



Denman Island Local Trust Committee Minutes of Special Meeting

Date: March 15, 2021
Location: Electronic Meeting
Members Present: Sue Ellen Fast, Chair
 David Critchley, Local Trustee
 Laura Busheikin, Local Trustee
Staff Present: Sonja Zupanec, Island Planner
 Wil Cottingham, Administrative Assistant
 Vicky Bockman, Recorder
Others Present: 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 7:00 pm. She welcomed the public, introduced Trustees, staff, and recorder; and acknowledged that the meeting was being held in traditional territory of the K'ómoks and Qualicum First Nations.

2. COMMUNITY INFORMATION MEETING - Bylaw Nos. 233 & 234

Regarding DE-RZ-2017.1 - Denman Community Land Trust Association (DCLTA) - Denman Seniors Affordable Housing Project (Pepper Lane)

By general consent the agenda was approved as presented.

Planner Zupanec provided a brief overview of the proposal noting that an in-depth presentation was conducted at a recent Community Information Meeting; and advised that new information is available for consideration. She noted that the Public Hearing will occur following this session and explained that comments received prior to the close of the Public Hearing will be reviewed by the Trustees.

She provided the following updates for information and Local Trust Committee (LTC) consideration:

- Plan No. 1 is updated with current text in the Land Use Bylaw;
- The applicant has requested the following changes:
 - an increase in maximum floor area to 65 m² from 60 m²;
 - allowing flexibility in the Restrictive Covenant wording to permit vegetative buffer and fencing changes if approved by the Agricultural Land Commission;

- consideration of a change in the Restrictive Covenant wording to require fencing to mitigate noise and dust along the entire southern property line and both lengths of the driveway;
- Housing Agreement text amending the affordable housing stipulation for maximum rent to reflect a similar formula of BC's Shelter Aid for Elderly Renters;
- The definition of qualified occupant may be expanded on the advice of the Islands Trust Senior Intergovernmental Policy Advisor so that it includes, but is not limited to, on-reserve and off-reserve status and non-status and/or self-identified Indigenous, Inuit or Native people.

2.1 QUESTION AND ANSWER SESSION

- The criteria for living in the proposed senior housing is restricted to those in a certain category of health; who makes that decision? What if a tenant has serious health issues and a desire to die at home during residency?
 - Tenancy eligibility conditions are specified within the Housing Agreement and carried out by DCLTA. The terms and conditions in the Housing Agreement are agreed upon by the LTC and DCLTA. This question can be considered by the LTC in their review of the draft Housing Agreement.

3. PUBLIC HEARING - PROPOSED BYLAW NOS. 233 AND 234

3.1 Recess for Public Hearing

By general consent the meeting recessed at 7:31 pm.

3.2 Recall to Order

By general consent the meeting was recalled to order at 7:47 pm. Chair Fast thanked everyone for their participation.

4. UPCOMING MEETINGS

4.1 Next Regular Meeting Scheduled for Tuesday, March 16, 2021 at 10:00 am via Zoom Electronic Meeting

Trustees confirmed the date and time of the next regular meeting, to be conducted electronically via Zoom.

5. ADJOURNMENT

By general consent the meeting was adjourned at 7:49 pm.

Sue Ellen Fast, Chair

Certified Correct:

Vicky Bockman, Recorder