



Denman Island Local Trust Committee Minutes of Regular Meeting

Date: March 3, 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
Vicky Bockman, Recorder

Others Present There were ten members of the public in attendance – am
There were two members of the public in attendance - pm

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 9.3 Email from Shelley Jepps dated February 25, 2015 re: Aquaculture Debris in the Henry Bay Area
- 13.5 Forward of Correspondence from Comox Valley Regional District (CVRD) dated February 19, 2015 re: Baynes Sound Coastal Plan

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Graham Brazier, speaking on behalf of the Gulf Islands Alliance, commented that they view the inclusion of a Senior Aboriginal Staff member in the Islands Trust draft budget as a positive step. He noted their support for the discussion of a Public Trust Doctrine at the next Trust Council meeting, and indicated that they will be suggesting wording for the Doctrine at that time. He expressed his hope that the matter will be given due consideration.

Dean Ellis asked the Local Trust Committee (LTC) questions regarding the Farm Plan and Riparian Areas Regulation.

The Local Trust Committee (LTC) provided answers to these questions, however declined to comment on the topics under current litigation.

Ralph McCuaig noted that there are 58 beach access points designated on Denman Island maps, however noted that some are on private land and inaccessible to the public. He asked, as a member of the Denman Island Trails Committee, if the Islands Trust might be amenable to assist in the ability to create loop trails through some of these properties for the enjoyment of the public.

Trustees observed that this would be within the CVRD area of responsibility. They suggested potential approaches to consider in discussions with CVRD representatives including seeking cooperation with land owners and the addition of helpful signage. They recommended siting the objectives supporting access in the Official Community Plan (OCP) in conversation with CVRD representatives.

Margie Gang advised that the information provided in her correspondence regarding guest accommodations has been updated to include the effects of proposed Bylaw Nos. 210 and 211. She provided an email dated February 27, 2014 as an addendum to agenda item 9.1.

4. COMMUNITY INFORMATION MEETING

None.

5. PUBLIC HEARING

None.

6. MINUTES

6.1. Local Trust Committee Minutes dated January 20, 2015 – for adoption

The following amendment to the minutes was presented for consideration:

- Page 2, first line: change “Cobbs” to “Cobb”

By general consent the minutes were adopted as amended.

6.2. Section 26 Resolutions-without-meeting

None.

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 February 19, 2015

Planner Milne provided an overview of the Follow-up Action Report and advised that a response from Shelley Jepps has been received to the first item on the list regarding aquaculture debris and that it is on the agenda for review.

8. DELEGATIONS

By general consent, item 8.1 was moved to follow item 8.2.

8.2. Louise Bell regarding the Blue Dot Movement

Louise Bell explained the Blue Dot Movement and the process that is hoped to build momentum for this effort. She stated that she is one of a network of individuals across the Islands Trust area addressing their LTCs in advance of the Trust Council meeting in order to urge Trust Council to sign a declaration recognizing the right of residents to live in a healthy environment. She gave the Trustees written notes on the movement that included web sites for additional information. She explained that there will be different levels of commitments made by municipalities and that examples of various declaration possibilities will be a part of the group's presentation to Trust Council.

8.1. Association of Denman Island Marine Stewards (ADIMS) regarding Marine Issues

Edi Johnston, on behalf of ADIMS, requested that the LTC add marine issues to the Priorities List to continue working toward accomplishing some of last term's goals in this regard. She provided suggestions for possible action plan items including: education initiatives, working with agencies to encourage best practices, creation of public beaches, ensuring the LTC's ability to provide responses on all marine-related referrals and participation at the Shellfish

Aquaculture Management Advisory Council meetings. She provided her written comments for the record.

8.3. Selwyn Jones and Patricia Jones for Corlan Vineyard and Farm

Selwyn Jones spoke regarding the re-application for the inclusion of the property into the Agriculture Land Reserve (ALR). He thanked Trustee Critchley for his assistance and appreciated that staff is now recommending that the application be forwarded to the Agricultural Land Commission (ALC) for further consideration. He offered the original letter from Peter Jones and asked that it accompany the application for clarity. He requested that the LTC take action on this application at this meeting and that he be provided with a copy of the material that is sent in the application process.

9. CORRESPONDENCE

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

9.1. Email dated January 22, 2015 from Margie Gang regarding Bylaw Provisions for Cooking Facilities

Received.

9.1.1 Email addendum dated February 27, 2015 from Margie Gang

Received.

9.2. Email dated January 30, 2015 from Shelley McKeachie regarding Industry Debris Collection

Trustees noted that in response to a follow-up on this matter, an email was received from Fisheries and Oceans Canada (DFO) and is included on the agenda as item 9.3.

By general consent agenda item 9.3 was moved to follow 16.3.

10. APPLICATIONS AND REFERRALS

Received.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1. Riparian Areas Regulation Implementation

11.1.1. Staff Report Dated February 12, 2015

Planner Milne presented the staff report and summarized the referral responses received. He outlined the response from the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) that suggested changes to the draft bylaw.

Trustees discussed the changes suggested by FLNRO and considered approaches to take in response as well as potential impacts on the timeline and costs associated with various options. They determined that holding a Community Information Meeting (CIM) with the draft bylaws presented in their current form, with the changes suggested by FLNRO included as a part of the presentation, might be the best strategy overall to inform the community and gather feedback.

DE-2015-011

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee direct staff to schedule a Community Information Meeting in March or early April, 2015 to allow for a community review of the draft bylaws for Riparian Areas Regulation.

CARRIED

Discussion followed on possible dates, time and format for the CIM. Trustee Busheikin offered to book the venue.

DE-2015-012

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee request staff to schedule the Community Information Meeting for Riparian Areas Regulation for April 7, 2015 with doors opening at 6:00 pm and presentation at 7:00 pm.

CARRIED

11.2. Visitor Accommodation

11.2.1. Memorandum dated January 29, 2015

Planner Milne proposed that he would be able to bring a Project Charter for this priority item to an upcoming LTC meeting.

Trustees discussed the scope of the project concluding that keeping the focus on how to legalize cooking facilities in guest accommodations within the context of existing bylaws would be the preferred approach.

11.3. Local Trust Committee Goal Setting Session Report

11.3.1. Memorandum dated February 18, 2015

Trustees appreciated the record of the Strategic Planning Session and considered that placing it on the website would provide a convenient location for referring to it over the course of the term.

12. REPORTS

12.1. Work Program Reports

12.1.1. Top Priorities Report Dated February 19, 2015

Planner Milne summarized the Top Priorities Report.

12.1.2. Projects List Report Dated February 19, 2015

Planner Milne outlined the Projects List and responded to questions that arose.

Trustees noted that they have received a request to bring marine issues forward on to the Top Priorities List and discussion ensued regarding adding this topic as a fourth item on the list. Trustees considered the importance of this item and, with limitations on available staff time, determined that the LTC would be responsible for work on the item at this time.

DE-2015-013

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee establish as a fourth item on the Priorities List the topic of Marine Issues with the understanding that this will be an item primarily for Trustees rather than staff with the Local Trust Committee under the responsibility column.

CARRIED

12.2. Applications Report Dated February 19, 2015

Trustees confirmed their desire to forward File Number DE-ALR-2014.1 to the ALC for consideration of the property's inclusion in the ALR along with a comment providing support.

DE-2015-014

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee forward the application from Corlan Vineyards File Number DE-ALR-2014.1 (Jones) for Agricultural Land Reserve inclusion to the Agricultural Land Commission with the following comment:

“We encourage the Agricultural Land Commission to grant this inclusion. The applicant provides credible evidence that the original soil classification is not appropriate. As well, the applicant has confirmed that 100% of fruit used in wine production comes from their property. Also, the Denman Island Local Trust Committee holds that the best approach to protecting the agricultural status and capability of this land in the long-term is through inclusion in the Agricultural Land Reserve, as this brings wide-ranging and long-term protection which is warranted due to the current agricultural capacity of this property. A land use planning approach such as a rezoning is not as permanent and does not have the jurisdictional weight that Agricultural Land Reserve inclusion brings.”

CARRIED

12.3. Trustee and Local Expense Report Dated January, 2015

Trustees reviewed the Expense Report.

12.4. Adopted Policies and Standing Resolutions

Received.

12.5. Local Trust Committee Webpage

Trustees discussed changes and additions to the website.

DE-2015-015

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee request staff to add the results of the Local Trust Committee Goal Setting to the Denman webpage and to regularly add the Trustee Meeting Report under the “What’s New” heading.

CARRIED

12.6. Chair's Report

Chair Morrison commented that she has been busy with Trust matters and observed that it is interesting to view the similarities between the Trust area islands. She reported that she will be at a Salt Spring Island meeting later this week and at Trust Council next week.

12.7. Trustee Reports

Trustee Busheikin reported that she attended a Denman Island Residents Association meeting and the first Islands Trust Local Planning Committee meeting. She noted that although the Ferry Advisory Committee has not yet met, she has had discussions with BC Ferries regarding various issues including the concern of excessive night lighting at the Denman West terminal and noted that subsequently, controls have been installed to reduce lighting. She commented that she held Trustee Office Hours and reported on a conversation she had with Roberta Stevenson, Executive Director of BC Shellfish Growers Association, as a follow-up to constituents' concerns regarding aquaculture debris. She advised that the organization has committed to sending someone to Denman Island at the next beach clean-up day to collect the garbage and pay the tipping fees.

Trustee Critchley noted that he had spent time since the last LTC meeting working with the proponent on the Corlan Vineyards application to include the property in the ALR. He reported on his work as a member of the Raven Coal Mine working group and advised that Compliance Energy has withdrawn its application for a second Environmental Assessment. He attended meetings on the South Sewer Project and will attend two days of additional meetings, noting that he has requested information on proposed treatment systems. He reported on his attendance at a meeting with the working group for the Baynes Sound Coastal Plan, a new group started by CVRD which will be open to input from the public in the future.

12.8. Electoral Area Director's Report

Trustee Busheikin reported that she contacted the Director, providing him with the meeting schedule and an invitation to attend. She indicated that he did appreciate the information, however did not anticipate the need to attend at this time.

12.9. Trust Fund Board Report Dated January 2015

Chair Morrison summarized the report, highlighting the Denman Island portion. She pointed out that the LTC has been advised that the Province of BC has introduced legislation that will add two hectares to Denman Island Park consisting of the highest point on Denman Island, once the location of a BC Forest Service lookout tower.

By general consent the meeting was adjourned at 12:35 pm and reconvened at 12:50 pm.

By general consent agenda items 15 and 16 were moved to follow 12.9.

15. TOWN HALL

Barbara Mills, speaking on behalf of the Association of Denman Island Marine Stewards (ADIMS), thanked the LTC for adding marine issues to the Top Priority List and for following-up on concerns regarding the aquaculture debris on the beach. She observed that Baynes Sound has been shown to have high levels of plastics and asked that the LTC convey this concern when communicating with various agencies about marine issues. She stated that plastics pose a threat because marine organisms ingest plastic and the toxins are absorbed throughout the food chain. She offered ADIMS' assistance in working on Top Priority No. 4 and remarked that they would forward an integrated plan document from a previous Baynes Sound conference for information. She appreciated BC Shellfish Growers Association's commitment to remove the aquaculture debris from the beach clean-up event as discussed in the Trustees' Report, however, noted that this should be done in conjunction with the current practice of recycling and reusing collected garbage where possible.

Trustees asked ADIMS to forward to them any information they may have on possible alternatives to the use of plastics in the aquaculture industry.

Edi Johnston asked if there are any public beaches on Denman that cannot be tenured and trustees responded. She asked if the South Sewer Project would require rezoning if it discharges into Baynes Sound and this was an unknown factor at this time.

16. CLOSED MEETING

16.1. Motion to Close the Meeting

DE-2015-016

It was MOVED and SECONDED,

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(a) for the purpose of considering appointment of Advisory Planning Commission members and s.90(1)(g) and (i) for the purpose of litigation and receipt of advice that is subject to solicitor-client privilege and that the recorder and staff attend the meeting.

CARRIED

The meeting closed to the public at 1:00 pm.

16.2. Recall to Order

The meeting reopened to the public at 2:09 pm.

16.3. Rise and Report

Chair Morrison reported that in the closed meeting the LTC appointed Shelley McKeachie to the Marine Advisory Planning Commission and that it deferred appointments to the Advisory Planning Commission until the next meeting.

9.3. Email from Shelley Jepps dated February 25, 2015 re: Aquaculture Debris in the Henry Bay Area

Trustees discussed the email which provided an update regarding aquaculture debris in the Henry Bay Area, described cross-jurisdictional responsibility issues and the transferring of responsibility for compliance inspections for shellfish aquaculture within DFO teams. They had questions for follow-up and considered a response approach.

DE-2015-017

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee send a letter for the Chair's signature to Shelley Jepps, Senior Shellfish Aquaculture Biologist with Fisheries and Oceans Canada with follow up questions to her email of February 25, 2015.

CARRIED

13. NEW BUSINESS

13.1. Local Trust Committee Newsletter

Trustees supported the creation and distribution of a pamphlet which would explain new housing regulations as outlined in proposed Bylaw Nos. 210 and 211.

13.2. Review of Denman Island Communication Materials

Trustees identified communication information items received from various Islands Trust areas to be reviewed, customized and updated for Denman Island. Trustees offered to initiate the project and forward materials to staff and the Chair for review. Various methods of distribution were discussed and it was proposed that creation and printing might be completed locally if possible.

13.3. Board of Variance Report

13.3.1. Staff Report dated February 2, 2015

Trustees reviewed the staff report presenting background information regarding Board of Variance (BOV) appointment options and requirements. Discussion followed on process and whether the LTC

would prefer to pursue a joint BOV and thereby to realize greater efficiencies and effectiveness or to pursue an independent BOV.

DE-2015-018

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee direct staff to advertise for membership in a Board of Variance appointed jointly with other Local Trust Committees in the Northern Region.

CARRIED

13.4. Raven Coal Project -for discussion

This item was discussed at agenda item 12.7.

13.5. Forward of Correspondence from Comox Valley Regional District (CVRD) dated February 19, 2015 re: Baynes Sound Coastal Plan

Trustees discussed the need to formally appoint a trustee to be a member of the CVRD Baynes Sound Coastal Plan working group and to attend the regular meetings. Trustee Critchley did attend the first meeting and offered to fill this position. Trustee Busheikin expressed interest in attending as well, if possible.

DE-2015-019

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee appoint Trustee David Critchley as its representative on the Baynes Sound Coastal Plan Committee.

CARRIED

14. UPCOMING MEETINGS

14.1. Next Regular Meeting Scheduled for Tuesday, April 21, 2015 at 10:30 am at the Denman Seniors Centre, 1111 Northwest Road, Denman Island, BC

The LTC confirmed that the next regular meeting is scheduled for Tuesday, April 21, 2015 at 10:30 am at the Denman Seniors Centre.

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:31 pm.

Susan Morrison, Chair

Certified Correct:

Vicky Bockman, Recorder