



Denman Island Local Trust Committee

Minutes of Regular Meeting

- Date:** January 20, 2015
- Location:** Denman Seniors Hall
1111 Northwest Rd, Denman Island, BC
- Members Present** Susan Morrison, Chair
Laura Busheikin, Local Trustee
David Critchley, Local Trustee
- Staff Present** Rob Milne, Island Planner
Aleksandra Brzozowski, Island Planner
Courtney Simpson, Regional Planning Manager
Vicky Bockman, Recorder
- Others Present** There were nine (9) members of the public in attendance – am
There were two (2) members of the public in attendance - pm

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

Shelley McKeachie, representing the Association of Denman Island Marine Stewards (ADIMS), welcomed the new Local Trust Committee (LTC) members and expressed the hope that marine issues will remain a top priority.

Edi Johnston, representing the Denman Island Residents Association Guardians of Denman Shores Committee, provided an overview of the Committee, its tasks and goals.

Marion Cobb expressed her hope that the incoming LTC will maintain the guest accommodation cooking facilities review as a high priority, noting the importance of this matter to the community.

Harlene Holm expressed concern that proposed Bylaw Nos. 210 and 211 are dependent on the use and enforcement of the building code for regulation control, cautioning that the building code is not being enforced on Denman Island and noted difficulties with use of a building-code system. She observed that density will be doubled on much of the island with adoption of these bylaws and urged the LTC to give more consideration to proposed Bylaw Nos. 210 and 211 before advancing them further.

Graham Brazier recognized the new Islands Trust four-year term and expressed his hope that this will provide opportunity for long-term thinking on environmental issues and benefit the structure of the Trust itself as it deals with the day-to-day administrative work.

4. COMMUNITY INFORMATION MEETING

None.

5. PUBLIC HEARING

None.

6. MINUTES

6.1. Local Trust Committee Adopted Minutes Dated October 21, 2014

Received.

6.2. Section 26 Resolutions-without-meeting Report Dated January 8, 2015

Planner Milne provided an overview of the report.

6.3. Advisory Planning Commission Minutes

None.

6.4. Marine Advisory Planning Commission Draft Minutes

None.

7. BUSINESS ARISING FROM MINUTES

7.1. Follow-up Action List Dated January 8, 2015

Planner Milne summarized the report. In response to a trustee's request for an update, Planner Milne reported that there has not been a response to the correspondence sent to Don Cadden, Regional Director, BC Parks. Trustees indicated their desire to follow-up on this item at a future meeting, if necessary.

8. DELEGATIONS

None.

9. CORRESPONDENCE

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

9.1. Email dated December 23, 2014 from Pat McLaughlin regarding Garbage at Henry Bay Area

Trustees discussed possible approaches to take in response to this matter, supporting an informal conversation with the BC Shellfish Growers' Association to discuss the best way to influence and prevent this type of occurrence as well as forwarding this correspondence to Steven Schut, Senior Aquaculture Biologist, Fisheries and Oceans Canada.

DE-2015-001

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee forward correspondence from Helen Mason regarding aquaculture debris to Steven Schut, Shellfish Aquaculture Environmental Group of Fisheries and Oceans Canada, asking what steps can be taken to address this.

Discussion ensued.

DE-2015-002

It was MOVED and SECONDED,

that resolution DE-2015-001 be amended to add after "debris": "with a cover letter created by staff and including the photo".

CARRIED

The resolution was restated as follows:

DE-2015-001

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee forward correspondence from Helen Mason regarding aquaculture debris with a cover letter created by staff and including the photo to Steven Schut, Shellfish Aquaculture Environmental Group of Fisheries and Oceans Canada, asking what steps can be taken to address this.

CARRIED

10. APPLICATIONS AND REFERRALS

10.1. Hornby Island Local Trust Area Bylaw Referral Request for Response Regarding Riparian Areas Regulation Bylaws

This item was deferred to a future meeting.

10.2. DE-ALR-2014.1 (Jones) - Staff Report dated January 7, 2015

Planner Milne presented the staff report addressing a re-application for inclusion of land within the Agricultural Land Reserve. He provided background information noting that while the LTC did forward the original application to the Agricultural Land Commission (ALC), it was denied inclusion for reasons which were identified by the ALC. He addressed the stated need for the applicant to provide new evidence for the ALC to consider in re-evaluating the reasons for refusal, and noted that it is the conclusion of staff that this has not been included in the re-application.

The applicants were in attendance to speak to their re-application. They provided photos, statistics, inspection and licensing information as evidence to refute the ALC conclusion that the land has no capability for soil-bound agriculture and that it does not meet the required agricultural threshold for a winery.

Trustees suggested that it would be beneficial to include the photos and information provided with this discussion in the re-application to provide more complete evidence for ALC consideration. Trustees supported deferring a decision on this application pending receipt of more information from the applicants.

DE-2015-003

It was MOVED and SECONDED,

that consideration of application DE-ALR-2014.1 be deferred until a later date pending receipt of new information from the applicant.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

None.

12. REPORTS

12.1. Work Program Reports

12.1.1. Top Priorities Report Dated January 8, 2015

Planner Milne provided an overview of the Top Priorities Report.

12.1.2. Projects List Report Dated January 8, 2015

Planner Milne summarized the Projects List.

12.2. Applications Report Dated January 8, 2015

Planner Milne presented the Applications Report. In response to a trustee's inquiry, he provided a status update on files.

A trustee questioned whether application to a Board of Variance (BOV) is possible to resolve some variance issues. Planner Milne explained that this option does exist by application process. Planning Manager Simpson confirmed that there is a standing BOV for Denman Island and that a staff report will be coming in the future on this topic.

12.3. Trustee and Local Expenses

12.3.1. Report Dated October, 2014

Received.

12.3.2. Report Dated November, 2014

Received.

12.3.3. Report Dated December, 2014

Received.

12.4. Adopted Policies and Standing Resolutions

Received.

12.5. Local Trust Committee Webpage

Trustees requested that the website be updated to reflect the Top Priorities as determined in the forthcoming Strategic Planning Session.

12.6. Chair's Report

Chair Morrison reported that she attended the first Executive Committee meeting of the term in Victoria where use of iPads and Escribe software were discussed and trustees began settling into their new roles.

12.7. Trustee Reports

Trustee Busheikin welcomed the new LTC members, stating that she is excited to have a four-year term to work together. She reported that she is now a member of the Executive Committee which she finds to be a valuable and educational experience as it presents a different viewpoint of Islands Trust issues.

Trustee Critchley attended a Denman WORKS! workshop and a number of South Sewer Project meetings as a member of the Advisory Planning Group to discuss options to create a comprehensive waste management system. He also held Trustee Office Hours at the Old School, attended a Denman Island Residents Association meeting and Islands Trust duties and procedures orientation meetings.

12.8. Electoral Area Director's Report

None.

LUNCH BREAK

By general consent, the meeting was adjourned at 11:50 am and reconvened at 12:06 pm.

13. NEW BUSINESS

13.1. Raven Coal EAO Working Group Representative - for discussion

Planner Milne explained the need to appoint a new representative to the Raven Coal Environmental Assessment Office Working Group.

DE-2015-004

It was MOVED and SECONDED

that the Denman Island Local Trust Committee appoint Trustee David Critchley to the Raven Coal Environmental Assessment Office Working Group as its representative.

CARRIED

By general consent, the LTC adopted the following addition to the agenda:

- 13.4 Ferry Advisory Committee Representative

13.2. Denman Island Local Trust Committee Work Program - 2015

13.2.1. Staff Report dated January 7, 2015

Planner Milne presented the staff report providing the LTC with an overview of Top Priorities, Projects and budgets in order to provide

background for discussion to confirm or set new priorities for the new term.

13.2.2. Work Program Strategic Planning Session

Planner Brzowski and Regional Planning Manager Simpson facilitated an open discussion among LTC members to consider staff report recommendations, planning priorities, goals and options. They reported that staff will create a document for trustees based on the Strategic Planning Session discussion to reflect thoughts and ideas that were generated.

Trustees considered the three Top Priorities items during the Strategic Planning Session. They acknowledged that the guest accommodation review has had a related bylaw enforcement moratorium in place for a significant length of time and that scoping the development of a Memorandum of Understanding with First Nations would provide a first step on that priority.

DE-2015-005

It was MOVED and SECONDED,

that Top Priority “Review of visitor accommodation regulations” be moved to No. 2 and “Development of a Memorandum of Understanding with K’omoks First Nation” be moved to the No. 3 position.

CARRIED

DE-2015-006

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee request staff to work on the Housekeeping Project as their time permits.

CARRIED

Trustees commented that a staff report on the First Nations Top Priority item would be helpful in determining an approach to undertake and Trustee Busheikin indicated that she would forward staff some pertinent information that she has gathered to assist in the creation of the report.

The LTC discussed the budget request submitted by the former LTC and confirmed the current budget.

13.3. Denman Island Advisory Commissions

13.3.1. Staff Report dated January 7, 2015

Planner Milne presented the staff report outlining the need for appointment of Advisory Planning Commission members, and requested direction on the continuation of the Marine Advisory Planning Commission.

Trustees affirmed their desire to maintain the Marine Advisory Planning Commission and to move forward with advertising for expressions of interest for the vacant Advisory Planning Commission positions.

DE-2015-007

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee directs staff to advertise for expressions of interest for up to three (3) vacant positions on the Denman Island Advisory Planning Commission and send letters to those appointees whose terms are expiring, thanking them for their service and inviting them to submit expressions of interest if they wish to be re-appointed to the Denman Island Advisory Planning Commission.

CARRIED

DE-2015-008

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee direct staff to advertise for expressions of interest for up to three (3) vacant positions on the Denman Island Marine Advisory Planning Commission and send letters to those appointees whose terms are expiring, thanking them for their service and inviting them to submit expressions of interest if they wish to be re-appointed to the Denman Island Marine Advisory Planning Commission.

CARRIED

DE-2015-009

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee direct staff to return submissions for expressions of interest to the Local Trust Committee for consideration of appointments.

CARRIED

13.4 Ferry Advisory Committee Representative

Trustees discussed the appointment of a representative to the Ferry Advisory Commission.

DE-2015-010

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee appoint Trustee Laura Busheikin to sit on the Ferry Advisory Committee.

CARRIED

By general consent, the LTC adopted the following addition to the agenda:

- 13.5 Addition of Trust Fund Board Report to Agendas

13.5 Addition of Trust Fund Board Report to Agendas

Trustees discussed the value of having Trust Fund Board reports on the LTC agendas on a regular basis and requested staff to include this as a standing item on future agenda templates.

14. UPCOMING MEETINGS

14.1. Next Regular Meeting Scheduled for Tuesday, March 3, 2015 at 10:30 am at the Denman Seniors Centre, 1111 Northwest Road, Denman Island, BC

Trustees confirmed that the next regular Denman Island Local Trust Committee meeting is scheduled for March 3, 2015 at 10:30 am at the Denman Seniors Centre.

15. TOWN HALL

Ralph McCuaig expressed his support for moving the review of visitor accommodations regulations from Top Priority position No. 3 to No. 2 as he believes these operations may be the most important economic driver on Denman Island.

Margie Gang supported moving the review of visitor accommodations to a higher prioritization, noting that these regulations affect not only tourists but also ferry and other workers who must stay on Denman Island for business reasons. She offered to write a background paper on the issue for the benefit of new trustees.

Trustees thanked her for her input and offer, although they assured her that staff will provide background material to them as they consider their review of visitor accommodations.

16. CLOSED MEETING

None.

17. ADJOURNMENT

By general consent, the meeting was adjourned at 2:15 pm.

Susan Morrison, Chair

Certified Correct:

Vicky Bockman, Recorder