

Regular Meeting Revised Agenda

Date: July 7, 2020
 Time: 12:30 pm
 Location: Electronic Meeting

Pages

1. **CALL TO ORDER** 12:30 PM - 12:35 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. **REPORTS** 12:35 PM - 12:45 PM
 - 3.1 Trustee Reports
 - 3.2 Chair's Report
 - 3.3 Electoral Area Director's Report
4. **TOWN HALL** 12:45 PM - 12:55 PM
5. **DELEGATIONS**
6. **MINUTES** 12:55 PM - 1:00 PM
 - 6.1 Local Trust Committee Minutes dated May 19, 2020 - for adoption 4 - 17
 - 6.2 Section 26 Resolutions-Without-Meeting - none
 - 6.3 Advisory Planning Commission Minutes - none
7. **BUSINESS ARISING FROM MINUTES** 1:00 PM - 1:10 PM
 - 7.1 Follow-up Action List dated June 30, 2020 18 - 25

8.	APPLICATIONS AND REFERRALS	1:10 PM - 1:30 PM	
8.1	DE-RZ-2017.1 (Denman Community Land Trust Association (DCLTA)) - verbal update		
8.1.1	Submission from H. Holm for Denman Community Land Trust Association		26 - 31
9.	LOCAL TRUST COMMITTEE PROJECTS - none		
10.	CORRESPONDENCE		
	(Correspondence received concerning current applications or projects is posted to the LTC webpage)		
11.	CLOSED MEETING	1:30 PM - 1:40 PM	
11.1	Motion to Close the Meeting		
	<i>That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1) (d) (f) for the purpose of considering adoption of In-Camera Meeting Minutes dated October 3, 2019 and Bylaw Enforcement and that the recorder and staff attend the meeting.</i>		
11.2	Recall to Order		
11.3	Rise and Report		
	----- BREAK 1:40 PM to 2:00 PM -----		
12.	NEW BUSINESS	2:00 PM - 2:30 PM	
12.1	Resolution regarding Restaurant Expansion during COVID Emergency Response - Staff Report - for decision		32 - 32
12.2	Denman Official Community Plan (OCP) and Land Use Bylaw (LUB) Review - for discussion		
12.3	Bylaw Amendments Regulating Trailers - for discussion		
13.	REPORTS	2:30 PM - 2:45 PM	
13.1	Trust Conservancy Report dated May 26, 2020		33 - 34
13.2	Applications Report dated June 30, 2020		35 - 39
13.3	Trustee and Local Expense Report dated May, 2020		40 - 40
13.4	Adopted Policies and Standing Resolutions		41 - 44
13.5	Local Trust Committee Webpage		

14.	WORK PROGRAM	2:45 PM - 2:55 PM	
14.1	Top Priorities Report dated June 30, 2020		45 - 45
14.2	Projects List Report dated June 30, 2020		46 - 48
15.	INFORMATION ITEMS	2:55 PM - 3:10 PM	49 - 49
15.1	March 2020 Pinna Sustainability Report regarding Climate Projections for Islands Trust Area http://www.islandstrustconservancy.ca/media/84991/itc_climateprojectionsreport_final.pdf		
15.2	Contiguous Forest Mapping in the Islands Trust Area http://www.islandstrust.bc.ca/media/349568/524_tc_2020-06-16_contiguous-forest-mapping-project_rfd.pdf		
15.3	What We Heard - Islands 2050 Policy Statement Project Update http://www.islandstrust.bc.ca/media/349569/625_policy_statement_what-we-heard_brf.pdf		
15.4	Travelling to the Islands COVID-19 Press Release		50 - 50
15.5	<i>News Release regarding Court Ruling and Francis Dean Ellis</i>		51 - 51
16.	UPCOMING MEETINGS		
16.1	Next Regular Meeting Scheduled for Tuesday, September 8, 2020 at 12:30 pm - Location to be determined		
17.	ADJOURNMENT	3:10 PM - 3:10 PM	

Denman Island Local Trust Committee Minutes of Regular Meeting

Date: May 19, 2020
Location: Electronic Meeting via Zoom

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

Staff Present: Heather Kauer, Regional Planning Manager
Marnie Eggen, Island Planner
Ian Cox, Planner 1
Vicky Bockman, Recorder

Others Present: Daniel Arbour, Comox Valley Regional District Electoral Area A Director
Approximately fifteen (15) 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 12:30 pm. She welcomed the public, introduced Trustees and staff, and acknowledged that the meeting was being held in traditional territory of the Qualicum and K'ómoks First Nations.

2. APPROVAL OF AGENDA

DE-2020-021

It was **MOVED** and **SECONDED**,
that Denman Island Local Trust Committee approve the agenda.

CARRIED

3. REPORTS

3.1 Trustee Reports

Trustee Critchley reported on the following:

- Attendance at Trust Council March 10-12 on Salt Spring Island where a reorganization of planning operations to increase efficiency was discussed;
- Attendance at an electronic Trust Council meeting in April to reconsider the 2020/2021 Islands Trust budget where the increase in taxes was reduced to 0% from the 2% increase that was planned;
- Provided updates from a meeting attended electronically with RCMP members;
- Communicated with community members as needed.

Trustee Busheikin reported on the following:

- Attended the Trust Council and RCMP meetings reported by Trustee Critchley;
- Attended an electronic Financial Planning Committee meeting to consider the matter of revising the 2020/2021 budget to lower taxes;
- Together with the Chair of the Hornby and Denman Community Health Care Society, initiated a series of round table discussions including representatives from different agencies to identify community needs and share information on the impacts of Covid-19;
- Took part in an elected officials forum held by Comox Valley Regional District (CVRD) regarding the Emergency Operations Centre function and role in response to a pandemic;
- Creation of Covid-19 response information updates for inclusion in the local Denman Island publication.

3.2 Chair's Report

Chair Fast reported on the following:

- Executive Committee meetings have focused on working to adapt operations of the Islands Trust to meet the health and safety requirements of the pandemic;
- Members of the public were advised that federal and provincial programs and funding opportunities are changing to provide assistance during the Covid-19 pandemic, and she suggested that Trustees or staff might be contacted for more information;
- Meetings attended have included the Hornby Island Local Trust Committee, Bowen Island Municipal Council. An Islands Trust Conservancy meeting is upcoming.

3.3 Electoral Area Director's Report

CVRD Electoral Area A Director Arbour reported on the following:

- The annual meeting with CVRD representatives and Denman Island and Hornby Island Trustees was cancelled in response to the Covid-19 protocols;
- Organizations on Denman Island have been approved for Grant-in-Aid funding;
- Work has included collaboration on outbreak planning coordination for Denman and Hornby Islands; a pamphlet for visitors to Hornby and Denman Islands is being prepared for distribution at the Buckley Bay ferry terminal. Islands Trust was invited to participate in this initiative if desired;
- He will forward to Islands Trust staff a report that has been received that presents options for septic system maintenance and capacity regulations;
- Cross-Island trail work continues;
- Denman Islanders can expect to see an increase in heavy machinery and commercial traffic traveling to Hornby Island over the coming year to work on three potentially large projects ongoing there;
- A report from the Association of Vancouver Island and Coastal Communities that was submitted to Fisheries and Oceans Canada regarding reforms to the aquaculture industry could translate to pilot projects on the BC coast and potentially benefit Baynes Sound. He will coordinate as necessary to ensure this information is available for the next Baynes Sound Forum meeting;

- Through a partnership with First Nations and Union Bay Estates, Electoral Area A has been able to secure access to sewage facilities at Cape Lazo for Union Bay and Royston, which will have a beneficial effect on Baynes Sound.

4. TOWN HALL

Trustee Busheikin declared a potential conflict of interest as she lives next to the site of the proposed Denman Green project and left the meeting at 1:00 pm.

Members of the public commented with the following noted:

- Why is the Local Trust Committee (LTC) allowing application DE-RZ-2018.1 (Denman Housing Association) to proceed when Island Health has responded to a referral by stating that rainwater collection is not a suitable primary source of potable water for a development of this size?

Trustee Busheikin returned to the meeting at 1:02 pm.

- It was requested that any Community Information Meeting (CIM) or Public Hearing (PH) not to be held electronically as not everyone would feel comfortable with this method and some do not have the technology to participate electronically;
- Concern was expressed that some community members may not have been aware that affordable housing is being discussed on today's agenda. The process for advertisement of LTC meeting agenda items was questioned and Trustees provided information;
- The LTC was encouraged to hold electronic business meetings if unable to hold regular in-person public meetings due to the Covid-19 pandemic health recommendations, in order to continue to advance the work program, however, holding electronic CIM or PH meetings was not supported;
- The LTC was encouraged to adopt the setbacks requested by Denman Community Land Trust Association in their application DE-RZ-2017.1 as the larger setbacks in the guidelines would compromise their ability to move forward with the project;
- Response to the Covid-19 pandemic may not ever allow a return to public in-person meetings, and holding all LTC meetings electronically, including CIMs was supported.

Trustee Busheikin declared a potential conflict of interest as she lives next to the site of the proposed Denman Green project and left the meeting at 1:10 pm.

- The Denman Green application was opposed for reasons including the following: the low level of water consumption per person that is being suggested is unreasonable; the density increase of five lots on the remaining property is unacceptable development; the project is not in keeping with the character of Denman Island; and this proposal could set precedent for further development.

Trustee Busheikin returned to the meeting at 1:12 pm.

5. DELEGATIONS - none

6. MINUTES

6.1 Local Trust Committee Minutes - none

6.2 Section 26 Resolutions-Without-Meeting Report dated May 11, 2020

Received.

6.3 Advisory Planning Commission Minutes dated February 25, 2020 - for receipt

Received.

7. BUSINESS ARISING FROM MINUTES**7.1 Follow-up Action List dated May 12, 2020**

Received.

7.2 Drainage and Erosion Concerns at Cable Beach and Mable Road**7.2.1 Response Letter dated February 25, 2020 from Ministry of Transportation and Infrastructure (MoTI)**

Received.

7.2.2 Email Response dated February 10, 2020 from Ministry of Forest, Lands, Natural Resource Operations and Rural Development (FLNRORD)

Received.

7.3 Denman Island Density Register - Staff Report - for decision

Planner Eggen presented the staff report that provides a draft standing resolution with respect to current available residential densities resulting from Section E.1, policy 11 and Appendix D, “residential density bank” of the Denman Island Official Community Plan (OCP).

Trustees appreciated the clearly outlined information tracking the changes in density that are included in the Staff Report as attachments, and requested that staff research where these might be placed for easily accessible future reference.

DE-2020-022**It was MOVED and SECONDED,**

that the Denman Island Local Trust Committee adopt the following standing resolution with respect to the available residential densities resulting from Section E.1, policy 11 and Appendix D, ‘Residential Density Bank’ of the Denman Island Official Community Plan:

Whereas the Local Trust Committee sets out the current available residential densities in this density register and that the register be updated from time to time to show additions and withdrawals as they occur:

- a. The Denman Official Community Plan ‘Residential Density Bank’ in Appendix D has last added or transferred to the bank on January 31, 2017 and has a cumulative total of residential densities of 14;
- b. The Denman Official Community Plan Housing Policy 11 in Section E.1 allows for a residential density increase of approximately 5 percent beyond that permitted by existing zoning at the time of adoption of the Official Community Plan on May 15,

2009 to accommodate zoning amendments for special needs and affordable housing, secondary dwelling units approved by the Denman Island Local Trust Committee under Temporary Use Permit and site specific zoning amendment applications under Policy 29 of Section E.1.

The baseline density that was permitted by zoning at the time of adoption of the Official Community Plan was 994 densities based on the Subdivision Potential Map 2010; 1026 total densities less 32 from Parks, Institutional and Conservation designations where residential use is not permitted. Five percent of 994 is 49 densities. Since adoption of the Official Community Plan on May 15, 2009 the following densities have been utilized:

Authorizing Bylaw/Temporary Use Permit	Date Utilized	Number of Residential Densities Utilized	Cumulative Total of Residential Densities Remaining
Baseline Density at time of adoption of the Denman OCP on May, 2009			49
BL 199 (Official Community Plan)	August 15, 2011	14	35
BL 200 (Land Use Bylaw)			
BL 204 (Land Use Bylaw)	September 24, 2013	1	34
DE-TUP-2016.2	March 31, 2017	1	33

CARRIED

8. APPLICATIONS AND REFERRALS

8.1 DE-DVP-2019.2 (McKeachie, 5841 Lacon Rd) - Staff Report - for decision

Trustee Critchley declared a non-pecuniary conflict of interest and left the meeting at 1:22 pm.

Planner Cox presented the Staff Report that asks the LTC to consider a Development Variance Permit (DVP) application to vary the Land Use Bylaw (LUB) depth/width ratio requirement and to consider approval of the 10% highway frontage requirement for the proposed two lot subdivision. He noted that correspondence has been received opposing the application that includes concerns with protecting Valens Brook, the proposed access path, and well water.

Chair Fast invited the applicant to address the DVP application.

Mr. McKeachie stated that the ecological value of Valens Brook is protected by the Riparian Areas Regulation Qualified Environmental Professional Assessment Report that the Province has accepted. He noted that the path would be for private access and would minimize encroachment to the brook.

DE-2020-023

It was MOVED and SECONDED,

1. that Denman Island Local Trust Committee approve the issuance of Development Variance Permit DE-DVP-2019.2 to vary the lot depth to width ratio as required by Section 2.8.6 of the Denman Island Land Use Bylaw No. 186, 2008, from 3:1 to 4:4:1 for proposed lot A, and from 3:1 to 9:03:1 for proposed lot B, to permit the proposed two lot Conventional Subdivision of Lot 13, Sections 5 and 6, Denman Island, Nanaimo District, Plan 6404.
2. that the Denman Island Local Trust Committee exempt each parcel of the proposed two lot Conventional Subdivision of Lot 13, Sections 5 and 6, Denman Island, Nanaimo District, Plan 6404 from Section 512(1)(a) of the *Local Government Act* which requires that each parcel has a highway frontage that is greater than 10% of the perimeter of the lot.

A Trustee spoke to the motion, noting that the lots with this type of configuration in this area were created prior to current regulations and consideration of the variances requested is reasonable; the request does not impact the ecological integrity of this valued part of the island; and the applicant was encouraged to follow-up with Islands Trust Conservancy or Denman Island Conservancy to protect as much of the property as possible.

CARRIED

8.2 DE-DP-2019.2 (McKeachie, 5841 Lacon Rd) - Staff Report - for decision

Planner Cox summarized the Staff Report that asks the LTC to consider this Development Permit (DP) application concurrently with the DVP application discussed at agenda item 8.1, both arising from a subdivision referral received from the Ministry of Transportation and Infrastructure (MoTI). He advised that a DP is required as a condition of Preliminary Layout Approval from the MoTI, as the property is within Development Permit Area (DPA) No. 4 – Streams, Lakes and Wetlands. He reported that the application meets the DPA No. 4 Guidelines.

DE-2020-024

It was MOVED and SECONDED,

that Denman Island Local Trust Committee approve issuance of Development Permit DE-DP-2019.2.

CARRIED

Trustee Critchley returned to the meeting at 1:59 pm.

8.3 DE-RZ-2017.1 (Denman Community Land Trust Association) - for decision

8.3.1 Staff Report dated March 17, 2020

Planner Eggen presented the Staff Report that provides a summary of referral responses received to date, details five recommended restrictions for inclusion in a suggested restrictive covenant, recommends entering into a cost recovery agreement for the covenant's legal drafting/review, and recommends that bylaw amendments be drafted to apply proposed DPA No. 8: Residential Density Increase to the subject property.

Chair Fast invited the proponent to speak to the application.

Harlene Holm, agent for the applicant, requested that the LTC:

1. Reaffirm the three-metre setback that the Agricultural Land Commission has approved;
2. Set aside DPA No. 8 and covenant clauses c, d, and e which require mitigating measures regarding groundwater use as recommended by the Freshwater Specialist, an integrated storm water management plan, and a sewerage system maintenance plan. She argued that these add unnecessary restrictions to elements of the proposal that are already regulated by other agencies' oversight and the Housing Agreement;
3. Introduce motions to support amending bylaws that provide surety for the project's purpose, design and layout.

Trustees discussed the issues arising from the Denman Seniors Affordable Housing project Staff Report and request from the applicant. The following comments were noted:

- An alternative to applying this project to the proposed DPA No. 8 might be to address issues of concern through the R4 and R4(2) zone regulations with several possibilities identified;
- Proposed covenant restrictions d and e may be adequately addressed through oversight of other agencies. Although there is no follow-up maintenance required in that approach, the level of applicant responsibility might be taken into account;
- The Freshwater Specialist's recommendation for installation of a Data Logger may provide early warning for saltwater intrusion into the well and provide an opportunity to take early mitigation measures which would benefit the project and surrounding properties.

DE-2020-025

It was MOVED and SECONDED,

that Denman Island Local Trust Committee enter into a cost recovery agreement with the applicant/agent for application RZ-DE-2017.1 (DCLTA) allowing Islands Trust legal counsel to draft and/or review a restrictive covenant which would be registered on the land title applicable to the lands intended for the Denman Seniors Affordable Housing project and impose the following:

- a. Require BC Energy Step Code Level 2 compliance for all new dwellings;
- b. Require conditions related to the Agricultural Land Commission exclusion with respect to the vegetative buffer and fencing plan;
- c. Require mitigating measures regarding groundwater use as recommended by the Freshwater Specialist.

In discussing the motion the following Trustee comments were noted:

- Conducting community consultation on proposed DPA No. 8 was recommended prior to consideration of its advancement;
- The Agricultural Land Commission's stipulated setback was supported as a practical approach for this project.

CARRIED

DE-2020-026

It was MOVED and SECONDED,

that Denman Island Local Trust Committee request staff to bring back suggestions for requiring the following in the proposed regulations for RZ-DE-2017.1 (DCLTA):

- a) Dark Sky measures;
- b) Mandatory rainwater catchment;
- c) Limit impermeable surfaces;
- d) Replanting disturbed areas with mostly native vegetation.

CARRIED

By general consent the meeting was recessed at 2:57 pm and reconvened at 3:04 pm.

DE-2020-027

It was MOVED and SECONDED,

that Denman Island Local Trust Committee amend proposed Bylaw No. 234 as follows:

On page 3 of 7 item 1.10 – that the name of the zone be changed to “Affordable Rental Housing R4”.

In speaking to the motion, a Trustee suggested that adding the term “Rental” provides clarity, is more descriptive of the R4 zone, and recognizes that other types of affordable housing might also be considered in the future.

CARRIED

DE-2020-028

It was MOVED and SECONDED,

that Denman Island Local Trust Committee amend proposed Bylaw No. 234 to allow a limited number of home occupations in the R4 zone such as:

- General business offices;
- Professional offices, excluding health services;
- Artist or artisan studios.

And that the amendment include prohibiting:

- The purchase of any products on site;
- Employees/clientele/customers attending the property; and
- The creation of noise which disturbs persons.

CARRIED

DE-2020-029

It was MOVED and SECONDED,

that Denman Island Local Trust Committee direct staff to prepare amendments to proposed Bylaw No. 234 such that no commercial horticulture or agriculture or keeping of chickens and other livestock be permitted in the R4(2) zone.

A Trustee commented that further community input on these topics will be worthwhile.

CARRIED

DE-2020-030

It was MOVED and SECONDED,

that Denman Island Local Trust Committee amend proposed Bylaw No. 234 as follows:

In Table 8 – Floor Area, item 6: remove the number 100m² for the R4 zone and leave it blank.

A Trustee commented that consideration of this issue can be conducted on a case-by-case basis.

CARRIED

DE-2020-031

It was MOVED and SECONDED,

that Denman Island Local Trust Committee direct staff to bring forward a recommendation for a maximum combined gross floor area of all accessory buildings and structures in the R4(2) zone.

CARRIED

8.3.2 Staff Report dated May 19, 2020

Planner Eggen reported that the Staff Report provides options for regulating home occupations in R4 and R4(2) zones as requested by the LTC, an update on the DE-RZ-2017.1 (DCLTA) Housing Agreement and summarizes referral responses received since March. She noted that staff is recommending an amendment to proposed Bylaw No. 233 in response to the Ministry of Agriculture referral comments.

DE-2020-032

It was MOVED and SECONDED,

that Denman Island Local Trust Committee request staff to amend Bylaw No. 233, cited as “Denman Island Official Community Plan, 2008, Amendment No. 1, 2019” by adding the following to the end of item 1.4 Policy 4:

- a. “subject to Agricultural Land Commission approval.”

CARRIED

8.4 DE-RZ-2018.1 (Denman Housing Association) - for decision**8.4.1 Staff Report dated March 17, 2020**

Trustee Busheikin declared a potential conflict of interest as she lives next to the site of the proposed Denman Green project and left the meeting at 3:30 pm.

Planner Eggen advised that several public submissions have been received regarding this application and have been posted to the website. She summarized the Staff Report that recommends the LTC consider deferring advancing the application to a CIM or further readings until the applicant has secured a water license for a surface or groundwater supply on Denman Island to supplement the proposed rainwater collection system as it currently does not comply with the LTC’s direction, Islands Trust Policy Statement, provincial subdivision regulations or Island Health recommendations. She noted that the

proposed water servicing and a summary of bylaw referral responses are provided for LTC consideration.

Chair Fast invited the proponent to speak to the application.

Simon Palmer spoke on behalf of Denman Housing Association and the following comments were noted:

- He asked the LTC to take into account the Executive Committee's response to an early referral;
- He described the UBC study that created the basis for their per capita water usage figure and historic rainfall data; and University of Victoria's climate projections used to produce the collection and storage of rainwater needs;
- He advised that the Ministry of Health (MoH) is anticipating a spring of 2020 release of their guidance document on treating rainwater for potable purposes that Island Health and MoTI will be considering when making decisions.

Trustees discussed the options for next steps with the following points noted:

- Executive Committee's early referral response included an indication that it would consider a rainwater catchment system with a backup supply on Denman Island. Concern was expressed that there has been a change in the backup water supply from that which was submitted to Executive Committee, potentially impacting the response;
- MoH's new standards and guidelines for approval of rainwater harvesting as a source of potable water might allow the advancement of this type of project, however, the timing of its release is unknown;
- Electronic Advisory Planning Commission (APC) meetings are not permitted at this time due to the recommended health practices to address Covid-19, however, they may resume prior to the ability to hold an in-person CIM. Engaging the community on the basics of this application while awaiting the MoH document through an APC referral might advance the work in the meantime.

DE-2020-033

It was MOVED and SECONDED,

that Denman Island Local Trust Committee refer application DE-RZ-2018.1 to the Advisory Planning Commission (as and when it is able to meet electronically or in person) for review and recommendations as to the proposed water supply for the project, including, but not limited to, consideration of the following matters:

1. Whether the proposed daily-use water budget is sufficient and, if not, what amount should be a reasonable estimated allowance;
2. Whether the proposed total amount of stored water is sufficient and, if not, what amount should be required;
3. Whether there is sufficient allowance for the potential effects of climate change on the collection of rainwater and, if not, what is recommended;
4. Whether the proposed backup water supply of additional stored water is of sufficient amount and, if not, what amount should be required.

CARRIED

DE-2020-034

It was MOVED and SECONDED,

that Denman Island Local Trust Committee request the Executive Committee to indicate whether the change proposed by the applicant for a backup water supply affects the advice previously given in regard to rainwater harvesting and the Trust Policy Statement.

CARRIED

8.4.2 Memorandum dated May 19, 2020

Planner Eggen reported that the Staff Report provides a summary of the referral responses received since the previous report on March 17, 2020 and confirms that a donor parcel reference error has been corrected.

Trustee Busheikin returned to the meeting at 4:08 pm.

8.5 DE-TUP-2020.1 (Williams, 8900 Owl Crescent) - Staff Report - for decision

Planner Cox presented the Staff Report that asks the LTC to consider the renewal of Temporary Use Permit DE-TUP-2016.2 for a period of three years to accommodate the residential use of a secondary dwelling on the subject property for use by the owners' family member.

DE-2020-035

It was MOVED and SECONDED,

that Denman Island Local Trust Committee approve issuance of Temporary Use Permit DE-TUP-2020.1 for a period of three (3) years from the date of issuance subject to the conditions of the proposed permit.

CARRIED

By general consent the meeting was recessed at 4:12 pm and reconvened at 4:22 pm.

9. LOCAL TRUST COMMITTEE PROJECTS - none

10. CORRESPONDENCE

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

10.1 Email dated January 29, 2020 from Association for Denman Island Marine Stewards (ADIMS) regarding Denman Island Shellfish Aquaculture Complaint

LTC members discussed possible next steps and determined that a response requesting follow-up action was an appropriate option.

DE-2020-036

It was MOVED and SECONDED,

that Denman Island Local Trust Committee write to Fisheries and Oceans Canada under the signature of the Local Trust Committee Chair, forwarding the letter from the Association for Denman Island Marine Stewards, asking that appropriate action be taken.

CARRIED

11. NEW BUSINESS

11.1 K'omoks First Nation

11.1.1 Information Session held January 29, 2020 on Local Government Authorities in the Estuary - verbal update

Planner Eggen provided an update, noting that Senior Intergovernmental Policy Advisor Wilcox and Director of Local Planning Services Marlor attended the information session held by K'ómoks First Nation where discussion included the legacy and historical impacts on the estuary in K'ómoks territory and the work of K'ómoks First Nation to protect cultural heritage areas in and around the estuary. Discussions focused on the roles of various local governments, land use processes and how best to work together.

11.2 2019-2020 Annual Report - Memorandum for decision

DE-2020-037

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee endorse the following text for inclusion in the 2019-2020 Annual Report for approval by the Islands Trust Council and submission to the Minister of Municipal Affairs & Housing:

“The Denman Island Local Trust Committee held five regular business meetings, one special meeting and a community workshop in the 2019/20 fiscal year.

Work for this period focused on advancement of the Denman Island Local Trust Committee priority to implement the Denman Island Farm Plan and on efforts towards reconciliation and relationship building with local First Nations. This included adopting a standing resolution stating its intent to engage in reconciliation by honouring the Truth and Reconciliation Commission Calls to Action and the United Nations Declaration on the Rights of Indigenous Peoples as well as its intent to work with First Nations governments on implementing actions that support reconciliation and maintain relationships based on respect and recognition.

The Denman Island Local Trust Committee considered numerous reports in conjunction with two major rezoning applications for affordable housing on the island. The committee also reviewed and considered: two development variance permits, three development permits, and one temporary use permit.

Staff reviewed one subdivision, fourteen siting and use permits and two crown land referrals related to proposed development in the Denman Island Local Trust Area.”

CARRIED

12. REPORTS

12.1 Trust Conservancy Report dated February, 2020

Received.

12.2 Applications Report dated May 12, 2020

A Trustee requested that staff research the information provided on the report for DE-SUB-2015.1 to determine its status, and remove from the report if applicable.

12.3 Trustee and Local Expense Report dated February, 2020

Received.

12.4 Adopted Policies and Standing Resolutions

Received.

12.5 Local Trust Committee Webpage

There were no changes or additions requested.

13. WORK PROGRAM

13.1 Top Priorities Report dated May 11, 2020

Received.

13.2 Projects List Report dated May 11, 2020

Received.

14. CLOSED MEETING - none

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Tuesday, July 7, 2020 at 12:30 p.m. - Location to be determined

LTC members confirmed the next regular meeting scheduled date and time with the location to be determined.

16. INFORMATION ITEMS

16.1 Email dated January 29, 2020 to Islands Trust regarding Department of Fisheries and Oceans Canada (DFO) Pacific Herring Integrated Fisheries Management Plan

2019-2020 DFO Pacific Herring Integrated Fisheries Management Plan

Received.

16.2 Response Letter dated January 28, 2020 from Minister of Fisheries, Oceans and the Canadian Coast Guard regarding Shellfish Aquaculture in Baynes Sound

Received.

16.3 Ministry of Agriculture - Residential Flexibility in the Agricultural Land Reserve (ALR)

Received.

17. ADJOURNMENT

By general consent the meeting was adjourned at 4:37 pm.

Sue Ellen Fast, Chair

Certified Correct:

Vicky Bockman, Recorder

Follow Up Action Report

Denman Island

07-Feb-2019

Activity	Responsibility	Dates	Status
1 Amend Bylaw No. 228 (OCP) by replacing item 1.15 Policy 3 (as per Feb. 7, 2019 staff report).	Becky McErlean Marnie Eggen Sonja Zupanec		In Progress

Follow Up Action Report

Denman Island

07-Feb-2019

Activity	Responsibility	Dates	Status
2 Amend Bylaw No. 229 (LUB) for LTC consideration: a. Include 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 m to 30 m. - d Remove the term feedlot e. Add a new defined term, confined livestock area. f. remove agriculture as an accessory use in the R1 zone, while retaining horticulture as an accessory use in this zone; - 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.	Becky McErlean Marnie Eggen Sonja Zupanec		In Progress

Follow Up Action Report

Denman Island

07-Feb-2019

Activity	Responsibility	Dates	Status
3 LTC endorsed revised Farm Plan Implementation Project Charter as amended (adding Cannabis Land Use Regulations as an Out of Scope activity).	Marnie Eggen Sonja Zupanec		In Progress

07-Mar-2019

Activity	Responsibility	Dates	Status
1 Request the communication specialist to prepare draft wording for Islands Trust signage at the Buckley Bay terminal, which would consist of a sign 3 feet wide and 4 feet tall and include reference to indigenous territorial acknowledgement, and design elements and graphics. Request referred to Andrew Templeton March 11, 2019. Location of sign has been confirmed. David Critchley will follow up with Andrew on wording - July 2019	Lisa Wilcox		In Progress

Follow Up Action Report

Denman Island

07-Mar-2019

Activity	Responsibility	Dates	Status
2 Request that the applicant for DE-ALR-2018.1 submit to Islands Trust the groundwater license application and the FLNRORD response and/or provide an evidence-based estimate of the amount of water that would be used for the proposed non-farm use (cider from off site sources) and a professional report commenting on how anticipated water use will potentially affect aquifer neighbouring wells and natural environment of the surrounding area for the purpose of satisfying Islands Trust Policy Statement 3.3.1. and 4.4.2.	Jaime Dubyna		In Progress

04-Jul-2019

Activity	Responsibility	Dates	Status
1 David Marlor to bring forward draft procedures for cell tower application consultation for LTC consideration.	David Marlor		In Progress

03-Oct-2019

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Denman Island

03-Oct-2019

Activity	Responsibility	Dates	Status
1 Staff to follow up with the Farm Industry Review Practices Board (FIRB) staff to arrange a meeting and a tour as per their letter dated September 25, 2019 and include an invitation to the Hornby LTC. 2020-06-25 update: FIRB confirmed attendance at Denman LTC zoom meeting 2020-09-08 and at Hornby LTC zoom meeting 2020-09-11. Tour availability - summer 2021.	Becky McErlean Marnie Eggen Penny Hawley Wil Cottingham		In Progress

21-Jan-2020

Activity	Responsibility	Dates	Status
1 Trustee Critchley to contact K'Āʼmoks First Nation Guardian Watchmen to discuss coordinating a response to Spraying on Tree Island.			In Progress
2 Staff to prepare a draft Water Sustainability Project Charter.	William Shulba		In Progress
3 Staff to remove Nov. 20/18 FUAL item regarding signage at Buckley Bay Terminal, remove Mar. 7/19 FUAL item regarding DE-ALR-2018.1.	Marnie Eggen		Completed

19-May-2020

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Denman Island

19-May-2020

Activity	Responsibility	Dates	Status
1 Staff to add to the standing resolutions, the resolution from staff report dated May 19 2020 re: density register that sets out available residential densities. Confirm possibility of posting the staff report attachment(s) to the website.	Becky McErlean Marnie Eggen Penny Hawley		Completed
2 Staff to issue approved DE-DVP-2019.2.	Becky McErlean Ian Cox Penny Hawley		Completed
3 Staff advise applicant of DE-SUB-2020.1 of frontage exemption approval.	Ian Cox		In Progress
4 Staff to issue approved DE-DP-2019.2	Becky McErlean Ian Cox Penny Hawley		Completed
5 Staff to administer a cost recovery agreement with the applicant/agent for application DE-RZ-2017.1 allowing legal counsel to draft and/or review a restrictive covenant imposing requirements for BC energy step code level 2 compliance for all new dwellings, ALC exclusion conditions regarding vegetative buffer and fencing plan, mitigating measures as recommended by the Freshwater Specialist.	Marnie Eggen		Completed
6 Staff to amend Bylaw No. 233 by adding the following to item 1.4 Policy 4: 'subject to ALC approval' and fix typo in item 1.3.	Marnie Eggen		In Progress



Follow Up Action Report

Denman Island

19-May-2020

Activity	Responsibility	Dates	Status
7 Staff to issue approved DE-TUP-2020.1.	Becky McErlean Ian Cox Penny Hawley		Completed
8 Staff to forward the DE LTC endorsed text for inclusion in the 2019-2020 Annual Report for approval by Islands Trust Council.	Heather Kauer		Completed
9 Re: DE-RZ-2017.1, staff to provide suggestions for regulating the following in the proposed R4(2) zone: mandatory rain water catchment, limiting impermeable surfaces, dark sky measures, replanting disturbed areas with mainly native vegetation, and combined floor area for accessory buildings and structures.	Marnie Eggen		In Progress
10 Staff to amend proposed Bylaw No. 234: R4 zone be renamed to "Affordable Rental Housing"; floor area of accessory buildings to be left blank; in R4 & R4(2) allow home occupations: general business offices, professional offices, excluding health services, artist or artisan studios, and prohibit the purchase of any products on the site, employee/clientele/customers attending the property and the creation of noise which disturbs persons.	Marnie Eggen		In Progress
11 Staff to prepare amendments to proposed Bylaw No. 234 such that no commercial agriculture or horticulture, or keeping of chickens or other livestock are permitted in the R4(2) zone.	Marnie Eggen		In Progress

Follow Up Action Report

Denman Island

19-May-2020

Activity	Responsibility	Dates	Status
12 Staff to refer DE-RZ-2018.1 to the Advisory Planning Commission (when able to meet electronically/in person) for review and recommendations as to the proposed water supply for the project, consideration to include proposed daily-use water budget, total amount of water storage, potential effects of climate change, proposed back up water supply.	Sonja Zupanec		In Progress
13 Denman LTC request the Executive Committee to indicate whether the change proposed by the applicant for a backup water supply affects the previous advice given with respect to rainwater harvesting and the Trust Policy Statement.	Sonja Zupanec		Completed
14 Staff to draft a letter to be signed by the chair on behalf of the LTC forwarding the ADIMS letter dated January 29, 2020 to MFLNRORD, DFO and Transport Canada requesting appropriate action be taken.	Marnie Eggen Mike Richards Wil Cottingham		Completed

July 7/20 LTC submission: Thank you for this opportunity to bring issues to the attention of the LTC. As agent for DE-RZ-2017.1, I would like to raise 5 points:

1) Please reconsider the motion(s) from the May 19/20 LTC meeting regarding drafting a covenant in light of effectiveness, cost and time commitment.

a) *Require BC Energy Step Code Level 2 compliance for all new dwellings*; This clause is easily worded and its drafting should be a matter of pulling up similar wording in covenants elsewhere in the Trust Area. Please consider rewording the May 19/20 motion to request that staff follow this route rather than initiating a covenant cost recovery agreement to draft this clause.

b) *Require conditions related to the ALC exclusion with respect to the vegetative buffer and fencing plan*; Please consider removing this covenant clause. ALC File 54694 includes the following conditions: i) “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”; and ii) “photographic evidence of the fencing and vegetative buffer”. These conditions are far more stringent and enforceable than a covenant clause.

In addition, the ALC approved the vegetative buffer and fencing plan based on their understanding of a three page text accompanied by photographic evidence and mapping. As the person who drafted the plan and someone who farms and deals with fencing, I could not reduce the plan to 2-3 sentences. Subsequently, I believe the Trust lawyer may well flounder amidst no-climb fencing, types of natural vegetation on site and gating options, while needlessly adding to costs.

Please leave oversight and enforcement to the ALC.

c) *Require mitigating measures regarding groundwater use as recommended by the Freshwater Specialist*; I understand that this clause was reduced to requiring installation of a data logger.

Please reconsider mandating the Pepper Lane drilled well for use by Freshwater Specialist Shulba. The May 19/20 Staff Report reads, “Staff suggest that tying this application to a program/project that is not yet established and underway may add undue complication and delay to the processing of the application.” The data logger comes with too many unknowns and the potential that DCLTA will be answerable to two separate agencies, data sets and interpretations.

In a June 9/20 email to FLNRORD, I asked FLNRORD to encourage Trust staff to bring “concerns [regarding the inadequacy of the licence] to FLNRORD and explore solutions through FLNRORD. Ideally, Heather Kauer, the Regional Planning Manager for the Northern Trust Office, would be involved in any discussions.”

The installation of a data logger appears to be without a coherent purpose or process or consequence. DCLTA’s preference is to avoid extraneous devices in the well without clear evidence of a benefit.

2) Given June 16 and 19/20 emails from Trust staff (see attached), I understand that staff continues to pursue an extended setback from the proposal's lot lines which abut ALR designated land. Please clarify the May 19/20 LTC deliberation so the position of the LTC is clear to staff, to DCLTA and to the Denman community.

The design and layout of the seniors' affordable housing proposal relies on the Land Use Bylaw setback of 3 metres remaining in place. Extended setbacks would derail the project and make further expenditure of community-raised funds and volunteer time a waste of money and time.

Following the May 19/20 LTC meeting — wherein the LTC did not advance staff's recommendation to adopt DPA No. 8 and extended setbacks— DCLTA felt that the seniors' affordable housing proposal was not dead and thus submitted a cheque for \$2,400 and signed the Housing Agreement Review contract. Given emails dated June 16 and 19th, staff do not consider the issue resolved and intend to raise extending setbacks at a "future meeting." I hope that the LTC will deal with this issue so the project can move forward.

3) Please ask staff to involve DCLTA's legal advisor in discussions with Trust lawyers in order to expedite and enhance the effectiveness of any agreements, save DCLTA from depleting funds raised by raffles and events (made nearly impossible with COVID 19 restrictions) and reduce both staff and volunteer time.

I have received a cost recovery agreement for \$4,650 to be paid in advance and wherein "The Islands Trust's legal counsel will be instructed by and will report solely to the Islands Trust" in drafting a covenant —a process which I hope will be greatly simplified or even eliminated as per my first point in this submission.

4) Please remind staff to cc the agent in correspondence with other agencies with regard to DE-RZ-2017.1. This process would have allowed me to correct the misapprehension that DCLTA viewed the ALC conditions as establishing a 3 metre setback for buildings and structures (see attached June 19/20 email).

5) DCLTA continues to request the separation of DE-RZ-2017.1 from the proposed R4 zone. R4 is an urban solution to a rural problem. It would limit the community's opportunities to shape affordable housing while encouraging development of P3 multi-family rental housing complexes.

DCLTA's standard for affordability is entrenched in the organization's constitution. DCLTA's commitment, as outlined on its website, reads, "The DCLTA delivery plan is rural based with a preference for single-family houses with access to garden space, firewood and the opportunity to develop a home industry." The Pepper Lane proposal is unusual in so far as the location gave an opportunity to address the demonstrated need for seniors' affordable housing within easy access to services and amenities.

The proposed R4 zone has created and continues to create problems for DCLTA's second project —Pepper Lane— and it will create problems for future projects.

Harlene Holm

From: **Heather Kauer** <hkauer@islandstrust.bc.ca>
Date: Tue, Jun 16, 2020 at 12:42 PM
Subject: Updates on DE-RZ-2017.1
To: HHolm <[REDACTED]>, Beverly Severn <[REDACTED]>

Hi Harlene,

We thought we would reach out to advise you of recent updates, upcoming deadlines and highlight follow up items that we recommend that you accomplish with other agencies:

- Upcoming Denman LTC meeting on July 7th – staff will be providing a verbal report at this meeting. Should you want to submit something to be considered by the LTC at the meeting, just a reminder that the deadline for submissions to be included in the agenda package is June 25th.
- Housing Agreement – initial legal counsel review is almost complete; legal counsel should be in touch with Doug in a week or so.
- Covenant – Cost Recovery Agreement should be sent out to the DCLTA in roughly a week.
- ALC comments on setbacks to lot lines was recently received (see below) and this information will be relayed to the LTC at a future meeting. Staff will be making recommendations for setbacks to buildings and structures from ALR lands based on the MOA referral response already received and reported in the staff report on the May 19th agenda.
- Also, staff will be making recommendations in respect of Firesmart practices as requested by the DIFR.
- Staff recommend that the DCLTA follow up with other agencies on their referral responses and requirements if they haven't already (all agency referral responses are found on the Denman Applications [webpage](#)):
 - o Island Health re: Subdivision standards for onsite sewerage systems for the anticipated strata subdivision.
 - o CVRD and Denman Island Fire Rescue's (DIFR) request for adequate road access to allow DIFR vehicles to safely turn around to egress the property. Staff suggest that this is MOTI's responsibility at the time of subdivision. MOTI will likely require this as a condition of the strata subdivision and DCLTA should be prepared to incorporate into subdivision design.
 - o CVRD and DIFR's request for development of a Fire Safety Plan. The rezoning application cannot address this request and the DCLTA should follow up with DIFR separately. It appears that the applicant will be required to develop a Fire Safety Plan with DIFR for the project in order to meet fire safety codes as it relates to the construction and operation of the proposed buildings.

Please contact me if you have any questions.

Heather

From: Heather Kauer <hkauer@islandstrust.bc.ca> Subject: FW: ALC Application 54694 (Severn) Date: June 19, 2020 at 2:22:35 PM PDT
To: 'HHolm' <[REDACTED]>, 'Beverly Severn' <[REDACTED]>

Hello Harlene – in my last email to you I forgot to include the communication between Marnie and the ALC. Please see these emails below.

Heather

From: ALC Island Land Use ALC:EX <ALC.Island@gov.bc.ca>
Sent: Monday, June 15, 2020 2:25 PM
To: Marnie Eggen <meggen@islandstrust.bc.ca>
Subject: RE: ALC Application 54694 (Severn)

Hi Marnie,

Thanks for your email.

Gord is not in the office today; however, I was able to contact him to discuss your email. We can confirm that as the decision for ALC Application 54694 (Severn) does not contemplate setbacks, the Commission is only to be involved in approving the vegetative buffer and fencing plan. While the ALC does not recommend or suggest setbacks to buildings and structures from lot lines (unless it is a condition of an ALC approval), the MOA may choose to offer feedback or suggestions.

It appears the Commission approved the buffer and fencing plan proposed by the Applicant in 2019; however, the Commission is not in a position to approve or recommend setbacks as that was not a condition of ALC Application 54694 (Severn).

Please note that Gord intends to respond to your email/the bylaw referrals this week.

Sincerely,

Aimee McGowan MRM | Land Use Planner | Agricultural Land Commission
201 - 4940 Canada Way, Burnaby, BC, V5G 4K6 | 236-468-3285
Aimee.McGowan@gov.bc.ca | www.alc.gov.bc.ca

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From: Marnie Eggen [mailto:meggen@islandstrust.bc.ca]
Sent: Monday, June 15, 2020 10:50 AM
To: ALC Island Land Use ALC:EX
Subject: RE: ALC Application 54694 (Severn)
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Aimee,

Thanks so much for your email response last week. I thought I might catch you by phone, as I am thinking it might be quicker to discuss on the phone, so I've left a voicemail this morning. I am attaching the DCLTA's vegetative buffer and fencing plan that was approved by the ALC last year. As a part of the rezoning application and to bind the DCLTA to the plan as required by the ALC, we are adding it to a covenant to be registered to the lands. We will send you a copy of the final draft once it is ready.

As discussed with you and another planner late last year, I am just looking to confirm from the ALC that they are not recommending or suggesting in their approval of the vegetative buffer and fencing plan, a 3 metre setback to buildings and structures from lot lines. The DCLTA is under the impression that the ALC is approving that. I have not yet heard back from Gordon Bednard on the bylaw referrals in which I was told he would also include a formal response to my question; very frustrating that I haven't heard back from him yet. So, I appreciate that I have hear from you.

You will notice in the DCLTA's vegetation and fencing plan, they mention that the Denman Island setback is 3 metres for buildings and structures. This is not accurate. As a part of the rezoning, a new zone is being created for the proposed 8 densities and at the time that the DCLTA wrote their plan, the new zone had not yet been created and appropriate setback to lot lines not yet identified for the new zone. Appropriate setbacks to ALR lands are being contemplated and we are relying on the ALC and MOA to provide some guidance. We have received a formal bylaw referral response from MOA and they recommend a much larger setback as suggested in their Guide to Edge Planning.

Thanks for your assistance. Hope to talk today or tomorrow as I am working to a deadline and will be away for a few days starting this Wednesday.

Marnie

Marnie Eggen, MCIP, RPP
Island Planner
Islands Trust, Northern Office
700 North Road, Gabriola Island, BC, V0R 1X3
(250) 247-2210
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

I am humbly thankful to live and work in the traditional and treaty territories of the BOKÉĆEN, Cowichan, Halalt, Homalco, K'ómoks, Klahoose, Ts'uubaa-asatx, Lək ʷəŋən (SXIMEŁEŁ, Songhees, T'Sou-ke), Lyackson, MÁLEXEŁ, Penelakut, Qualicum, Scia'new, səliłwətaʔ/

selílwitulh, SEMYOME, Shíshálh, Snaw-naw-as, Snuneymuxw, Skwxwú7mesh, STÁUTW, Stz'uminus, Tla'amin, Tsawwassen, We Wai Kai, Wei Wai Kum, WJOLELP, WSIKEM, and xʷməθkʷəy̓əm.

Disclaimer: Territorial acknowledgements are just one small part of reconciliation. Please take a moment to think of other ways you can enact reconciliation.

From: ALC Island Land Use ALC:EX
Sent: Wednesday, June 10, 2020 11:21 AM
To: Marnie Eggen
Subject: ALC Application 54694 (Severn)

Hi Marnie,

Thank you for your voicemail—I hope this email finds you well.

I reviewed the decision for ALC Application 54694 (Severn) and noted the buffer/fencing condition:

c. 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;

It appears that the Commission would like the Applicant to develop a vegetative buffer and fencing plan to be constructed on the future non-ALR portion of the Property to protect the remaining ALR. The ALC does not set setbacks as that is under the authority local governments to regulate; however, I have attached the ALC's Landscaped Buffer Specifications document that can be used as a guide to help develop the vegetative buffer and fencing plan.

Please let me know if you have any questions. Sincerely,

Aimee McGowan MRM | Land Use Planner | Agricultural Land Commission
201 - 4940 Canada Way, Burnaby, BC, V5G 4K6 | 236-468-3285 Aimee.McGowan@gov.bc.ca | www.alc.gov.bc.ca

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File No.: 3400-20 (Referrals-General)

DATE OF MEETING: July 7, 2020
TO: Denman Island Local Trust Committee
FROM: Heather Kauer, Regional Planning Manager
Northern Team
SUBJECT: Restaurant Expansion During COVID Emergency Response

RECOMMENDATION

1. That the Denman Island Local Trust Committee has no objection to Liquor and Cannabis Regulation Branch issuance of Temporary Expanded Service Area Authorizations for liquor primary and manufacturer licensees in the Denman Island Local Trust Area.

DISCUSSION

In order to allow for the Temporary Service Area expansion of establishments that serve alcohol during the COVID related Phased reopening periods, the LTC is asked to provide a “blanket” approval in the form of a resolution for all such legally established businesses that would signal local approval to the B.C. Liquor and Cannabis Regulation Branch. This would allow such establishments to simply provide a copy of the approved resolution to the LCRB rather than appealing to the LTC for each, individual approval.

Submitted By:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager	June 30, 2020
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ATTACHMENT

None



Islands Trust Conservancy Report to Local Trust Committees and Bowen Island Municipality May, 26 2020

Islands Trust Conservancy Board News

Island Trust Conservancy (ITC) conducted its first public, electronic Zoom meeting as a means of reducing contact during the COVID-19 pandemic. The ITC Board was informed of staff work transitions resulting from the novel virus. All information about ITC's response to COVID-19 is posted to the Islands Trust and Islands Trust Conservancy websites.

Regional Conservation Plan Updates

The science-based and community-informed Regional Conservation Plan guides the work of ITC. The ITC continues to work towards four long-term goals and 25 objectives that further conservation in the entire Trust Area. For more information, visit www.islandstrustconservancy.ca/media/84821/itc_2018-11_rcp-2018-2027-web_final.pdf.

Goal 1 – Science-based Conservation Planning

The ITC Board received the *Climate Projections for Islands Trust Area* report http://www.islandstrustconservancy.ca/media/84991/itc_climateprojectionsreport_final.pdf and approved a Climate Change Project Charter.

ITC staff collaborated with Local Planning Services on the Contiguous Forest Mapping Project. The information was received by Trust Council at its June meeting.

Goal 2 – Strong relationships with First Nations

The ITC Board considered revisions to its Vision Statement to reflect its Reconciliation Declaration. The Board directed staff to bring further revisions to a future meeting and requested that staff also bring the ITC Mission Statement concurrently for consideration.

A/Manager Emmings gave an overview of the staff reconciliation retreat on May 7, 2020 and indicated that staff will meet in the near future to continue to integrate actions into work plans that reflect the Conservancy's commitment to its Reconciliation Declaration.

Goal 3 – Protection of core conservation areas

Property Management

Annual monitoring activities are delayed due to COVID-19. Staff are planning for a reduced monitoring season to accommodate travel restrictions, but visits to most properties will occur.

The ITC Board directed staff to prepare a budget request for the 2021-2022 fiscal year to address management of wildfire risks on ITC conservation properties.

The ITC Board approved nature reserve management plans on Denman Island (see island updates below).

Land Acquisition and Covenants

The ITC Board approved a Natural Area Protection Tax Exemption Program conservation proposal for North Pender Island (see island updates below).

Goal 4 – A strong voice for nature conservation

The ITC Board received a briefing on 30th Anniversary activities. The Islands Trust Conservancy's 30th Anniversary plans will highlight accomplishments and focus on the future and biodiversity.

ITC conservation covenant landowners received the *Caring for Your Conservation Covenant* newsletter and a 'Communications and Engagement Questionnaire'.

ITC, in collaboration with the Coastal Douglas-fir and Associated Ecosystems Partnership (CDFCP), Raincoast Conservation Foundation, and several island conservancies, produced forest ecosystem information sheets for each local trust area. These will be mailed out to 375 owners of forested land in the early summer.

The ITC Board approved its 2019-2020 financial statement and text for its Annual Report and considered a draft agenda for the July 14th ITC / Executive Committee liaison meeting.

Activities by Local Trust Area/Island Municipality

Denman – The ITC Board approved the 2020 updates of the Inner Island Nature Reserve Management Plan and the Lindsay Dickson Nature Reserve Management Plan. The Board also approved the first Valens Brook Nature Reserve Management Plan. Once approved by conservation partners, these will be posted to the Islands Trust Conservancy website at <http://www.islandstrustconservancy.ca/protected-places/caring/>.

The ITC Board approved a \$5,000 Opportunity Fund Grant for the Denman Conservancy Association. Opportunity Fund information is available at <http://www.islandstrustconservancy.ca/initiatives/supporting-local-land-trusts/opportunity-fund-grants/>

Gabriola - Invasive species were managed in Elder Cedar Nature Reserve and one conservation covenant on Gabriola Island.

Galiano - Invasive species were managed in one conservation covenant on Galiano Island.

North Pender – ITC approved a conservation proposal to place a NAPTEP covenant on 3.99 ha on Clam Bay Road, North Pender Island.

Salt Spring - Invasive species were managed in three conservation covenants on Salt Spring Island.

Please feel free to contact the Islands Trust Conservancy for more details.

Kate-Louise Stamford, Chair kstamford@islandstrust.bc.ca

Islands Trust Conservancy itcmail@islandstrust.bc.ca



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: 28-Jan-2020

No change in status. Planner awaiting submission of requested information, pursuant to LTC resolution 2019-025.

Status Date: 30-Aug-2019

No change in status.

Status Date: 16-Apr-2019

No change. Planner awaiting submission of requested information.

Development Permit

File Number	Applicant Name	Date Received	Purpose
DE-DP-2019.1	Helliwell + Smith + Blue Sky Architecture Inc.	10-Oct-2019	PID: 017-541-131 Building SFD. Civic address: 2650 Swan Road, Denman Island, BC.

Planner: Bronwyn Sawyer

Planning Status

Status Date: 19-Nov-2019

On hold - applicant request

Status Date: 14-Nov-2019

Information requested from applicant

Status Date: 15-Oct-2019

Planner review



Applications

Development Permit

File Number	Applicant Name	Date Received	Purpose
DE-DP-2020.1	Pandesign Inc.	12-Mar-2020	PID: 006-660-495 DP required for Subdivision purposes

Planner: Jaime Dubyna

Planning Status

Status Date: 22-Apr-2020

Planner reviewing file.

Status Date: 14-Apr-2020

RAR assessment report dated Apr. 6, 2020, received.

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: 17-Jun-2020

Awaiting Applicant signature on Cost Recovery Agreement for Restrictive Covenant

Status Date: 16-Jun-2020

Awaiting Applicant review of draft housing agreement.

Status Date: 29-May-2020

Cost Recovery Agreement signed. Legal review commenced on draft housing agreement.

**Applications****Rezoning**

File Number	Applicant Name	Date Received	Purpose
DE-RZ-2018.1	Denman Housing Association (Snyder & Terry) Planner: Sonja Zupanec	01-Oct-2018	PIDs: 009-704-523 (Snyder) and 006-657-290 (Terry) Rezoning to change number of allowed dwellings
Planning Status			
Status Date: 05-Jun-2020 Executive Committee to meet July 2020 to review the applicant's proposed water supply for consistency with the EC resolution from Jan 2020.			
Status Date: 21-Jan-2020 Draft bylaws to amend OCP and LUB to implement DPA8 given 1st reading and direction to send out bylaw referrals			
Status Date: 07-Nov-2019 Draft bylaws to amend OCP and LUB given 1st reading and direction to send out bylaw referrals			

Siting and use Permit

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2019.11	Helliwell + Smith + Blue Sky Architecture Inc. Planner: Bronwyn Sawyer	22-Aug-2019	PID: 017-541-131 Single family dwelling, carport and existing accessory building. Civic address: 2650 Swan Road, Denman Island, BC.
Planning Status			
Status Date: 19-Nov-2019 On hold- applicant request			
Status Date: 09-Oct-2019 Awaiting DPA information			
Status Date: 08-Oct-2019 Under review			

**Applications****Siting and use Permit**

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2020.1	School District No. 71 (Comox Valley) Planner: Bronwyn Sawyer	13-Jan-2020	PID: 008-706-191 One new single story building for preschool. Civic address: 1100 NW Road, Denman Island, BC.
Planning Status			
Status Date: 11-Feb-2020 Under review by planner			
Status Date: 11-Feb-2020 Waiting on applicant for information			
File Number	Applicant Name	Date Received	Purpose
DE-SUP-2020.3	Etienne Design - Jessica Booth Planner: Bronwyn Sawyer	16-Mar-2020	PID: 030-773-890 New SFD, workshop with guest accommodation, garage & boat house. Civic address 5465 Lacon Road, Denman Island, BC
Planning Status			
Status Date:			
File Number	Applicant Name	Date Received	Purpose
DE-SUP-2020.7	Korman, Don & Marian Planner: Bronwyn Sawyer	02-Jun-2020	PID: 018-810-136 Building RV shed & SFD. Civic address: Lot A Schmidt Road, Denman Island, BC.
Planning Status			
Status Date: 03-Jun-2020 EFT payment received.			
Status Date: 02-Jun-2020 File opened & assigned. Waiting for EFT payment.			



Applications

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: Jaime Dubyna

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.

Status Date: 16-Apr-2018

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

Islands Trust
 LTC EXP SUMMARY REPORT F2021
 Invoices posted to Month ending May 2020

615 Denman	Invoices posted to Month ending May 2020	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-615	LTC "Trustee Expenses"	289.00	0.00	289.00
LTC Local				
65200-615	LTC - Local Exp - LTC Meeting Expenses	3,906.00	40.05	3,865.95
65210-615	LTC - Local Exp - APC Meeting Expenses	405.00	0.00	405.00
65220-615	LTC - Local Exp - Communications	250.00	35.00	215.00
65230-615	LTC - Local Exp - Special Projects	294.00	0.00	294.00
TOTAL LTC Local Expense		<u>4,855.00</u>	<u>75.05</u>	<u>4,779.95</u>
Projects				
73001-615-4112	Denman Ferry Signage	1,000.00	0.00	1,000.00
TOTAL Project Expenses		<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</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".
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	It was MOVED and SECONDED,

			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	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.
6.	February 7, 2019	DE-2019-012	First Nations Reconciliation	It was MOVED and SECONDED, 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 Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples, 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 Nations 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.
7.	June 6, 2019	DE-2019-056	Bylaw enforcement against unlawful dwellings	It was MOVED and SECONDED, that the Denman Island Local Trust Committee adopt the following standing resolution: "The Denman Island Local Trust Committee directs Bylaw Compliance and Enforcement staff to pursue enforcement against unlawful dwellings upon receipt of a written complaint, if any of the following conditions apply: a) The complaint is received from at least two sources, one being the owner, occupant or title holder of a neighbouring property; b) It appears that there is more than one unlawful dwelling on a lot; c) An unlawful dwelling appears to be larger than 90 square meters; or d) An unlawful dwelling appears to be located within a Development Permit Area. and nothing in this enforcement policy should be interpreted as giving permission to violate the Denman Island Land Use Bylaw and the Local Trust Committee may change this policy or give direction to expand enforcement activities at any time."
8.	May 19, 2020	DE-2020-022	Residential densities	It was MOVED and SECONDED, that the Denman Island Local Trust Committee adopt the following standing resolution with respect to the available residential densities resulting from Section E.1, policy 11 and Appendix D, 'Residential Density Bank' of the Denman Island Official Community Plan:

				Whereas the Local Trust Committee sets out the current available residential densities in this density register and that the register be updated from time to time to show additions and withdrawals as they occur: a. The Denman Official Community Plan ‘Residential Density Bank’ in Appendix D has last added or transferred to the bank on <u>January 31, 2017</u> and has a cumulative total of residential densities of <u>14</u>; b. The Denman Official Community Plan Housing Policy 11 in Section E.1 allows for a residential density increase of approximately <u>5 percent</u> beyond that permitted by existing zoning at the time of adoption of the Official Community Plan on May 15, 2009 to accommodate zoning amendments for special needs and affordable housing, secondary dwelling units approved by the Denman Island Local Trust Committee under Temporary Use Permit and site specific zoning amendment applications under Policy 29 of Section E.1. The baseline density that was permitted by zoning at the time of adoption of the Official Community Plan was 994 densities based on the Subdivision Potential Map 2010; 1026 total densities less 32 from Parks, Institutional and Conservation designations where residential use is not permitted. Five percent of 994 is <u>49 densities</u>. Since adoption of the Official Community Plan on May 15, 2009 the following densities have been utilized: <table><tr><th>Authorizing Bylaw/Temporary Use Permit</th><th>Date Utilized</th><th>Number of Residential Densities Utilized</th><th>Cumulative Total of Residential Densities Remaining</th></tr><tr><td colspan="3">Baseline Density at time of adoption of the Denman OCP on May, 2009</td><td>49</td></tr><tr><td>BL 199 (Official Community Plan)</td><td>August 15, 2011</td><td>14</td><td>35</td></tr><tr><td>BL 200 (Land Use Bylaw)</td><td></td><td></td><td></td></tr><tr><td>BL 204 (Land Use Bylaw)</td><td>September 24, 2013</td><td>1</td><td>34</td></tr><tr><td>DE-TUP-2016.2</td><td>March 31, 2017</td><td>1</td><td>33</td></tr></table>	Authorizing Bylaw/Temporary Use Permit	Date Utilized	Number of Residential Densities Utilized	Cumulative Total of Residential Densities Remaining	Baseline Density at time of adoption of the Denman OCP on May, 2009			49	BL 199 (Official Community Plan)	August 15, 2011	14	35	BL 200 (Land Use Bylaw)				BL 204 (Land Use Bylaw)	September 24, 2013	1	34	DE-TUP-2016.2	March 31, 2017	1	33
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Top Priorities Report

Denman Island

1. *Denman Island Farm Plan Implementation*

Incorporate Bylaw 223 considerations (agriculture, intensive agriculture, feedlot definitions)

Responsible

Marnie Eggen
Sonja Zupanec

Dates

2. *Signage at Ferry Terminal*

Responsible

Lisa Wilcox
Marnie Eggen

Dates

Rec'd: 21-Jan-2020

3. *Cannabis Land Use Regulation*

Review of land use regulations with respect to cannabis production and retail sales.

Responsible

Heather Kauer

Dates

Rec'd: 20-Nov-2018

Projects Report

Denman Island

1. *Protected Area Network*

Responsible

Date Received

Undertake planning for a Protected Area Network on Denman Island

15-Mar-2011

2. *Alternative Energy*

Responsible

Date Received

Consider regulations governing wind towers and Ocean Loop Geo-Exchange Systems.
Monitor recommendation from Trust Council.

15-Aug-2011

3. *Dwelling Floor Area Regulation*

Responsible

Date Received

Consider regulations to limit the gross floor area of a dwelling

25-Oct-2011

4. *Climate Change*

Responsible

Date Received

Consider climate change adaptation and mitigation measures

25-Oct-2011

5. *Development Procedures Review*

Responsible

Date Received

Review and update Development Procedure Bylaw No. 71

11-Dec-2012

6. *Alternative Dispute Resolution*

Responsible

Date Received

To be considered as part of the enforcement tool kit, possibly in cooperation with the
Hornby Island Local Trust Committee

26-May-2015



Projects Report

Denman Island

7. *Denman Village Plan*

Responsible

Date Received

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

8. *Travel trailers*

Responsible

Date Received

LUB amendments and enforcement policies regarding the use of travel trailers

07-Mar-2017

9. *Occasional use of accessory buildings*

Responsible

Date Received

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

10. *Greenshores Workshop*

Responsible

Date Received

01-May-2018

11. *Incorporate the Regional Conservation Plan into land use planning.*

Responsible

Date Received

To foster preservation and protection of the Denman Island Ecosystems (based on the Islands Trust Conservancy Report, dated July 17, 2018)

07-Aug-2018

Projects Report

Denman Island

12. *Facilitating affordable, attainable and seniors housing.*

Responsible

Date Received

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

13. *Coastal Douglas-fir protection*

Responsible

Date Received

Implementation of the report, Protection of the Coastal Douglas-fir and Associated Ecosystems: An Island Trust Tool Kit (2018).

07-Feb-2019

14. *naming and recognition/traditional place name for Denman Island on Local Trust Committee meeting agendas*

Responsible

Date Received

Reference Staff Report dated November 7, 2019

07-Nov-2019

15. *Temporary Use Permits*

Responsible

Date Received

To support the development of Temporary Use Permits for short-term vacation rentals and other uses.

09-Oct-2018

July 6, 2020

2020-16-IT

Islands Trust Welcomes Court Ruling

Lekwungen, METULIYE/Victoria, BC— On June 22, the Supreme Court of British Columbia dismissed a civil lawsuit initiated by Francis Dean Ellis against the Denman Island Local Trust Committee, Tony Law (Chair of the Denman Island Local Trust Committee at the time), Louise Bell (Denman Island Local Trustee at the time), David Marlor (Staff) and Islands Trust Council.

The Honourable Mr. Justice Riley heard the defendants' application to dismiss the action. Mr. Justice Riley ruled in favour of the defendants and awarded costs.

In his ruling, Mr. Justice Riley agreed with the defendants that the lawsuit was generally an effort to re-litigate issues conclusively determined against Mr. Ellis in prior proceedings to which he was a party.

Mr. Justice Riley also dismissed Mr. Ellis's claims that the defendants were liable for negligence, nuisance, and misfeasance in public office (a legal concept often referred to as abuse of power or abuse of authority).

"We welcomed the Judge's ruling, and are pleased to be awarded costs," shared Peter Luckham, Chair of the Islands Trust Council. "To date, the repetitive challenges to the Court decision has cost taxpayers over \$1 million. All of the challenges were successfully defended or dismissed. In May 2016, the Supreme Court of British Columbia declared Mr. Ellis a vexatious litigant, which recognized that his repetitive lawsuits were an attempt to re-argue matters that had already been decided against him by the Courts."

Court actions between the Islands Trust and Mr. Ellis have a history that started in 2003. At that time, the Denman Island Local Trust Committee initiated an enforcement action against Mr. Ellis with respect to unauthorized tree clearing and land alterations in a development permit area designated to protect development from hazardous conditions along a bluff. The unauthorized activities caused a landslide. The Supreme Court of British Columbia, and the British Columbia Court of Appeal, both found in favour of the Denman Island Local Trust Committee; the Courts also ordered that Mr. Ellis undertake remediation work in the development permit area.

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The Islands Trust works to preserve and protect over 450 islands in the Salish Sea through land use planning, the Islands Trust Conservancy, and Trust Council programs and services. The Trust Area, located within Coast Salish territory, is the homeland of over 28,000 Coast Salish Peoples who have called this area home since time immemorial. Covering 5,200 square kilometres between the British Columbia mainland and southern Vancouver Island, the Trust Area has 26,000 residents and 10,000 non-resident property owners. The region features many archaeological and culturally significant sites, and some of the world's most endangered ecosystems.

Contact:

Peter Luckham, Chair, Islands Trust Council 250.210.2553

Russ Hotsenpiller, Chief Administrative Officer, via Vicki Swan, Communications Specialist 250.405.5156

June 24, 2020

2020-15-IT

Trust Council Asks Travelers and Locals to Continue COVID-19 Prevention Measures

Lekwungen, METULIYE/Victoria, BC—BC's Restart Plan has entered Phase 3, allowing people to participate in smart and safe travel within BC, including the Islands Trust Area, which includes the Gulf and Howe Sound Islands.

As the Province moves into this new phase and heads into the July long weekend, the Islands Trust Council reminds visitors and island residents to continue using COVID-19 prevention measures to protect themselves and others. If you are sick, stay home. Please wash your hands often, practice physical distancing, wear masks when distancing isn't possible, and minimize community interactions, as recommended by our Provincial Health Officer, Dr. Bonnie Henry, and the BC Centre for Disease Control.

"Everyone needs to be respectful, safe, smart and use extra caution when they travel, including Island residents who go on and off the islands," shared Peter Luckham, Chair of the Islands Trust Council. "Until a vaccine is available, we will continue to be cautious and safe to avoid a COVID-19 outbreak. On most islands, the majority of our population is over sixty. Our medical resources are limited. In most cases, it is volunteers who offer first response, and we don't want to put them at risk. We're all in this together, let's take care of each other."

BC Ferries suggests if you have flexible travel plans, consider taking a ferry at less busy times of the day. When onboard, remain in your vehicles, maintain physical distance from other passengers, and have a face covering in the event physical distancing is not possible.

Island Trust staff working in land use planning, bylaw enforcement, and nature protection are once again travelling to the islands for their work. All Islands Trust staff are trained in COVID-19 prevention and take the necessary precautions to protect themselves and the public.

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*Preserving **island** communities, culture and environment*

July 6, 2020

2020-16-IT

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