tide to ensure sufficient drying time prior to the incoming tide. Specific timing of the applications will be dependent upon low tides, location of target plants in the tidal zone, and sufficient plant height, and will follow recommendations developed by the Washington State Government. There will be one application of herbicide to each *Spartina* plant annually. Hand-held spray bottles, backpack sprayers or mounted sprayers will be used to apply the herbicide. A total of less than 26 hectares of invasive *Spartina* are known to occur within the geographical area identified in this application. Prior to the first 3-year PUP, mechanical removal methods were used for 7 years in B.C., resulting in a continual increase in distribution and density of invasive *Spartina*. Areas consistently treated using chemical methods from 2013 to 2018 (e.g., for *S. anglica*) have seen an overall decreasing trend in size and density. This trend is expected to continue with the consistent application of herbicide. Although *S. patens* has been increasing in distribution and density in areas where only mechanical treatment methods have been used (i.e., the geographical area described in this application), herbicide trials on this species in Burrard Inlet have resulted in decreases in this species. Systemic herbicide is the only way to effectively prevent the spread of rhizomatous plants such as *Spartina*. The risk of not containing *Spartina* could have catastrophic outcomes for B.C.'s coastal ecosystems, navigation, fisheries, and tourism. The risk of applying small quantities of herbicide to these sensitive sites has been demonstrated to be low and may be further minimized using best practices established by the U.S.

9. Signature

The undersigned declares that the use of pesticides under the authority of this permit will comply with the *Integrated Pest Management Act and Regulation*.

Print Name: _____

Position Title: _____

Signature: _____

Date: _____

For MOE IPM Office Use Only

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□□□□.00

☐ Cheque ☐ Money Order ☐ Credit Card (Please provide credit card information in the area below)

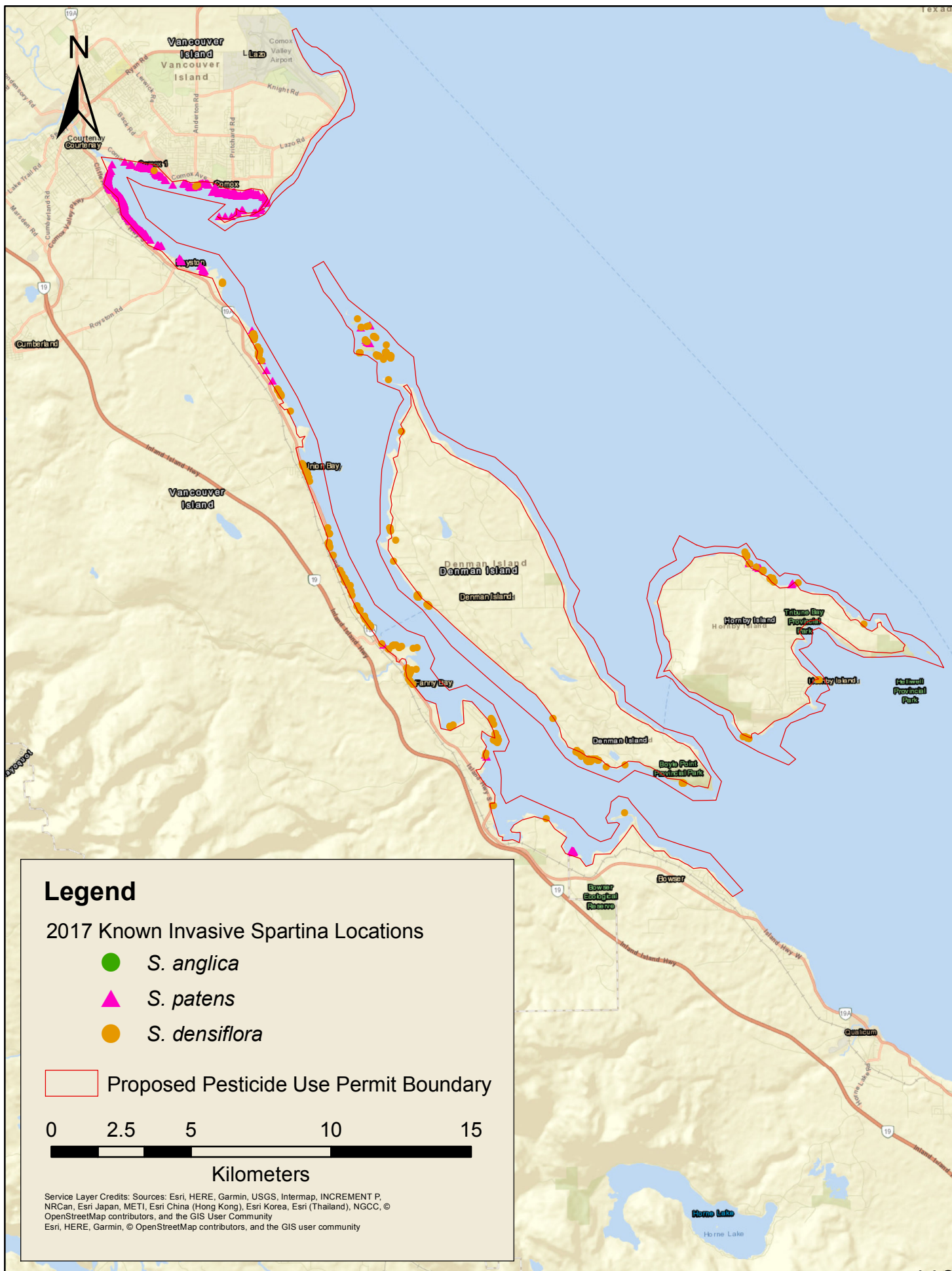
Name as it appears on cheque or money order: _____

Signature: _____

Note: Credit card information provided on this form will not be retained. Upon authorization of payment request this page will be destroyed.

Clearly mark the location of sites where pesticide use is intended.





WHAT IS *SPARTINA*?

Spartina refers to four species of non-native perennial, salt-tolerant cordgrasses invasive to the Pacific Northwest: *Spartina anglica* (English cordgrass), *S. densiflora* (dense-flowered cordgrass), *S. patens* (salt meadow cordgrass) and *S. alterniflora* (smooth cordgrass). All except *S. alterniflora* have been found in British Columbia.

WHY IS *SPARTINA* A PROBLEM?

If permitted to expand along B.C.'s coast, *Spartina* infestations are likely to:

- Significantly decrease habitat for shorebirds, waterfowl, fish, and shellfish;
- Eliminate important intertidal nursery grounds for juvenile fish, clams, mussels, Dungeness crab and other invertebrates;
- Cause sediment accumulation;
- Disrupt tidal drainage patterns;
- Impact coastal based industries, such as shellfish growers, fisheries and tourism (significant risk of losing rearing habitat for clams, mussels and oysters);
- Disrupt the ecology, structure, and function of mudflats, salt marshes, and other intertidal habitats that provide the basis for a complex food web, and;
- Alter estuary hydrology resulting in elevation changes that can affect navigation and cause coastal flooding.

HOW WIDESPREAD IS *SPARTINA* IN B.C.?

These invasive grasses are capable of forming massive single-species stands in ecologically critical habitat in the intertidal and low marsh communities of estuaries, outlets, and shoreline. They are invading thousands of hectares (ha) of intertidal mudflat along the west coast of the US and rapidly spreading into the Strait of Georgia.

B.C. *Spartina* infestations are limited to 36 hectares (89 acres); consisting of over a thousand plants dispersed over 17,000 coastal hectares. Multiple small sites along B.C.'s coastline create unique challenges in detecting, accessing, and eradicating. Impacted areas include the Fraser River Delta (Boundary Bay, Robert's Bank, and Burrard Inlet), the east coast of Vancouver Island (Baynes Sound and Comox Harbour), and the North Gulf Islands (Denman, Hornby, Sandy Island, and the Seal Islets).

Left uncontrolled, *Spartina* will likely spread in distribution and density across tens of thousands of hectares, leading to loss of migratory bird habitat as observed in estuaries in Washington and California.

	<i>S. ANGLICA</i>	<i>S. DENSIFLORA</i>	<i>S. PATENS</i>	<i>S. ALTERNIFLORA</i>
B.C. LOCATIONS	Fraser River Delta mudflats (Boundary Bay and Robert's Bank).	Vancouver Island (Baynes Sound, Comox Harbour), and Gulf Islands (Denman, Hornby, Sandy Islands and the Seal Islets).	Burrard Inlet, Vancouver Island (Baynes Sound, Comox Harbour), Sandy Island and the Seal Islets.	None known. (Present in WA State)

HOW DOES *SPARTINA* REPRODUCE?

Spartina reproduces by root fragments (rhizomes) and viable seeds. In early spring, new seedlings germinate and rhizomes sprout new shoots. Rapid growth occurs from May to August, with the majority of plants flowering in July and seed setting in September.

	<i>S. ANGLICA</i>	<i>S. DENSIFLORA</i>	<i>S. PATENS</i>	<i>S. ALTERNIFLORA</i>
FLOWERING TIME	June-Sept.	April-July	Late summer.	July –Nov.

HOW DOES *SPARTINA* SPREAD?

Spartina forms thick mats of reproductive roots, rhizomes, and seeds. Root fragments and seeds are spread mainly by tidal currents, but also by water birds, ballast water, dredging, aquaculture and intentional plantings for erosion control.

HOW MUCH OF B.C. IS AT RISK OF BEING INVADED BY *SPARTINA*?

A drift card study concluded in 2008 found that ocean currents could carry *Spartina* seeds and root fragments to the full extent of B.C.'s coastline, much of it possessing suitable habitat for *Spartina* establishment.

B.C. has over 27,000 km of coastline, including 59,300 ha (146,500 acres) of tidal flats and marsh in over 440 estuaries. Approximately 25,000 ha of B.C. tidal mud flats in the Fraser River delta are internationally recognized as important habitat for fish and migratory birds and support Canada's highest density of wintering waterfowl, shorebirds and raptors.

WHAT DOES *SPARTINA* LOOK LIKE?

In B.C., *Spartina* is an erect perennial grass, growing up to 1.5 m tall. It has large, smooth, often in-rolled leaves, angularly orientated along the stems. Flower clusters (inflorescences) occur at the top of the stem and are 2-24 cm long. A single *Spartina* plant, grown from seed, spreads into a circular clone. The clone spreads outward by rhizome, eventually combining with other clones to form a dense meadow mat.

	<i>S. ANGLICA</i>	<i>S. DENSIFLORA</i>	<i>S. PATENS</i>	<i>S. ALTERNIFLORA</i>
LEAVES	Alternate; bright green blades grow at distinctive 45-90° angle to stems; 5-40 cm long; 5-12 mm wide.	Alternate; rolled inwards; greyish-green, narrow leaves; 12-43 cm long; 4-8 mm wide.	Alternate; rolled inward; 10-50 cm long; 1-4 mm wide.	Alternate; robust, green-grey; 20-55 cm long; 4-25 mm wide.
STEMS	5 mm diameter at base; 1 m tall; reddish colour.	3-16 mm diameter at base; 1.5 m tall.	Thin and pliant; 1.5-4 mm diameter at base; 1.2 m tall.	5-14 mm wide at base; up to 3 m tall.
INFLORESCENCES (FLOWERHEADS)	Erect 2-12 "spikes" along one side only (resemble wheat).	2-13 "spikes" grow 60° from central axis.	Droopy, reddish colour.	Many spikes grow tightly together; 10-40 cm long.

WHERE DOES *SPARTINA* GROW?

Spartina grows in intertidal salt marshes and mudflats:

	<i>S. ANGLICA</i>	<i>S. DENSIFLORA</i>	<i>S. PATENS</i>	<i>S. ALTERNIFLORA</i>
HABITAT	High marsh zone to intertidal mudflats, where native plant species will not grow.	Cobble beach to high marsh zone to upper mudflats.	High marsh zone.	High to low marsh zones, incl. mudflats where beneficial species will grow.

HOW CAN I TELL *SPARTINA* APART FROM NATIVE PLANTS?

It can be difficult to differentiate between *Spartina* and beneficial plants growing in cobble beach and coastal marsh zones. The best time to locate *Spartina* is in mid to late fall, as it remains green longer than most native intertidal plants. *Spartina anglica* is the only plant that will grow in inter-tidal mudflats. Here is a key to common native plant look-alikes:

DON'T MISTAKE THESE BENEFICIAL PLANTS FOR INVASIVE *SPARTINA*!

	<i>SPARTINA</i> (INVASIVE CORDGRASS)	<i>DISTICHLIS</i> <i>SPICATA</i> (SEASHORE SALTGRASS)	<i>TRIGLOCHIN</i> <i>MARITIMUM</i> (SEASIDE ARROW- GRASS)	<i>LEYMUS MOLLIS</i> (AMERICAN DUNEGRASS)	<i>PLANTAGO</i> <i>MARITIME</i> (SEASIDE PLANTAIN)
HABITAT	Cobble beach to marsh zone to intertidal mudflats.	Salt marsh zone.	High intertidal zone only.	Coastal sand dunes, above stranded log line on beaches.	Marsh zone on beaches and rocky areas.
LEAVES	Large, smooth, often in-rolled; branch at 45-90° angle from stem.	Yellowish-green, 2-4 mm wide; finer than <i>S. anglica</i> .	Dark green; narrow, fleshy and vertical (2-120 cm long); do not branch like <i>S. anglica</i> .	Greyish-green; 6-15 mm wide.	Bright, green, fleshy; only 5-25 cm long.
STEM	Up to 1.5 m tall.	Solid, short (10-40 cm); much smaller than mature <i>S. anglica</i> .	Round (it is a rush, not a grass); flowering stem often taller than leaves.	Grows up to 1.8 m tall; smaller plants can be mistaken for <i>S. anglica</i> or <i>S. alterniflora</i> .	Leaves protrude from base of plant rather than branching out from vertical stem as in <i>S. anglica</i> .
LIGULE (JOINT BETWEEN LEAF BLADE AND STEM)	Fine straight hairs.	Ridge with small, dense bristles.	No ligule.	No fine hairs or bristles.	No ligule (it is a herb, not a grass).

ARE THERE ANY NATIVE *SPARTINAS* IN B.C.?

Spartina gracilis (alkali cordgrass) is a native perennial grass known to occur in wet ditches and meadows to dry (often alkaline) areas in the steppe and montane zones; infrequent in south central and southeast B.C., rare in northeast B.C.

WHERE DO THE INVASIVE *SPARTINAS* COME FROM?

Along the Pacific Coast, there are several species of invasive cordgrass that have invaded thousands of hectares of intertidal mudflat along the west coast of the United States (Washington, Oregon and California) and are currently spreading in the Strait of Georgia mainly by tidal currents.

	<i>S. ANGLICA</i>	<i>S. DENSIFLORA</i>	<i>S. PATENS</i>	<i>S. ALTERNIFLORA</i>
ORIGIN	Fertile hybrid species of <i>S. maritima</i> (native to England) and <i>S. alterniflora</i> (native to eastern US and introduced to England)	South America.	Atlantic Coast of North America.	Atlantic Coast of North America.

HOW LONG HAS *SPARTINA* BEEN IN B.C. AND HOW DID IT GET HERE?

Anecdotal evidence suggests *S. patens* has been present in B.C. since the 1980's, while *S. anglica* was detected more recently in 2003. Historically in other jurisdictions, *Spartina* has established through unintentional planting with other plants during ecosystem restoration, intentionally planted as a grazing crop for animals, as packing for shellfish, and range expansion (rhizome and seedlings).

WHAT IS THE MOST EFFECTIVE WAY TO CONTROL *SPARTINA*?

Rhizomatous plants, such as *Spartina*, may develop new plants by the dispersal of seed or a single root fragment. It is extremely difficult to ensure all root fragments are removed when hand digging *Spartina*. For this reason, manual control is extremely difficult, labour intensive and often ineffective. Digging and burying with an excavator is a more thorough method of removing all root fragments; however, using an excavator in sensitive tidal areas can have unintentional impacts.

The most targeted, effective method of containing and eradicating *Spartina* is systemic herbicide treatment. Systemic herbicides are absorbed by the target plant through the leaves and/or roots and transported throughout the internal system of the plant. These herbicides travel through the plant's vascular system and, depending on the mode of action, inhibit and/or eliminate plant growth.

WHAT IS THE COST OF DOING NOTHING?

Delay in addressing the *Spartina* invasion will increase the eradication costs to B.C. several fold. The current eradication plan estimates an annual cost of \$200,000 for 5 years to eradicate *Spartina* from B.C. Washington State initiated an eradication program once infestations had already reached several thousand hectares in area. This has required spending of over \$1 million annually since 2003 to control *Spartina*.

WHAT IS THE PROVINCE DOING ABOUT *SPARTINA*?

Building on the *West Coast Governor's Agreement on Ocean Health* and the *Pacific Coast Collaborative Agreement* – cross border partnerships with the States of Washington, Oregon, and California that aim to reduce the ecological and economic impacts of invasive species and promote ocean health – B.C. has committed to the containment, reduction, and eventual eradication of *Spartina* from the province. With success in the first stage (containment), B.C. is now pushing towards reduction and eradication.

Since 2004, the B.C. *Spartina* Working Group has mapped infestations, removed plants by machine and by hand, conducted evaluations on effectiveness and undertaken public education and training, including development of the www.spartina.ca website. In 2010, a *Spartina* Response Plan outlined the issues, treatment options, required funding and recommended next steps. Since its beginning, the Working Group has developed a strong, cooperative relationship with the Washington State Department of Agriculture - the leading manager of *Spartina* for Washington State.

Since 2013, the Province has acquired Pesticide Use Permits (PUPs) and Emergency Use Registration (EUR) for the use of Habitat herbicide to treat infestations of *S. anglica* and *S. patens* along the Lower Mainland infested coastal areas.

SPARTINA PROGRESS IN B.C.

From 2003 to 2012, mechanical removal (digging by hand and with machinery) was the only method used to control *Spartina* in B.C. Detailed monitoring indicated that this approach alone was not containing or reducing *Spartina*, with only 10% being removed annually due to limited funds and remaining infestations continuing to expand.

In 2013, based on the recommendations of the *Spartina* Response Plan, the B.C. *Spartina* Working Group, with the support of the B.C. Inter-Ministry Invasive Species Working Group, incorporated herbicide into the integrated pest management approach in the Fraser Delta, resulting in an overall decrease in the total area impacted by *Spartina anglica* by a total of 65% in the Lower Mainland since 2016. Similar approaches in Washington, Oregon and California have resulted in *Spartina* reductions of up to 85%. In Willapa Bay, Washington, the removal of *Spartina* from mudflats by either mechanical or chemical means resulted in dramatic increases in shorebird and waterfowl use within several years of treatment.

In areas of Burrard Inlet, the west coast of Vancouver Island and the north Gulf Islands, several trials of various treatment methods have been tested on *S. patens* to determine the most efficacious and cost effective treatment for this species. These methods include manual and mechanical digging, shading plots, mowing and, in Burrard Inlet only, the use of herbicide. To date, only herbicide treatments have been shown to reduce the spread and distribution of *S. patens*. For this reason, the Province plans to increase the area of *S. patens* treated by herbicide to also include the west coast of Vancouver Island and the north Gulf Islands as infestations in these areas continue to expand despite the various treatment efforts in these areas.

On Vancouver Island since 2012, the *Spartina densiflora* infestation has been reduced from an estimated 3.0 to 0.5 ha using manual removal methods. The Province will therefore continue using manual removal methods as the primary treatment method for this species and will incorporate herbicide treatments only where necessary. From 2013 to 2018 the integrated pest management approach has resulted in an overall decreasing trend in the size and density of invasive *Spartina*, including the selective use of herbicide where

warranted. This trend is expected to continue with the consistent application of integrated pest management principles. The Province is now moving towards applying for additional PUPs to replace the existing one, which expires May 31, 2019, for the purpose of treating, with herbicide, all known *S. anglica* and *S. patens* infestations within the intertidal areas of B.C.

WHAT IS THE PURPOSE & SCOPE OF THE PESTICIDE USE PERMIT

Support for the use of integrated pest management principles for the purpose of eradicating invasive intertidal cordgrasses (*Spartina anglica*, *S. patens*, *S. densiflora*) from the coast of B.C.

The Pesticide Use Permit (PUP) public consultation will be completed as required by the B.C. Ministry of Environment & Climate Change Strategy, and will include First Nations, stakeholders and the public in the geographic area of Metro Vancouver (including Boundary Bay, Robert's Bank and Burrard Inlet), and the east coast of Vancouver Island and the Gulf Islands (including Comox, Courtenay, Deep Bay, Denman Island, Hornby Island, and Sandy Island). The geographical area may expand over time to include sites located in Sturgeon Bank. Specific locations are refined following annual mapping of individual plants and clones. Mapping occurs each year and will identify the specific treatment locations in each area.

The total herbicide treatment area is less than 36 hectares, dispersed across more than 17,000 coastal hectares. Treatments will occur in summer and fall between June 01, 2019 and May 31, 2022. The provincial PUP authorization is part of a broader federal time limited Emergency Use Registration (ER) submitted to Health Canada for *Spartina* eradication in B.C. Beyond the scope of the PUP consultation, general *Spartina* management information will be communicated to impacted land occupiers and stakeholders province-wide.

WHO IS THE B.C. SPARTINA WORKING GROUP?

The B.C. *Spartina* Working Group formed in 2004 and is a partnership of different governments, non-government organizations and industry collaborating to eradicate invasive *Spartina* species from B.C.'s shores. The team represents a diversity of responsibilities including: environment, migratory birds, habitat restoration and public use. Ducks Unlimited Canada (DUC) has been leading the B.C. *Spartina* Working Group in its provincial eradication efforts since the group's formation. Members of the group include, but are not limited to:

- Ducks Unlimited Canada
- Canada Wildlife Service
- Fisheries and Oceans Canada
- B.C. Ministry of Environment & Climate Change Strategy
- Metro Vancouver
- City of Surrey
- Corporation of Delta
- City of Port Moody
- Port Metro Vancouver
- B.C. Ministry of Forests, Lands, Natural Resource Operations & Rural Development
- Vancouver Island Conservation Land Management Program
- Community Mapping Network
- Friends of Semiahmoo Bay Society
- Invasive Species Council of Metro Vancouver
- Coastal Invasive Species Committee

HOW DO I GET INVOLVED IN *SPARTINA* MAPPING OR ERADICATION EFFORTS?

To get involved in *Spartina* mapping or eradication efforts in your community, contact:

Ducks Unlimited Canada
Email: M_Winand@ducks.ca

HOW DO I REPORT A *SPARTINA* SIGHTING?



Call toll-free: 1-888-WEEDSBC



Online mapping program: <http://maps.gov.bc.ca/ess/hm/iapp/>



Smartphone applications:

iPhone <https://itunes.apple.com/app/report-a-weed/id547471331?mt=8>

Android <https://play.google.com/store/apps/details?id=com.hipwood.reportaweed>



Islands Trust Conservancy Report to Local Trust Committees and Bowen Island Municipality November 2018

New Islands Trust Conservancy Board Members and Chair

The Islands Trust Conservancy board has two new members from the new 2019-2023 Islands Trust Council. Doug Fenton, a first-time trustee from Thetis, was elected to sit on ITC and the Board also welcomes Trustee Sue Ellen Fast as the appointed representative of the Islands Trust's Executive Committee. The Conservancy also re-welcomes returning trustee Kate-Louise Stamford, who was elected to the Board for a second term by the Islands Trust Council.

The Islands Trust Conservancy Board is comprised of two islands trustees elected to their positions by the Trust Council; one appointed Islands Trustee from the Trust Council executive and three provincially appointed board members from the islands at large.

The Islands Trust Conservancy Board

Richard “Hoops” Harrison – Saturna Island
Robin Williams – Salt Spring Island
Linda Adams – Salt Spring Island
Doug Fenton – Thetis Island
Sue Ellen Fast – Bowen Island
Kate-Louise Stamford – Gambier Island

At the November 27th meeting, Trustee Stamford was elected by acclamation by the ITC Board as their chair. This position is reviewed on an annual basis.

Islands Trust Conservancy Budget Submission

The Islands Trust Conservancy board received the Islands Trust Conservancy budget for information.

2019 Islands Trust Conservancy Board Meeting Dates

The Islands Trust Conservancy board approved the 2019 meeting schedule.

Regional Conservation Plan Reporting

The Islands Trust Conservancy board discussed ways to communicate the Regional Conservation Plan to local trust committees, the Bowen Island Municipality, Executive Committee and Trust Council.

Incorporation of Regional Conservation Plan into Land Use Planning

The Islands Trust Conservancy board discussed ways to communicate incorporating the Islands Trust Conservancy's 2018-2027 Regional Conservation Plan and associated mapping and data into Official Community Plans, Land Use Bylaws and local planning initiatives and projects and agreed to discuss further strategies for work with local trust committees and the Bowen Island Municipality at its January meeting.

Bylaw Amendment

The Islands Trust Conservancy board directed staff to provide recommendations for revision of Islands Trust Conservancy Bylaw 1 to add options for an alternate chair as there can be extra travel challenges when crossing from the mainland to the Victoria office.

New Name: Islands Trust Conservancy

ITC staff provided a briefing note about the status of the Islands Trust Conservancy name change and budget.

Summary of Current Island-by-Island Activities

Bowen

Trustee Fast reported that New Zealand MP Eugenie Sage came to Bowen Island and requested Islands Trust Conservancy covenant program information.

Denman

The Islands Trust Conservancy board received correspondence from the Cowichan Valley Regional District regarding the Denman Cross Island Trail. Invasive species removal and trail clearing, sign installation, and tree protection for forest restoration continue at three ITC nature reserves on Denman.

Gambier

Public consultation for the updated management plans of three Gambier Island Nature Reserves (Brigade Bluffs, Long Bay Wetland, Mount Artaban) is underway with a public survey and a public, open-house webinar on December 12, 2018.

Lasqueti

The Salish View campaign continues, in partnership with the Lasqueti Island Nature Conservancy (LINC).

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

*Kate-Louise Stamford, Chair kstamford@islandstrust.bc.ca
Islands Trust Conservancy itcmail@islandstrust.bc.ca*

Link Island (Gabriola Island Local Trust Area)

The Islands Trust Conservancy and the Nanaimo Area Land Trust registered a NAPTEP covenant over 19.3 ha of Link Island. The Natural Area Exemption Certificate providing the property tax exemption was registered in October. The covenant has significant ecological value and is a good model of land conservation under the NAPTEP program.

North Pender Island

The Islands Trust Conservancy board received correspondence sent to North Pender LTC from Islands Trust Conservancy staff regarding Medicine Beach Nature Reserve.

Thetis

The Islands Trust Conservancy is negotiating a conservation covenant for Fairyslipper Forest Nature Reserve with the Thetis Island Nature Conservancy and the Cowichan Community Land Trust. Ecological information is being collected for the covenant baseline report and the management plan and a public open house was held on Thetis Island on October 13, 2018. Islands Trust Conservancy staff and Trustee Fenton met with representatives from the Penelakut Tribe, the Thetis Island Nature Conservancy and the Cowichan Community Land Trust to discuss property management on Thetis Island.

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

*Kate-Louise Stamford, Chair kstamford@islandstrust.bc.ca
Islands Trust Conservancy itcmail@islandstrust.bc.ca*



Islands Trust

Print Date: January 31, 2019

Applications

Agricultural Land Reserve

File Number	Applicant Name	Date Received	Purpose
DE-ALR-2018.1	Kirk, JARRAH	05-Nov-2018	PID: 027-381-447 Cider production from other sources. Civic address: 1100 Lacon Road, Denman Island, BC

Planner: Jaime Dubyna

Planning Status

Status Date: 29-Jan-2019

Conversation with applicant re: floor area of dwelling and cidery. Provided information for Groundwater License for non-domestic use.

Status Date: 14-Jan-2019

Planner reviewing application.

Development Permit

File Number	Applicant Name	Date Received	Purpose
DE-DP-2011.2	Day, Ella	21-Mar-2011	For barn sited within DP #1: Komass Bluff

Planner: Marnie Eggen

Planning Status

Status Date: 25-Sep-2018

No change in status.

Status Date: 18-Apr-2017

Waiting for applicant to take next steps working with Bylaw Enforcement team.

Status Date: 29-Jul-2013

File passed on to Bylaw enforcement

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
DE-DVP-2011.1	Day, Ella	13-May-2011	Barn on property line

Planner: Marnie Eggen

Applications

Planning Status

Status Date: 25-Sep-2018

No change in status.

Status Date: 18-Apr-2017

Waiting for applicant to take next steps working with Bylaw Enforcement team.

Status Date: 29-Jul-2013

no change; file passed on to bylaw enforcement

File Number	Applicant Name	Date Received	Purpose
DE-DVP-2018.2	Newcombe, Wayne	20-Nov-2018	PID: 000-120-251 Applying for variance to bring property into compliance with bylaws. Civic address: 2993 Nelson Crescent, Denman island, BC.

Planner: Ian Cox

Planning Status

Status Date: 28-Jan-2019

Slated for March 7th meeting agenda. Statutory notification to be sent the week of February 19th, 2019.

Status Date: 30-Nov-2018

Applicant states 'proposed garage' shown on site plan not to be included in DVP application.

Status Date: 29-Nov-2018

Initial file review, Planner Cox

Rezoning

File Number	Applicant Name	Date Received	Purpose
DE-RZ-2017.1	Denman Community Land Trust Association	12-Sep-2017	PID: 009-708-537 Create two lots for affordable housing for seniors. Civic address: 3730 Denman Road, Denman Island, BC

Planner: Marnie Eggen

Planning Status

Status Date: 06-Nov-2018

Staff continuing to consult with FLNRORD and DCLTA water licencing

Applications

Status Date: 19-Jun-2018

Staff consulting with Ministry on TOR and DCLTA licensing.

Status Date: 05-Mar-2018

Awaiting information to rectify ALC conditions of approval for exclusion and rezoning application. Requested applicant apply for a water license to harmonize Ministry requirements and DE LTC TOR.

File Number	Applicant Name	Date Received	Purpose
DE-RZ-2018.1	Denman Housing Association (Snyder & Terry) Planner: Marnie Eggen	01-Oct-2018	PIDs: 009-704-523 (Snyder) and 006-657-290 (Terry) Rezoning to change number of allowed dwellings
Planning Status			

Status Date: 24-Oct-2018

Executive Committee approved sponsorship application

Status Date: 22-Oct-2018

Planner reviewing

Status Date: 10-Oct-2018

EC sponsorship application received.

Siting and use Permit

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2009.14	Day, Jean Ella	02-Nov-2009	2900 SWAN RD One 26 foot high barn.
Planner: Marnie Eggen			
Planning Status			

Status Date: 25-Sep-2018

No change in status.

Status Date: 30-Jun-2011

On hold until outcome of DP and DVP.

Applications

Status Date: 03-Mar-2011

New info submitted by applicant indicates bld sited on lot line; options provided to applicant

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2014.10	Stoneman, Daniel & Debra Planner: Rob Milne	29-Sep-2014	Residence, Garage, Chicken House, Beach Stairs, Woodshed
Planning Status			

Status Date: 03-Nov-2014

On hold pending confirmation of compliance with condtions of approval for DE-DP-2014.2

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2018.19	Friesen Family Construction Planner: Bronwyn Sawyer	05-Nov-2018	PID: 028-740-645 Building new primary residence and accessory building for farm workers Civic address: 4010 / 4150 Denman Road, Denman Island, BC
Planning Status			

Status Date: 25-Jan-2019

Request made by property owner to withdraw application.

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2018.20	Grant, ROBERT Planner: Ian Cox	21-Nov-2018	PID: 000-211-320 Building boathouse/garage Civic address: 8105 Komas Road, Denman Island, BC
Planning Status			

Status Date: 28-Jan-2019

Awaiting QEP report.

Status Date: 25-Jan-2019

Need for QEP confirmation of location of proposed development in relation to RAR. Applicant has agreed to provide in advance of possible RAR assessment report required for DP.

Status Date: 15-Jan-2019

Received height and setbacks from applicant.

File Number	Applicant Name	Date Received	Purpose
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Applications

DE-SUP-2019.1 Muggoch, Nancy 03-Jan-2019 PID: 003-225-640 Building SFD Civic address: 3780 East Road, Denman Island, BC

Planner: Ian Cox

Planning Status

Status Date: 28-Jan-2019

Awaiting applicant reply.

Status Date: 25-Jan-2019

Awaiting applicant reply to planner query regarding 'existing 10x10 shed' as shown on site plan. Possible need for DVP if cannot site elsewhere.

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2019.2	Taylor, Kimberly	23-Jan-2019	PID: 028-639-952 Building SFD. Civic address: 4220 Danes Road, Denman Island, BC

Planner: Jaime Dubyna

Planning Status

Status Date:

Subdivision

File Number	Applicant Name	Date Received	Purpose
DE-SUB-2015.1	De Villiers & Fraser, Etienne & Louise	24-Dec-2014	2201 Tristone Road S.946 (2 lot subdivision)

Planner: Teresa Ritemann

Planning Status

Status Date: 25-Sep-2018

Returned original copy of covenant and proof of registration on title received. Planner working with Finance to close Cost Recovery file and SUB file.

Status Date: 05-Jun-2018

LTC accepted the covenant and signed. Planner returned covenant to applicant's lawyer for final signatures and registration. Awaiting confirmation of registration on title and returned original copy of signed covenant for IT records.

Applications

Status Date: 16-Apr-2018

Planner recommending LTC to accept and sign the Covenant at the May 1 LTC meeting.

File Number	Applicant Name	Date Received	Purpose
DE-SUB-2016.1	MCKEACHIE, MORLEY	01-Feb-2016	PID: 005-850-771 Proposed four lot Subdivision application
Planner:			
Planning Status			

Status Date: 24-Oct-2018

Update email sent to MOTI and copied to applicant to notify that Planner TR is leaving IT and to correspond through general email until another Planner is assigned.

Status Date: 27-Aug-2018

Revised referral response sent to MOTI and copied to Denman LTC and applicant.

Status Date: 23-Aug-2018

Updated plan of proposed subdivision received from MOTI.

File Number	Applicant Name	Date Received	Purpose
DE-SUB-2017.1	McElhanney Associates & Land Surveying	09-Jan-2017	PID: 005-850-011 Subdivide property into two lots for residential purposes. 5465 Lacon Road, Denman Island.
Planner: Marnie Eggen			
Planning Status			

Status Date: 10-Oct-2018

No change.

Status Date: 17-Aug-2017

Revised Preliminary Layout Approval received from MOTI

Status Date: 31-May-2017

DVP Issued.

File Number	Applicant Name	Date Received	Purpose
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Applications

DE-SUB-2017.4 Denman Community 29-Nov-2017 PID: 009-708-537 - Lot line adjustment Civic address: 3730 Denman Road, Denman Island, BC
Land Trust (Harlene Holm) PID: 009-708-189 - Lot line adjustment Civic address: 3806 Denman Road, Denman Island, BC

Planner: Marnie Eggen

Planning Status

Status Date: 23-Jan-2019

Final Letter of Approval issued.

Status Date: 19-Sep-2018

Preliminary Layout Approval received from MOTI

Status Date: 16-Aug-2018

Awaiting Preliminary Layout Approval from MOTI.

File Number	Applicant Name	Date Received	Purpose
DE-SUB-2018.1	PANDESIGN INC	18-Sep-2018	PID: 028-605-691 Civic address: 2100 Crescent Road, Denman Island Divide property into 2 residential lots.

Planner: Jaime Dubyna

Planning Status

Status Date: 15-Nov-2018

Planner completed review and sent referral report to MOTI with conditions of PLA including requirement of covenant in accordance with Regulation 1.2.4 and Subsection 2.8.22 of the Land Use Bylaw.

Status Date: 18-Oct-2018

Planner reviewing application.

File Number	Applicant Name	Date Received	Purpose
DE-SUB-2018.2	Sea Berry Farm Ltd.	19-Oct-2018	PID: 000-974-081 5 lot subdivision Civic address: 1300 Farley Road, Denman Island, BC

Planner: Ian Cox

Planning Status

Status Date: 28-Jan-2019

Planner to provide referral response by end of January.



Applications

Status Date: 04-Jan-2019

MOTI tech confirm will still accept response. Appliant provided additional info regarding updated plan, covenant, etc.

Status Date: 02-Jan-2019

File to planner Cox. Initial review and call MOTI District Tech regarding status. \nNo I.T. staff referral response on file - MOTI referral due date was July 20, 2018.

Islands Trust
LTC EXP SUMMARY REPORT F2019
Invoices posted to Month ending November 2018

615 Denman	Invoices posted to Month ending November 2018	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-615	LTC "Trustee Expenses"	750.00	305.21	444.79
LTC Local				
65200-615	LTC - Local Exp - LTC Meeting Expenses	4,500.00	1,678.56	2,821.44
65210-615	LTC - Local Exp - APC Meeting Expenses	600.00	385.71	214.29
65220-615	LTC - Local Exp - Communications	250.00	33.32	216.68
65230-615	LTC - Local Exp - Special Projects	500.00	0.00	500.00
TOTAL LTC Local Expense		<u>5,850.00</u>	<u>2,097.59</u>	<u>3,752.41</u>
Projects				
73001-615-4011	Denman Farm Plan	5,500.00	3,243.85	2,256.15
73001-615-4062	Denman First Nations Relations	2,500.00	3,570.94	-1,070.94
TOTAL Project Expenses		<u>8,000.00</u>	<u>6,814.79</u>	<u>1,185.21</u>

Islands Trust
LTC EXP SUMMARY REPORT F2019
Invoices posted to Month ending December 2018

615 Denman	Invoices posted to Month ending December 2018	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-615	LTC "Trustee Expenses"	750.00	405.44	344.56
LTC Local				
65200-615	LTC - Local Exp - LTC Meeting Expenses	4,500.00	1,678.56	2,821.44
65210-615	LTC - Local Exp - APC Meeting Expenses	600.00	385.71	214.29
65220-615	LTC - Local Exp - Communications	250.00	33.32	216.68
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TOTAL Project Expenses		<u>8,000.00</u>	<u>6,814.79</u>	<u>1,185.21</u>

Denman Island Local Trust Committee Policies & Standing Resolutions

No	Meeting Date	Resolution No.	Issue	Policy/Standing Resolution
1.	June 26, 2018	DE-2018-056	Proactive enforcement of Short-term Vacation Rentals	It was MOVED and SECONDED, that the Denman Island Local Trust Committee adopt the following standing resolution: "That Bylaw Enforcement staff undertake proactive enforcement of Short-term Vacation Rentals on Denman Island". Trustee Critchley spoke to the motion summarizing the background that has led to this resolution and confirmed that Bylaw Enforcement staff will be making efforts to work with unlawful operations to bring them into compliance. Trustee Busheikin confirmed her support for the standing resolution having spoken to many constituents voicing concerns regarding Short-term Vacation Rentals on Denman Island since the last meeting. The question on the motion was then called.
2.	June 26, 2018	DE-2018-066	Processing of non-medical cannabis retail license applications	It was MOVED and SECONDED, that the Denman Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications: • Proposed or amended licenses for non-medical cannabis retail establishments require an application to the Local Trust Committee. • The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical. • The public consultation process shall be determined by the Local Trust Committee after initial review of the proposal. • However, as a minimum, the Local Trust Committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: - o Name of the applicant and a description of the proposal in general terms; - o The location of the proposed establishment and the subject site; - o The place where, and date and time when, both a public meeting will be held and a resolution of the Local Trust Committee considered; - o The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license

				application; and o How public comments may be submitted to the Local Trust Committee.
3.	October 9, 2018	DE-2018-096	Application processing	It was MOVED and SECONDED, that the Denman Local Trust Committee direct staff to give priority to processing applications for affordable housing projects until further direction by the Denman Island Local Trust Committee.
4.	November 20, 2018	DE-2018-100	Bylaw enforcement on unlawful STVRs	That the Denman Island Local Trust Committee adopt the following standing resolution: that the Denman Island Local Trust Committee direct Bylaw Enforcement to use the following priority in dealing with unlawful short-term vacation rentals (STVRs): 1. Unlawful STVRs that have been the subject of substantiated complaints; 2. Unlawful STVRs that are operated by persons who normally do not reside on Denman Island; 3. Unlawful STVRs operated by persons who do not reside on the same property as the STVR; 4. Unlawful STVRs operated by persons who reside on the same property as the STVR.
5.	November 20, 2018	DE-2018-104	Cannabis License applications	That the Denman Island Local Trust Committee adopt the following standing resolution: that the Denman Island Local Trust Committee requests that Notices of Intention to Apply for a Cannabis License be forwarded to the Local Trust Committee upon receipt by the Islands Trust, and included in the next Local Trust Committee regular meeting agenda package.

Top Priorities

Denman Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Denman Island Farm Plan Implementation	Incorporate Bylaw 223 considerations (agriculture, intensive agriculture, feedlot definitions)		Sonja Zupanec Marnie Eggen	
2	Temporary Use Permits	To support the development of Temporary Use Permits for short-term vacation rentals and other uses	09-Oct-2018	Miles Drew Ann Kjerulf	
3	Cannabis Land Use Regulation	Review of land use regulations with respect to cannabis production and retail sales.	20-Nov-2018	Ann Kjerulf	

**Projects****Denman Island**

Description	Activity	R/Initiated
Protected Area Network	Undertake planning for a Protected Area Network on Denman Island	15-Mar-2011
Alternative Energy	Consider regulations governing wind towers and Ocean Loop Geo-Exchange Systems. Monitor recommendation from Trust Council.	15-Aug-2011
Dwelling Floor Area Regulation	Consider regulations to limit the gross floor area of a dwelling	25-Oct-2011
Climate Change	Consider climate change adaptation and mitigation measures	25-Oct-2011
Development Procedures Review	Review and update Development Procedure Bylaw No. 71	11-Dec-2012
Cannabis production and retail sales	Review land use regulations for cannabis production and retail sales.	01-May-2018
Alternative Dispute Resolution	To be considered as part of the enforcement tool kit, possibly in cooperation with the Hornby Island Local Trust Committee	26-May-2015
Denman Village Plan	Undertake a Denman Downtown Village Neighbourhood Plan; the plan might include reduction in greenhouse gas emissions; encouragement of a healthy, sustainable economy; addressing of water and septic concerns; and consideration of Denman Community Design Charrette Final Report Jan 2018 recommendations.	26-May-2015
Travel trailers	LUB amendments and enforcement policies regarding the use of travel trailers	07-Mar-2017
Occasional use of accessory buildings	Amend LUB definition of the term occasional in relation to the use of an accessory building to clarify that it refers to a cumulative use of not more than 45 days per year regardless of who is staying there	07-Mar-2017
Greenshores Workshop		01-May-2018

Projects

Denman Island

Description	Activity	R/Initiated
Incorporate the Regional Conservation Plan into land use planning.	To foster preservation and protection of the Denman Island Ecosystems (based on the Islands Trust Conservancy Report, dated July 17, 2018)	07-Aug-2018
Temporary Use Permits	Draft bylaw to implement Temporary Use Permits for short term vacation rentals.	09-Oct-2018
Facilitating affordable, attainable and seniors housing.	Secondary suites review and consideration of further opportunities to support housing options. Consideration of DCLTA and Northern Housing Needs Assessment report recommendations.	20-Nov-2018