



Denman Island Local Trust Committee

Regular Meeting Agenda

Date: January 12, 2016
Time: 10:30 am
Location: Denman Seniors Hall
1111 Northwest Rd, Denman Island, BC

Pages

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. TOWN HALL AND QUESTIONS
4. COMMUNITY INFORMATION MEETING - none
5. PUBLIC HEARING - none
6. MINUTES
 - 6.1 Local Trust Committee Minutes dated December 1, 2015 for adoption 3 - 14
 - 6.2 Local Trust Committee Public Hearing Record dated December 1, 2015 for receipt 15 - 17
 - 6.3 Section 26 Resolutions-Without-Meeting - none
 - 6.4 Advisory Planning Commission Minutes - none
 - 6.5 Marine Advisory Planning Commission Minutes - to be distributed
7. BUSINESS ARISING FROM MINUTES
 - 7.1 Follow -up Action List dated January 4, 2016
 - 7.2 Proposed Meeting with K'omoks First Nation - for discussion
8. DELEGATIONS
 - 8.1 Denman Community Land Trust Association regarding Agricultural Land Commission Application
9. CORRESPONDENCE

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

 - 9.1 Email dated December 1, 2015 from Graham Brazier regarding Bylaw No. 207 18 - 18

10. APPLICATIONS AND REFERRALS

- | | | |
|------|--|---------|
| 10.1 | Pesticide Use Permit Application (Ministry of Environment, Ecosystems Protection)- Response dated December 9, 2015 | 19 - 19 |
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11. LOCAL TRUST COMMITTEE PROJECTS

- | | | |
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| 11.1 | Marihuana for Medical Purposes Regulation - for discussion | |
| 11.1.1 | Staff Report dated November 9, 2015 | 20 - 25 |
| 11.1.2 | Email dated December 1, 2015 from Keith Porteous | 26 - 26 |

12. REPORTS

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| 12.1 | Work Program Reports | |
| 12.1.1 | Top Priorities Report dated January 4, 2016 | 27 - 27 |
| 12.1.2 | Projects List Report dated January 4, 2016 | 28 - 29 |
| 12.2 | Applications Report dated January 4, 2016 | 30 - 35 |
| 12.3 | Trustee and Local Expense Report dated December, 2015 | 36 - 36 |
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| 12.5 | Local Trust Committee Webpage | |
| 12.6 | Chair's Report | |
| 12.7 | Trustee Reports | |
| 12.8 | Electoral Area Director's Report | |
| 12.9 | Trust Fund Board Report - none | |

13. NEW BUSINESS

14. UPCOMING MEETINGS

- | | | |
|------|---|--|
| 14.1 | Next Regular Meeting Scheduled for Tuesday, March 15, 2016 at 10:30 am at the Denman Seniors Centre, 1111 Northwest Road, Denman Island, BC | |
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15. TOWN HALL

16. CLOSED MEETING - none

17. ADJOURNMENT



Denman Island Local Trust Committee Minutes of Regular Meeting

Date: December 1, 2015
Location: Denman Seniors Hall
 1111 Northwest Rd, Denman Island, BC

Members Present Susan Morrison, Chair
 David Critchley, Local Trustee
 Laura Busheikin, Local Trustee

Staff Present Rob Milne, Island Planner
 Miles Drew, Bylaw Enforcement Manager
 Vicky Bockman, Recorder

Others Present Approximately twenty-five (25) members of the public - am
 Approximately thirteen (13) members of the public - pm

1. CALL TO ORDER

Chair Morrison called the meeting to order at 10:30 am. She welcomed the public and introduced herself, Trustees, staff and recorder. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 9.1 Email dated November 13, 2015 from Allan Danks re: Cross-Island Trail
- 9.2 Letter to Stuart Craig, SMC Consulting from Shelley McKeachie, Co-chair, Association of Denman Island Marine Stewards (ADIMS) dated November 19, 2015 re: Spartina Pesticide Use Permit Application
- 9.3 Letter from Barbara Mills & Shelley McKeachie, Co-chairs, ADIMS dated November 26, 2015 re: Bylaw No. 207 Stakeholder Meeting
- 9.4 Letter from Ramona de Graaf, Ian Birtwell, Doug Hay and Ross Peterson dated November 17, 2015 re: Loss of forage fish habitat from destructive seaweed harvesting methods
- 12.1.3 Secondary Suites and Cottages Brochures Discussion
- 17 Closed Meeting
- 17.1 Motion to Close Meeting
- 17.2 Recall to Order

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Edi Johnston expressed her support for draft Bylaw No. 207 and limiting driving on the beach. She provided comments in response to the November 3, 2015 Stakeholder's Meeting and submitted a copy of her speaking notes for the record.

Shelley McKeachie read a letter supporting draft Bylaw No. 207 from Shari Dunnet and Richard Menard and submitted the letter for the record.

Barbara Mills read from a letter written in support of draft Bylaw No. 207. The letter was on the agenda as item 9.3.

Dorri Woodward, Co-ordinator for the Denman Island Forage Fish Group and Co-chair of the Denman Island Residents Association Marine Guardians Committee, stated that the Marine Guardians Committee fully supports draft Bylaw No. 207. She submitted a copy of her speaking notes for the record.

Dean Ellis referenced a letter from Islands Trust Chair, Peter Luckham to Frank Leonard Chair, Agricultural Land Commission as well as a Schedule from the *Agricultural Land Commission Act*. He pointed out that this schedule states that farming cannot be prohibited and asked if the Local Trust Committee (LTC) had adopted the Farm Plan.

A Trustee responded that the Farm Plan has been endorsed as a guiding document and that review of the Official Community Plan (OCP) and Land Use Bylaw (LUB) regarding implementation of the Farm Plan is an item on the LTC's Projects List.

Chair Morrison commented that the LTC has been advised to decline to discuss any matter that is currently in litigation or that has been litigated. Mr. Ellis denied that this topic is related to litigation. Chair Morrison responded that if Mr. Ellis were to submit the documents he has spoken of, the matter will be reviewed. Mr. Ellis submitted the documents for the record.

Graham Brazier commented that he supports moving forward with draft Bylaw No. 207 and concurs with all statements made at this meeting in support of the initiative to limit driving on the beach.

4. COMMUNITY INFORMATION MEETING - none

5. PUBLIC HEARING

5.1 Recess for Public Hearing

5.1.1 Bylaw No. 216

By general consent the meeting was recessed at 10:55 am to conduct a Public Hearing on Bylaw No. 216.

5.2 Recall to Order

By general consent the meeting was recalled to order at 11:19 am.

6. MINUTES

6.1 Local Trust Committee Regular Meeting Minutes dated October 27, 2015

The following amendment to the minutes was presented for consideration:

Page 4, item 7.2.1, fourth paragraph, first sentence: change “gardens are” to “horticulture is”.

By general consent the minutes were adopted as amended.

6.2 Local Trust Committee Special Meeting Minutes dated November 3, 2015

By general consent the Local Trust Committee Special Meeting Minutes of November 3, 2015 were adopted.

6.3 Section 26 Resolutions-Without-Meeting Report dated November 18, 2015

Received.

6.4 Advisory Planning Commission Minutes - none

6.5 Marine Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated November 18, 2015

Planner Milne presented the Follow-up Action List and provided updates.

7.2 Ministry of Aboriginal Relations and Reconciliation

This item was discussed in the Closed Meeting.

By general consent agenda item 17 was moved to follow 7.2.

17. CLOSED MEETING

17.1 Motion to Close the Meeting

DE-2015-082

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)(i) for the purpose of receipt of advice, and that staff attend the meeting.

Trustees requested an amendment to the motion to include Hornby Island Trustee Tony Law as a permitted attendee. The question on the following main motion, as amended, was then called.

DE-2015-082

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)(i) for the purpose of
receipt of advice, and that Hornby Island Trustee Tony Law and staff
attend the meeting.

CARRIED

The meeting closed to the public at 11:30 am.

17.2 **Recall to Order**

The meeting was reopened to the public at 12:16 pm.

8. **DELEGATIONS- none**

9. **CORRESPONDENCE**

9.1 **Email dated November 13, 2015 from Allan Danks re: Cross-Island Trail**

Trustees reviewed the correspondence and considered the issue.

DE-2015-083

It was **MOVED** and **SECONDED**,
that the Denman Island Local Trust Committee direct the Chair to prepare a letter
to the Ministry of Transportation and Infrastructure and to the Comox Valley
Regional District expressing the concern of the Committee with regard to
completing the trail on the ferry hill and urging action to be taken.

CARRIED

9.2 **Letter to Stuart Craig, SMC Consulting from Shelley McKeachie, Co-chair,
Association of Denman Island Marine Stewards (ADIMS) dated November
19, 2015 re: Spartina Pesticide Use Permit Application**

Received.

9.3 **Letter from Barbara Mills & Shelley McKeachie, Co-chairs, ADIMS dated
November 26, 2015 re: Bylaw No. 207 Stakeholder Meeting**

Received.

9.4 **Letter from Ramona de Graaf, Ian Birtwell, Doug Hay and Ross Peterson
dated November 17, 2015 re: Loss of forage fish habitat from destructive
seaweed harvesting methods**

Received.

10. APPLICATIONS AND REFERRALS

10.1 DE-DVP-2015.2 (Wilshire - 5621 Lacon Road)

10.1.1 Staff Report dated October 14, 2015

Planner Milne presented the staff report for consideration of a Development Variance Permit to vary the minimum setback from the natural boundary of the sea in order to allow for replacement of a non-conforming septic system with a new, conforming system. He advised that the applicant was in attendance to answer any questions that might arise.

A Trustee noted that given the number of ageing septic systems on Denman Island, more discussion may be warranted in the future to consider public education of maintenance of septic fields or changes to the LUB setbacks.

DE-2015-084

It was **MOVED** and **SECONDED**, that the Denman Island Local Trust Committee approve Development Variance Permit DE-DVP-2015.2 to Gillian Wilshire for PID: 005-299-161; That Part of Lot 9, Sections 5 and 6, Denman Island, Nanaimo District, Plan 6404, Lying to the South West of Lacon Road as Said Road is Shown on Said Plan.

CARRIED

10.2 Pesticide Use Permit Application (Ministry of Environment, Ecosystems Protection and Sustainability Branch)

10.2.1 Memorandum dated November 9, 2015

DE-2015-085

It was **MOVED** and **SECONDED**, that the Denman Island Local Trust Committee authorize the Chair to write a letter to the BC Ministry of Environment, Ecosystems Protection and Sustainability Branch requesting that Denman Island be excluded from the Pesticide Use Permit to eradicate invasive intertidal cordgrass infestations because a volunteer-based program to manually control invasive cordgrass, under the oversight of a registered professional biologist, is ongoing on Denman Island and appears to be effective.

During discussion, Chair Morrison recognized members of the public who wished to speak and the following points were made:

- The proposed pesticide has been in use in Washington State for many years and the public there have expressed concern;
- Denman Island manual eradication is a three year project and must be given that length of time to assess the process.

The question on the motion was then called,

CARRIED**11. LOCAL TRUST COMMITTEE PROJECTS****11.1 Aquaculture Practices (Driving on the Foreshore)****11.1.1 Bylaw No. 207**

Planner Milne recapped the process that has occurred to this point regarding draft Bylaw No. 207 and sought direction from LTC members for next steps that might be taken.

Trustees observed that the Stakeholder's Meeting had been informative, however, they suggested that more information would be useful, such as additional input from growers or other groups who had not attended the meeting, engaging the Marine Advisory Planning Commission (MAPC) to review further, researching beach accesses, and collaborating with Fisheries and Oceans Canada to review the information they have to share.

DE-2015-086

It was **MOVED** and **SECONDED**, that the Denman Island Local Trust Committee direct the Marine Advisory Planning Commission to investigate and report on the possibilities for improving existing beach accesses to reduce the impact of Bylaw No. 207 on shellfish growers.

During discussion, the following points were made:

- there is a desire to forward a clear referral to the MAPC ;
- support for an approach that would include the MAPC identifying constraints to accesses, staff examining locations, subsequently providing that information to Ministry of Transportation and Infrastructure for review, and overlaying this with forage fish/eelgrass sites to identify reasonable choices;
- LTC members could then consider the matter and make informed decisions.

Trustees acknowledged their desire to proceed cautiously and gather more information to carefully consider next steps.

The question on the motion was then called,

DEFEATED
Unanimously

This agenda item was continued after agenda item 16.

11.2 Marihuana for Medical Purposes Regulation

Bylaw Enforcement Manager Drew joined the meeting at 1:00 pm.

11.2.1 Staff Report dated November 9, 2015

Planner Milne presented the staff report and Project Charter to review and amend the LUB to regulate the growth and production of marihuana and limit the associated impacts.

Trustees debated the initiative and were divided on whether to regulate by type of use and intensity of use or by type of plant. They indicated that research needed to be conducted to ascertain the number of plants that would constitute an intensive operation, while acknowledging that the proposed criteria of more than ten plants had been selected as a starting point for community discussion and that it is readily identifiable for bylaw enforcement purposes.

Chair Morrison recognized members of the public who wished to speak on this issue and the following points were made:

- Organic practice
- Limited water use
- No fertilizer runoff
- Safety of the operation
- Health Canada requires the grower to produce an amount sufficient to fill the prescriptions for the patients
- Proposed bylaw and Project Charter are based on unfounded complaints
- The language in the draft bylaw is inconsistent between marihuana, medical marihuana and intensive horticulture
- Concern with the difficulty of defining intensive operations by the number of plants
- Ten plants is not an appropriate number to use in the bylaw
- The number of plants has no bearing on whether or not the operation can be considered intensive as the productivity of plants varies
- The issue should be addressed under general agricultural policies
- Concern that the LTC is considering a “spot zone” approach which would be costly for applicants
- The current bylaws are adequate at this time and the lot coverage percentages would act as a limiting factor
- Limiting by lot coverage might not be adequate protection for neighbours
- Concern was expressed that the operator of the Baikie Road operation is being intimidated

Bylaw Enforcement Manager Drew noted that Denman Island currently allows commercial horticulture as an accessory use on every property which is unique among Gulf Islands and could allow intensive production of marihuana on small lots. He explained that the draft bylaw was viewed as an interim measure, to engage the community and assess the direction that the community might favour in the possible regulation of

intensive marihuana growing operations on Denman Island. He explained that property within the Agricultural Land Reserve would not need rezoning for an intensive growing operation.

Trustees indicated that more information would be helpful such as on the measurable impacts of large growing operations, approaches being taken by other communities, and impacts of marihuana versus other horticulture. They suggested the issue be brought back to the LTC at the next meeting for further consideration.

DE-2015-087

It was **MOVED** and **SECONDED**, that the Denman Island Local Trust Committee go no further with the proposed bylaw regarding marihuana production and put the topic on the agenda for its next meeting.

CARRIED

11.3 Bylaw No. 216

Bylaw No. 216 cited as "Denman Island Land Use Bylaw 186, Amendment No. 1, 2015" - for consideration of third reading and submission to Executive Committee for approval.

Trustees indicated their desire to move forward with Bylaw No. 216.

DE-2015-088

It was **MOVED** and **SECONDED**, that Bylaw No. 216 cited as "Denman Island Land Use Bylaw 186, Amendment No. 1, 2015" be given third reading.

CARRIED

DE-2015-089

It was **MOVED** and **SECONDED**, that Bylaw No. 216 cited as "Denman Island Land Use Bylaw 186, Amendment No. 1, 2015" be submitted to Executive Committee for approval.

CARRIED

By general consent agenda item 13 was moved to follow 11.3.

13. BREAK (20 Minutes)

The meeting was recessed at 1:48 pm and reconvened at 2:00 pm.

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report dated November 18, 2015

Trustees noted that “Implementing Riparian Areas Regulation” might be moved from the Top Priorities Report at this time as it is nearing completion.

DE-2015-090

It was **MOVED** and **SECONDED**,
that the Denman Island Local Trust Committee move “Implementing Riparian Areas Regulation” from the Top Priorities List to the Projects List.

CARRIED

12.1.2 Projects List Report dated November 18, 2015

DE-2015-091

It was **MOVED** and **SECONDED**,
that the Denman Island Local Trust Committee remove “Development of a Memorandum of Understanding with K’omoks First Nation” from the Projects List and add to the Top Priorities List: “Relationship building with K’omoks First Nation”.

CARRIED

12.1.3 Secondary Suites and Cottages Brochures Discussion

Trustee Busheikin reported on the pricing quotes received for printing of the Denman Island brochures on Secondary Suites and Cottages that she has been drafting. Trustees reviewed the draft brochure and discussed distribution approaches and number of brochures to print. They preferred a preliminary strategy that included publicizing the availability of the brochure, keeping some in the local Islands Trust office, and distributing it to real estate offices.

DE-2015-092

It was **MOVED** and **SECONDED**,
that the Denman Island Local Trust Committee authorize the printing of 200 brochures on Secondary Suites and Cottages in full colour.

CARRIED

12.2 Applications Report dated November 18, 2015

Planner Milne presented the Applications Report and provided updates.

12.3 Trustee and Local Expense Report dated November, 2015

Trustees received an updated LTC Expense Summary Report for invoices posted to month ending November 2015.

12.4 Adopted Policies and Standing Resolutions

Trustees noted that Standing Resolution DE-2014-054 regarding enforcement policy on guest accommodation is expiring on December 31, 2015 and did not take further action as the amended home-based guest accommodation regulations in Bylaw No. 186 have been given third reading and submitted to Executive Committee for approval.

12.5 Local Trust Committee Webpage

There were no changes requested.

12.6 Chair's Report

Chair Morrison reported that there will be an Adaptation Strategy session on the schedule at the December Trust Council.

12.7 Trustee Reports

Trustee Busheikin reported on the following:

- Ferry Advisory Committee (FAC) business, reporting that BC Ferries has committed to complete a business case study on extending the peak season schedule. The FAC Chair is writing a letter to Minister Todd Stone to support schedule adjustments.
- She attended the Denman Island Residents Association (DIRA) meeting and commented on the discussion regarding the Alternate Approval Process initiative that will be separating Denman and Hornby Islands' parks functions.

Trustee Critchley reported on the following:

- The Old School Committee will be looking into the possibility of funding the replacement of the heating system that currently runs on oil to modernize and create a more environmentally friendly system.
- He also attended a Trust Programs Committee meeting and held Trustee Office Hours.
- He reported on a Shellfish Aquaculture Management Advisory Committee meeting that he attended and noted that he will continue to advocate for a seat on that forum.

12.8 Electoral Area Director's Report - none

12.9 Trust Fund Board Report

Chair Morrison commented that the Trust Fund Board (TFB) will be looking for a new appointment to the Board to replace a retiring member.

14. NEW BUSINESS

14.1 Coastal Douglas-Fir Conservation Strategy

14.1.1 Briefing Report, November 10, 2015

Trustees discussed the report and noted that the Statement of Collaboration had not been included for review.

DE-2015-093

It was **MOVED** and **SECONDED**,
that the Denman Island Local Trust Committee receive the Conservation Strategy and defer consideration of becoming a signatory to the Statement of Collaboration until we have reviewed a copy of the same.

CARRIED

By general consent the following items were added to the agenda:

- 14.2 CVRD Special Events Bylaw
- 14.3 Late Agenda Items Discussion

14.2 CVRD Special Events Bylaw

Information received, no action necessary at this time.

14.3 Late Agenda Items Discussion

Chair Morrison commented that late agenda items should be limited to those that are time-sensitive in order to provide the public with adequate opportunity to review the material.

15. UPCOMING MEETINGS

- 15.1** Trustees confirmed that the next Regular Meeting is scheduled for Tuesday, January 12, 2016 at 10:30 am at the Denman Seniors Centre, 1111 Northwest Road, Denman Island, BC.

16. TOWN HALL

The following comment was made by a member of the public:

- The LTC is actively seeking to include those who did not respond to or attend the Stakeholder's Meeting while Bylaw No. 207 supporters have been actively involved and supplying information for the process.
- She expressed concern that LTC support for draft Bylaw No. 207 is possibly diminishing.

Chair Morrison responded that the LTC is seeking to gain more clarity on the issues in order to make an informed decision on the proposed bylaw.

11.1.1 Bylaw No. 207 (continued)

Trustees discussed the addition of specific components to enhance the clarity of the referral to the MAPC.

DE-2015-094

It was **MOVED** and **SECONDED**,
that the Denman Island Local Trust Committee direct the Marine Advisory
Planning Commission to investigate and report on the possibilities for
improving existing beach accesses to reduce the impact of Bylaw No. 207
on shellfish growers such to include: 1) the identification of growers who
use vehicles on the beach and 2) the physical suitability of existing
access points to provide access to those growers.

CARRIED

18. ADJOURNMENT

By general consent the meeting was adjourned at 2:39 pm.

Susan Morrison, Chair

Certified Correct:

Vicky Bockman, Recorder



**Denman Island
Local Trust Committee
Public Hearing Record**

**REGARDING PROPOSED BYLAW NO. 216 CITED AS DENMAN ISLAND LAND
USE BYLAW NO. 186, AMENDMENT NO. 1, 2015**

Date: December 1, 2015
Time: 10:45 am
Location: Denman Seniors Hall
1111 Northwest Rd, Denman Island, BC

Members Present Susan Morrison, Chair
David Critchley, Local Trustee
Laura Busheikin, Local Trustee

Staff Present Rob Milne, Island Planner
Vicky Bockman, Recorder

Others Present Approximately 25 members of the public

1. CALL TO ORDER

Chair Morrison called the Public Hearing to order at 10:55 am. She read the Chairperson's Opening Statement and explained that this Public Hearing is being conducted to hear views regarding proposed Bylaw No. 216.

2. PROPOSED BYLAW NO. 216

Proposed Bylaw No. 216 cited as Denman Island Land Use Bylaw No. 186, Amendment No. 1, 2015.

Planner Milne read the Public Hearing Notice and explained that the intent and purpose of the proposed bylaw is to create the conditions which will allow for a second set of cooking facilities for the use of customers in association with a home-based guest accommodation operation. He pointed out the location of the Public Hearing submission box and advised that all submissions must be received by the end of the Public Hearing.

3. PUBLIC COMMENTS

Chair Morrison opened the floor for public comments on proposed Bylaw No. 216.

Chris Page, 4021 East Road provided background on his construction, fire department and local government experience. He expressed concern that the proposed bylaw

Public Hearing Record
Received for Information
By Local Trust Committee

definition would be difficult to enforce and might unintentionally allow an increase in secondary suites, could have an impact on water aquifers, could present a fire danger if the cooking facilities were not constructed properly, and could create inadequate septic fields that would impact neighbours. He expressed his support for the bylaw and his desire that the operations be carried out in a safe and responsible manner.

Oliver Cobb, 3700 Lake Road expressed support for the bylaw given the scarcity of dining facilities on Denman Island. He observed that this bylaw would not compromise the natural beauty or environment, would enhance tourism and employment opportunities, and would increase the number of younger families on Denman Island.

Marion Cobb, 3700 Lake Road supported the bylaw. She recognized that cooking facilities would benefit tourists as well as off-island BC Ferry and BC Hydro crew who regularly use these accommodations, as restaurants are limited and costly on Denman Island. She commented that very little water is used in the process of cooking and washing dishes.

Margie Gang, 8905 Mallard Way supported the bylaw and pointed out that the community also supports it, noting that a petition on this matter received signatures of approximately one-quarter of the Denman Island population. She observed that during the years of the bylaw enforcement moratorium there have been no problems with fire or impacts on water reported.

Sheldon Rempel, 3806 Denman Road acknowledged that he is a member of the Denman Island Visitor Services Committee and a guest accommodation operator. He commented that tourists expect cooking facilities and operators should have the ability to house and feed guests. He remarked that operators are held accountable through insurance and Ministry of Health for water and septic issues which ensures that their operations are run in a responsible manner.

Bill Engleson, 4905 Trueman Place indicated that allowing guests to cook has taken a long time to get to this point, is a common-sense position, and in the long term may open opportunities for young people on Denman Island. He pointed out that the shortage of housing for young and older people is a significant problem and that bringing people together to share accommodations and looking at options is important. He stated that he is in favour of the bylaw.

Dan Stoneman, 2600 Swan Road was in favour of the bylaw, commenting that it seems appropriate. He suggested that the new cable ferry could attract attention and tourists and that catering to this industry will provide economic opportunity. He shared his concern that operations be conducted in a safe manner.

Theresa Wenner, 1480 Baikie Road asked if the bylaw is changing B&Bs, or adding motels, if all B&Bs will have the option to provide a second set of cooking facilities for guests, or if this will be a new category.

Planner Milne responded that the proposed bylaw makes only one change to existing B&B regulations: the addition of cooking facilities. He noted that the Vancouver Island Health Authority was contacted for comment and did not present any objections.

Public Hearing Record
Received for Information
By Local Trust Committee

Roxanne Cowles-Macphail pointed out that there used to be a motel on Denman Island but it no longer exists.

Renee Robichaud, 2100 East Road commented that she is a renter with children on Denman Island and is in favour of providing kitchens, considering it a human right to have access to food.

4. ADJOURNMENT

Chair Morrison asked three times if there were any in the audience who wished to comment and hearing none, the meeting was closed at 11:19 am.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD.

Vicky Bockman, Recorder

From: Graham Brazier [REDACTED]
Date: December 1, 2015 at 3:07:22 PM PST
To: David Critchley <dcritchley@islandtrust.bc.ca>, lbusheikin@islandtrust.bc.ca,
smorrison@islandtrust.bc.ca
Cc: Shelley McKeachie [REDACTED]
Subject: bylaw 207

To the DILTC

I'm disheartened by the steps taken today in connection with Bylaw 207

I had intended to say more at the Town Hall but was reluctant to take up more time so here goes.....

I would like to have said something more about the essential nature of 'preserve and protect' in the context of your work.

I believe that the desire to 'preserve and protect' is one of our most basic human instincts. It's an instinct at the heart of the best we can be as human beings.. it's an instinct we should be proud of. The problem is that it is an instinct that is at odds with our economic system. This should be seen as a flaw in our economic system, not in our natural instincts. Our economic system fails to reward activities which 'preserve and protect' but, on the contrary rewards activities which threaten or consume or otherwise degrade our natural environment. This means that there is ***always*** an economic argument against protection. Somebodies' dollars and cents will be threatened by ***every*** act of 'preservation and protection'.

And I think it's a safe bet that was well understood when the Trust was created. It was created to remove our islands and their surrounding waters from the economic system where they would most definitely be at risk of exploitation and bring them more in line with our natural instincts. This means that, because there is no economic reward attached to 'preservation and protection', these instincts will need to be constantly articulated and defended. Hence my conclusion that 'preservation and protection' requires 'perseverance and persistence' on the part of all the residents of the Trust and particularly on the part of our political leaders.

Graham Brazier

From: Stu Craig [<mailto:smcconsulting@shaw.ca>]
Sent: Wednesday, December 09, 2015 8:01 AM
To: Rob Milne
Cc: Scott ENV:EX Bennett
Subject: Re: Pesticide Use Permit Application Number 15460-07/PUP-MOE-16-19 - Referral Response

Re: File Number: 15460-07/PUP-MOE-16-19

Date: December 9, 2015

Re: Consultation on the BC Ministry of Environment, Ecosystems Protection and Sustainability Branch, for a Pesticide Use Permit (Application # 138-0211-16/19) to Eradicate Invasive Intertidal Cordgrass Infestations

Thank you for your e-mail response dated November 24, 2015.

The Applicant acknowledges that you are opposed to the selective application of the herbicide active ingredient imazapyr (Habitat) for the control of *Spartina spp.* on the shorelines of Denman and Hornby Islands.

The Premier has made a commitment to eradicate invasive *Spartina spp.* from B.C.'s intertidal areas by 2018 under the West Coast Governor's Agreement on Ocean Health and the Pacific Coast Collaborative Agreement. The selective application of the herbicide active ingredient imazapyr (Habitat) for the control of *Spartina spp.* has been included in the PUP application as an option to be considered only where manual and mechanical methods alone are not successful in containing and eradicating *Spartina spp.*, such as infestations found in the Roberts Bank and Boundary Bay areas. Support for the mechanical removal has been provided by the Province in order to determine if mechanical treatment alone can be successful in removing *Spartina* on Denman and Hornby Island.

The manual/mechanical treatments of *Spartina spp.* on the shorelines of Denman and Hornby Islands have been effective in containing and reducing populations to date, due in large part to the concerted efforts of numerous local community members. **Given this success, the selective application of the herbicide active ingredient imazapyr (Habitat) for the control of *Spartina spp.* on the shorelines of Denman and Hornby Islands, Sandy Island (aka Tree Island), and the nearby Seal Islets has been removed from the PUP application.**

Thank you for taking the time to respond to this referral.

Stuart M. Craig

SMC Consulting

STAFF REPORT

Date: November 9, 2015 **File No.:** DE-6500-20-(Medical Marihuana)

To: Denman Island Local Trust Committee
For meeting of December 1, 2015

From: Rob Milne, Island Planner

CC: Ann Kjerulf, Regional Planning Manager

Re: New Federal *Marihuana for Medical Purposes Regulation*

PROBLEM/ISSUE:

The purpose of this report is to respond to the direction to staff provided at the October 27, 2015 meeting of the Local Trust Committee (LTC) on the matter of the production of medical marihuana on Denman Island.

BACKGROUND:

At the September 8, 2015 meeting of the LTC consideration was given to the matter of the production of marihuana licensed under the federal *Marihuana for Medical Purposes Regulation* (MMPR) on Denman Island. A copy of a staff report dated April 28, 2014, which was previously provided to all northern Islands Trust LTCs was also on the agenda and available for review and consideration.

The April 28, 2014 staff report was originally considered at the June 10, 2014 LTC meeting. Subsequent to that consideration, the LTC adopted the following motion:

DE-2014-039

That with regard to the production of medical marihuana under the new *Marihuana for Medical Purposes Regulation*, the Denman Island Local Trust Committee not amend Denman Island Bylaw No. 186 at this time.

At the September 8th meeting, and subsequent to consideration of the subject matter and the concerns heard during the town hall segment of the meeting, the LTC adopted the following motions:

DE-2015-063

that the Denman Island Local Trust Committee instruct the Bylaw Enforcement Manager to provide a report on the horticulture infrastructure Bylaw Enforcement file on Baikie Road, addressing in particular, issues of licensing.

DE-2015-064

that the Denman Island Local Trust Committee direct staff to:

- add to the Top Priorities list an amendment to the Denman Island Bylaw No. 186 regarding the production of marihuana;
- provide further information on limiting the use by any means available to us; and
- provide further information regarding other provisions such as minimum lot size, setbacks and screening.

At the October 27, 2015 meeting of the LTC, consideration was given to a subsequent staff report dated September 28, 2015. Following consideration of this report and after consideration of an in-camera review of a related bylaw enforcement issue, the LTC adopted the following motion:

DE-2015-081

that the Denman Island Local Trust Committee direct staff to prepare a bylaw that contains the following elements:

1. a prohibition on the intensive growth and production of marihuana in all zones except the Agricultural and Light Industrial zones;
2. a definition of "Intensive Marihuana Production" that defines it to be production of an amount in excess of ten plants; and
3. to include a Project Charter.

This report and associated attachments respond to that direction.

SUMMARY

Implementation of the above noted resolution will require several amendments to Bylaw No. 186 being the Denman Island Land Use Bylaw, 2008. With respect to item 1 of the resolution, whereas the bylaw does not contain a "Uses Prohibited In All Zones" section, a statement disallowing the "intensive growth and production of marihuana" with the exception of the Agriculture and Light Industrial zones is not available as an option. Therefore, the tables which include the two zones in question will need to be amended to include the proposed use for those zones only. Doing so implicitly disallows the use in all other zones. Item 2 of the resolution simply requires the addition of a new definition of "Intensive Marihuana Production" to Section 1.1, "Definitions", of the Denman Island Land Use bylaw, in alphabetical order.

RECOMMENDATIONS

It is the recommendation of staff that Bylaw No. 186, being the Denman Island Land Use bylaw, 2008 be amended as follows:

1. Section 1.1, "Definitions" be amended by including the following definition inserted in alphabetical order:

"intensive marihuana production means the growing or drying of more than ten marihuana plants on a parcel of land at any one time."
2. Table 1, "Permitted Uses" of Section 3.4, "Resource Zoning Tables" be amended by inserting a new Principal Use, "Intensive Marihuana Production", as item 4; renumbering the subsequent items of the Table; and adding a "check" mark to the "A" (Agriculture) column only for that use.

3. Table 8, "Site Specific Regulations" of Section 3.6, "Community Zoning Tables" be amended by adding, in numerical order, a new, site specific zoning code IN(5) which is to be accompanied by the Site Specific Regulation, "1 In addition to Table 1 of this Section, intensive marihuana production is a permitted use."

Prepared and Submitted by:



Rob Milne, MCIP, RPP
Island Planner

November 9, 2015

Date

Concurred in by:



Ann Kjerulf, MCIP, RPP
Regional Planning Manager

November 10, 2015

Date

Attachments:

1. Draft Project Charter
2. Draft amending bylaw

Marihuana Production — Draft Project Charter

Denman Island Local Trust Committee

Date: December 1, 2015

Purpose

To review and amend Denman Island Land Use Bylaw No. 186 with the intent to regulate the growth and production of marihuana and limit the impacts of the provisions of the new federal Marihuana For Medical Purposes Regulation (MMPR).

Background

Recent events on Denman Island have highlighted concerns that the Denman Island Zoning Bylaw does not adequately address the potentially negative community impacts of the new federal Marihuana For Medical Purposes Regulation. The purpose of the project is to implement resolution DE-2015-081 of the Local Trust Committee regarding the production of marihuana that was adopted at the October 27, 2015 meeting.

Objectives

- To amend the provisions of Denman Island Land Use Bylaw, No. 186 to address the potentially negative community impacts of the new federal Marihuana For Medical Purposes Regulation
- To consult with the community on any proposed amendments

In Scope

- Public consultation and engagement on issues around marijuana production
- To review and amend the Denman Island zoning bylaw as required
- One public consultation meeting prior to the statutory public hearing

Out of Scope

- Amendments to the Denman Island Official Community Plan
- More than one public consultation meeting

Workplan Overview

Deliverable/Milestone	Date
Presentation of staff report, draft bylaw and project charter to the LTC for consideration	December 1, 2015
LTC review of draft bylaw revisions, First reading of bylaw, scheduling of public meeting and statutory public hearing	January 12, 2016
LTC and planning staff conduct community consultation	March or April 2016
Legislative process for regulatory amendments (draft bylaw, Public Hearing etc.)	2016

Project Team

Rob Milne, Island Planner	Project Manager
Ann Kjerulf, Regional Planning Manager	Project Supervisor
Penny Hawley, Planning Team Assistant	Mailouts / Support
Miles Drew, Bylaw Enforcement Manager	Bylaw Support

RPM Approval:

Date: ____, 2015

LTC Endorsement:

Resolution #:

Date: ____, 2015

Budget

Budget Source: Special Projects

Fiscal	Item	Cost
2015/16	Communications	\$150
2015/16	Community Information Meeting	\$500
2016/17	Public Hearing	\$1,000
	Total	\$1,650

DRAFT

DENMAN ISLAND LOCAL TRUST COMMITTEE BYLAW NO. XXX

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:

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

- 1 Denman Island Land Use Bylaw No. 186, cited as "Denman Island Land Use Bylaw, 2008", is amended as detailed on attached Schedule 'A' of this amending bylaw.
- 2 This Bylaw may be cited as "Denman Island Land Use Bylaw, 2008, Amendment No. X, 2015"

READ A FIRST TIME THIS _____ DAY OF _____ 20____

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. XXX**

Schedule 'A'

1. Denman Island Local Trust Committee Bylaw No. 186, cited as “Denman Island Land Use Bylaw, 2008,” is amended as follows:
 - 1.1 Section 1.1, “Definitions” is amended by the inclusion of the following definition inserted in alphabetical order:

intensive marihuana production means the growing or drying of more than ten marijuana plants on a parcel of land at any one time.
 - 1.2 Table 1, “Permitted Uses” of Section 3.4, “Resource Zoning Tables” is amended by the insertion of a new Principal Use, “Intensive Marihuana Production”, as item 4 and the renumbering of the subsequent items of the Table; and the addition of a “check” mark to the “A” (Agriculture) column only for that use.
 - 1.3 Table 8, “Site Specific Regulations” of Section 3.6, “Community Zoning Tables” is amended by the addition, in numerical order, of a new, site specific zoning code IN(5) which is to be accompanied by the Site Specific Regulation:

“1 In addition to Table 1 of this Section, intensive marihuana production is a permitted use.”

From: Keith [REDACTED]
Date: December 1, 2015 at 1:55:32 PM PST
To: dcritchley@islandstrust.bc.ca, lbusheikin@islandstrust.bc.ca, smorrison@islandstrust.bc.ca
Subject: Proposed cannabis growing bylaw

Hello Trustees,

I am writing to express my displeasure with the proposed cannabis bylaw. Notwithstanding the arbitrary nature of this proposal, it comes out of nowhere in regard to intervening in an activity that has not been identified as a priority on the LTC work list, or from the broader community at large.

I am aware, however, of a small group of "concerned" neighbours of [REDACTED], who have taken it upon themselves to create a personal conflict. This small group seems intent on driving the agenda on this (non) issue, as [REDACTED]
[REDACTED]

Responding to such actions by creating an arbitrary bylaw as a form of local governance activism, where none is needed nor desired by the wider resident population, is not in keeping with the LTC mandate or spirit of community building. It is sure to drive divisiveness between neighbours and other community members alike.

This is not the way most residents prefer we do things on Denman Island. Please reconsider this proposed bylaw and please focus on more pressing needs in support of our community.

With respect,

Keith Porteous
[REDACTED]

Sent from my iPad

**Top Priorities****Denman Island**

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Relationship building with Komoks First Nation					On Going
2	Review of visitor accommodations regulations	Proposed focus of review is on allowing the provision of cooking facilities for guests.		Rob Milne		On Going
4	Marine Issues		03-Mar-2015	Laura Busheikin David Critchley		On Going
5	Review of Bylaw No. 186 regarding an amendment to regulate the production of medical marijuana on Denman Island.	-provide further information on the means available to limit the use; and -provide further information regarding other provisions such as minimum lot size, setbacks and screening.	08-Sep-2015	Rob Milne		On Going

**Projects****Denman Island**

No.	Description	Activity	Received/Initiated	Status
1	A Protected Area Network on Denman Island		15-Mar-2011	On Going
1	Housekeeping project	1. Land Use Bylaw definition of intensive agriculture; remove "and excluding feedlots". 2. Formatting of Agriculture definition	15-Aug-2011	On Going
1	Regulations governing wind towers and Ocean Loop Geo-Exchange Systems.	Monitor recommendation from Trust Council.	15-Aug-2011	On Going
1	Regulation limiting the gross floor area of a dwelling		25-Oct-2011	On Going
1	Regulations to promote greenhouse gas emissions reduction.		25-Oct-2011	On Going
1	Review and Update of Development Procedures Bylaw No. 71		11-Dec-2012	On Going
1	Review of OCP/LUB regarding implementation of Denman Island Farm Plan and ensuring food security.	Include consideration of Exploring Food Security in the Islands Trust Area in the final report	02-Apr-2013	On Going
1	DCLTA Rural Affordable Housing Project Final Report dated June 20, 2013	Consideration of recommendations	22-Oct-2013	On Going
1	Review of LUB in consideration of the new Federal Marihuana for Medical Purposes Regulation	Review the Staff Report dated April 28, 2014.	15-Jul-2014	Done
1	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	On Going

Projects

Denman Island

No.	Description	Activity	Received/Initiated	Status
1	Downtown Village Neighbourhood Planning	The plan might include reduction in greenhouse gas emissions; encouragement of a healthy, sustainable economy; and addressing of water and septic concerns.	26-May-2015	On Going
1	Implementing Riparian Area Regulation		01-Dec-2015	On Going



Islands Trust

Print Date: January 4, 2016

Applications

Agricultural Land Reserve

File Number	Applicant Name	Date Received	Purpose
DE-ALR-2015.1	Denman Community Land Trust Association Planner: Rob Milne	17-Dec-2015	PID: 009-708-537 Severn - 3730 Denman Road Exclusion of 1.6ha in the ALR
Planning Status			
<u>Status Date:</u>			

Development Permit

File Number	Applicant Name	Date Received	Purpose
DE-DP-2006.2		31-Aug-2006	The use of presently cleared areas within the Komass Bluff permit area for agricultural use.
Planner: Courtney Simpson			
Planning Status			
<u>Status Date:</u> 04-Apr-2011			
No change: waiting for info from applicant.			
<u>Status Date:</u> 04-Feb-2010			
No change			
<u>Status Date:</u> 01-May-2009			
No change			

File Number	Applicant Name	Date Received	Purpose
DE-DP-2011.2		21-Mar-2011	For barn sited within DP #1: Komass Bluff
Planner: Marnie Eggen			
Planning Status			
<u>Status Date:</u> 29-Jul-2013			
File passed on to Bylaw enforcement			

Applications

Status Date: 05-Oct-2012

Letter sent to applicant re: further info required

Status Date: 01-Nov-2011

Awaiting info from applicant

File Number	Applicant Name	Date Received	Purpose
DE-DP-2013.1		17-Jun-2013	

Planner: Courtney Simpson

Planning Status

Status Date: 16-Jul-2013

Staff report to July 16 LTC meeting. LTC resolved to not issue permit but to amend 1999 development permit.

Status Date: 16-Jul-2013

Staff preparing development permit amendment

Status Date: 24-Jun-2013

Planner Reviewing File

File Number	Applicant Name	Date Received	Purpose
DE-DP-2015.3	Etienne Design	30-Nov-2015	PID: 028-879-465 8330 Owl Crescent Road. Proposed 2650 square foot residence.

Planner: Teresa Ritemann

Planning Status

Status Date:

File Number	Applicant Name	Date Received	Purpose
DE-DP-2015.4		17-Dec-2015	PID: 023-005-025 Subdivision of lot to provide residence for a relative. Single family residence, barn for horses & chicken coop

Planner: Teresa Ritemann

Planning Status

Status Date:

**Development Variance Permit**

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

Planner: Marnie Eggen**Planning Status****Status Date:** 29-Jul-2013

no change; file passed on to bylaw enforcement

Status Date: 09-Nov-2012

BCLS survey confirms barn sited on lot line; Applicant intends to apply for lot line adjustment

Status Date: 05-Oct-2012

Letter sent to applicant requesting further information otherwise issue will be transfered over to bylaw enforcement

Rezoning

File Number	Applicant Name	Date Received	Purpose
DE-RZ-2015.1		12-Jan-1900	To change Land Use Designation of a portion of the subject property from Residential to Conservation/recreation and that portion to be transferred to Islands Trust Fund - remainder to be used for residential

Planner: Rob Milne**Planning Status****Status Date:** 21-Apr-2015

LTC consideration of staff report. Resolution for staff to prepare draft bylaws for May 26, 2015 LTC meeting.

Siting and use Permit

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2006.7		31-Aug-2006	Agricultural (including buildings consistent with ALR legislation)

Planner: Courtney Simpson**Planning Status****Status Date:** 08-Jan-2009

On hold pending outcome of court case



Applications

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2009.14		02-Nov-2009	2900 SWAN RD

One 26 foot high barn.

Planner: Marnie Eggen

Planning Status

Status Date: 30-Jun-2011

On hold until outcome of DP and DVP.

Status Date: 03-Mar-2011

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

Status Date: 20-Jan-2011

Applicant submitted partial application

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2014.10		29-Sep-2014	Residence, Garage, Chicken House, Beach Stairs, Woodshed

Planner: Rob Milne

Planning Status

Status Date: 03-Nov-2014

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

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2015.10	Etienne Design	10-Nov-2015	PID: 023-096-438 7676 Komas Road. Proposed 600 square foot studio.

Planner: Teresa Rittemann

Planning Status

Status Date:

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2015.11		25-Nov-2015	PID: 002-921-481 Siting & Use Permit application for two shipping containers to be used as medical marihuana production.

Planner: Lisa Webster-Gibson

Planning Status

Applications

Status Date:

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2015.9	Etienne Design	22-Oct-2015	PID: 028-879-4658330 Owl Crescent Road. Proposed 2650 square foot residence.

Planner: Teresa Rittemann

Planning Status

Status Date: 06-Nov-2015

Planner reviewed application and noted that a Development Permit would need to be applied for, for DPA 2 Steep Slopes. Applicant currently pursuing the DP application.

Status Date: 29-Oct-2015

File assigned to Planner TR

Status Date: 22-Oct-2015

Application received.

Subdivision

File Number	Applicant Name	Date Received	Purpose
DE-SUB-2013.2		12-Dec-2013	

Planner: Marnie Eggen

Planning Status

Status Date: 17-Jun-2014

Received final subdivisino plan and water reports. Final signoff sent to MOTI and applicant on June 17, 2014

Status Date: 14-Jan-2014

PLA with conditions received January 14, 2014

Status Date: 23-Dec-2013

Subdivision referral report sent to DILTC, MOTI and applicant.

File Number	Applicant Name	Date Received	Purpose
DE-SUB-2014.1		04-Feb-2014	Davidson Road 2 Lot subdivision

Planner: Marnie Eggen

Applications

Planning Status

Status Date: 05-Jan-2015

Final letter sent to MOTI.

Status Date: 18-Mar-2014

Referral response emailed to MOTI

File Number	Applicant Name	Date Received	Purpose
DE-SUB-2015.1		24-Dec-2014	2201 Tristone Road S.946 (2 lot subdivision)

Planner: Teresa Ritemann

Planning Status

Status Date: 17-Nov-2015

No change in status.

Status Date: 27-Aug-2015

No change in status. Planner TR emailed applicant on Aug 4 to check in on progress and to see if applicant had questions. No response from applicant.

Status Date: 28-Jul-2015

IT received notice from the RAR Notification System that an assessment has been created (for the DP that is required in association with this file)

Islands Trust
LTC EXP SUMMARY REPORT F2016
Invoices posted to Month ending December 2015

615 Denman	Invoices posted to Month ending December 2015	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-615	LTC "Trustee Expenses"	750.00	636.61	113.39
LTC Local				
65200-615	LTC - Local Exp - LTC Meeting Expenses	2,500.00	3,028.34	-528.34
65210-615	LTC - Local Exp - APC Meeting Expenses	750.00	612.76	137.24
65220-615	LTC - Local Exp - Communications	300.00	75.00	225.00
65230-615	LTC - Local Exp - Special Projects	750.00	756.22	-6.22
TOTAL LTC Local Expense		<u>4,300.00</u>	<u>4,472.32</u>	<u>-172.32</u>
Projects				
73001-615-3001	Denman RAR	2,500.00	769.10	1,730.90
73001-615-4048	Denman Memo of Understanding with K'omoks FN	2,000.00	0.00	2,000.00
TOTAL Project Expenses		<u>4,500.00</u>	<u>769.10</u>	<u>3,730.90</u>

Denman Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

No	Meeting Date	Resolution No.	Issue	Policy
1.	May 1, 2012	DE-041-2012	Enforcement Policy on Guest accommodation	It was MOVED and SECONDED: 1. That as the Denman Island Local Trust Committee intends to review the home based guest accommodation regulations in Bylaw No. 186 bylaw enforcement activity is restricted where the guest accommodation provides the following unlawful facilities: 1. a second set of cooking facilities is provided in a lawful dwelling for the use of guests; 2. accessory buildings are used as bedrooms for guest accommodation provided that no more than three bedrooms exist in total; 2. That despite section 1 and 2 above bylaw enforcement activity will not be restricted if: 1. there are issues related to health, safety, or environmental damage; 2. there is a written complaint about bona fide serious nuisance issues such as noise or parking congestion related to the guest accommodation; 3. That nothing in this enforcement policy should be interpreted as giving permission to violate the Land Use Bylaw and the Denman Island Trust Committee may change this policy at any time and may give direction to expand enforcement activities at any time without notice; 4. That unless the Denman Island Local Trust Committee extends the effective period on this enforcement policy it expires on December 31, 2012 or when the guest accommodation regulation review is complete, whichever is the sooner.
2.	October 22, 2013	DE-065-2013	Enforcement Policy on Guest accommodation	It was MOVED and SECONDED, that the Denman Island Local Trust Committee renew Standing Resolution No. DE-041-2012 to be extended to December 31, 2014.

3.	September 16, 2014	DE-2014-054	Enforcement Policy on Guest accommodation	It was MOVED and SECONDED , that the Denman Island Local Trust Committee renew Standing Resolution No. DE-065-2013 to be extended to December 31, 2015.
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