

ADOPTED

**MINUTES OF THE DENMAN ISLAND LOCAL TRUST COMMITTEE MEETING
HELD AT 9:00 A.M. ON WEDNESDAY, OCTOBER 1, 2008
AT THE MARCUS ISBISTER OLD SCHOOL
5901 DENMAN ROAD, DENMAN ISLAND, BC**

<u>PRESENT:</u>	Rose Willow	Chair
	Louise Bell	Local Trustee
	David Graham	Local Trustee
	David Marlor	Regional Planning Manager
	Lisa Berg	Contract Planner
	Laura Busheikin	Recorder

There were four (4) members of the public in attendance.

1. CALL TO ORDER

The Chair called the meeting to order at 9:00 a.m.

2. APPROVAL OF AGENDA

The following changes were made to the agenda.

- adding, as 7.1, Letter Dated September 24, 2008 From BC Ferry Services Inc.
- adding, as item 7.2, Email Dated September 29, 2008 From Ralph Walton Regarding Proposed Bylaw No. 186
- adding, as item 7.3, Email Dated September 30, 2008 From Jenny Balke Regarding the Department of Fisheries Best Management Practices for Construction of a Breakwater
- adding, as item 7.4, Letter Dated September 26, 2008 From Jill Hatfield, Ministry of Agriculture and Lands
- adding, as item 7.5, Email Dated September 24, 2008 From Laura Busheikin
- adding as item 9.3, Correspondence From the Public Hearing

The Denman Island Local Trust Committee approved the agenda, as amended.

3. MINUTES

- 3.1 *Denman Island Local Trust Committee Special Meeting Minutes of September 10, 2008 – For Adoption*

ADOPTED

DE-081-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee adopts the minutes of its Special Meeting held September 10, 2008.

CARRIED

3.2 *Denman Island Local Trust Committee Meeting Minutes of August 19, 2008 – For Adoption*

DE-082-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee adopts the minutes of its regular business meeting held August 19, 2008, with the following amendments:

- on page one, replacing the blank in the first sentence with the numeral 6
- on page one, item 2, 3rd bullet, adding the word “Submission” after the words “Public Hearing,” and correcting the spelling of Doug Wright’s name
- on page 2, item 6, at the end of the first paragraph, adding the word “meeting” after the word “Council”
- on page 4, item 10.4, in both the heading and the main text, correcting the spelling of Doug Wright’s name
- on page 7, item 11.3, number 39, adding the words “Map 2,” after the words “Schedule E”, adding the words “two No. 4” before “DPA”, and adding an “s” to the word “designation”

CARRIED

3.3 *Local Trust Committee Public Hearing Record Dated August 6, 2008 – For Receipt*

The Denman Island Local Trust Committee received the notes for the Public Hearing held August 6, 2008.

3.4 *Section 26 Resolutions Without Meeting*

The Local Trust Committee received the four Section 26 Resolutions Without Meeting, dated September 22, 2008, September 8, 2008, September 2, 2008, and September 2, 2008.

3.5 *Advisory Planning Commission Minutes Dated September 17, 2008*

DE-083-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee receives the minutes of the Advisory Planning Commission meeting held September 17, 2008.

CARRIED

4. BUSINESS ARISING FROM MINUTES

4.1 *Follow-Up Action List*

Regional Planning Manager Marlor reviewed the Follow-Up Action List dated September 24, 2008.

5. DELEGATIONS

None.

6. TOWN HALL DISCUSSION

Perri Gorrara, 3236 Denman Road, and **Jackson Steen, 3551 Denman Road**, asked if the Denman Island Local Trust Committee could help change the speed limit on Denman Island to 50 kilometres per hour, so that small electric vehicles could use the roads.

Trustee Bell explained that the Ministry of Transportation and Highways had jurisdiction over this and it has to follow regulations set by Transport Canada. She said this was a Trust-wide issue, as Denman wasn't the only Island where people wanted to do this.

The Chair said everyone in the Trust was excited about this change and she would bring the issue to the Executive Committee.

Henning Nielsen, 3222 Lacon, said that the prioritising of Trust staff and resources had been lacklustre over the last year, probably with good reason, and that it would be advisable to create priorities for the new term focussing on what can realistically be addressed with land use planning.

Trustee Bell said Trust Council will approach strategic planning more realistically in the coming term. She said the Islands Trust had had an unprecedented situation with staff turnover in Local Planning Services over the past term.

Trustee Graham said the Trust had a staff turnover of 19 in a workforce of 42. At the same time, the Strategic Plan for the last term was very ambitious. For the coming term, he hopes Trust Council will focus on the Islands Trust mandate, which is narrow.

ADOPTED

7. CORRESPONDENCE

7.1 *Letter Dated September 24, 2008 From BC Ferry Services Inc.*

DE-084-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee receives the letter dated September 24, 2008 from Jocelyne Fontaine of BC Ferry Services Inc.

CARRIED

DE-085-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee requests staff to proceed with the rezoning application from BC Ferry Services Inc. by inviting them to host a Community Information Meeting.

CARRIED

DE-086-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee requests staff to prepare a draft bylaw for the rezoning application from BC Ferry Services Inc.

The Trustees discussed the motion.

FAILED UNANIMOUSLY

7.2 *Email Dated September 29, 2008 From Ralph Walton Regarding Proposed Bylaw No. 186*

The Trustees discussed the email and placed it in the public submissions file of the Public Hearing.

DE-087-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee instructs staff to put the subject of property line setbacks for residential zones on the B list of the Official Community Plan/Land Use Bylaw assessment.

CARRIED

7.3 *Email Dated September 30, 2008 From Jenny Balke Regarding the Department of Fisheries Best Management Practices for Construction of a Breakwater*

DE-088-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee receives the email dated September 30, 2008 from Jenny Balke regarding the Department of Fisheries Best Management Practices for Construction of a Breakwater.

CARRIED

ADOPTED

DE-089-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee puts shoreline breakwaters on the Long List, and that Local Trustees will respond to the correspondence from Jenny Balke dated September 30, 2008..

CARRIED

7.4 Letter Dated September 26, 2008 From Jill Hatfield, Ministry of Agriculture and Lands

DE-090-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee requests staff to respond to the letter dated September 26, 2008 from Jill Hatfield of the Ministry of Agriculture and Lands, addressing the four points in her letter.

CARRIED

7.5 Email Dated September 24, 2008 From Laura Busheikin

Regional Planning Manager Marlor explained the current status and next steps of the Triple Rock/Pedal Powered Investments rezoning application.

8. APPLICATIONS AND PERMITS

None.

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 Denman Island Official Community Plan/Land Use Bylaw Assessment

There was no discussion.

9.2 Funding for the B List for the Official Community Plan/Land Use Bylaw Assessment

DE-091-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee requests staff to provide a rough estimate of the planning costs associated with completing the substantive items on the B list of the Official Community Plan/Land Use Bylaw assessment and present it at the next Local Trust Committee meeting.

CARRIED

ADOPTED

9.3 *Correspondence From the Public Hearing*

Trustee Bell said she had received comments from an islander that the public hearing submissions and correspondence binder was not complete, and she would like to see this addressed.

Regional Planning Manager Marlor said legislation stipulates that the Islands Trust office binder must be complete, but not other binders. He said this could have just been an oversight in this particular instance.

10. **NEW BUSINESS**

10.1 *Letter Dated August 22, 2008, From Beth Rees of the Comox Valley Regional District, Regarding Denman Island Parks and Greenways Master Plan*

The Denman Island Local Trust Committee reviewed the letter.

10.2 *Denman Website Page as a Regular Local Trust Committee Meeting Agenda Item*

DE-092-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee requests staff to routinely add the Denman website page as a standing item on meeting agendas.

CARRIED

10.3 *Farm Status Review: Public Review Process*

DE-093-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee defers the agenda item "Farm Status Review" to its next meeting.

CARRIED

11. **BYLAWS**

11.1 *Proposed Bylaw No. 185, Cited as "Denman Island Official Community Plan, 2008"*

DE-094-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee instructs staff to amend proposed Bylaw No. 185, cited as "Denman Island Official Community Plan, 2008", with the following changes:

ADOPTED

- on page 35, Section D2, Policy 18, deleting the phrase “conditional on an environmental assessment”
- on page 52, Section E2, page 52, in the second paragraph of the background text, correcting the spelling of “silviculture”, changing the word “or” to “and”, and removing both commas
- on page 61, Section E5, in the third sentence of the third paragraph, removing the “a” before the word “agriculture”
- on page 20, Section C2, in the fifth paragraph of the background text, in the second sentence, removing the first word, “The”, and capitalising the first letter of the following word
- on page 20, Section C2, in the fifth paragraph of the background text, in the third sentence, adding the word “fresh” before the word “water”, and removing the word “bodies”; and
- on page 32, Section D2, in the fourth paragraph of the background text, removing the sentence “Limited space.....Gravelly Bay”, and replacing the words “year-round” with the word “seasonal” in the final sentence.

CARRIED

DE-095-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee instructs staff to amend proposed Bylaw No. 186, cited as “Denman Island Land Use Bylaw, 2008”, with the following change:

- on page 38, Section 4.4, Guideline 3, point 3, replacing the numerals “3(2)” with “3(1)”

CARRIED

Regional Planning Manager Marlor said that if proposed Bylaw No. 186 were passed, then the proposed Co-housing bylaw would conflict with it, because the proposed Co-housing bylaw is based on the current Land Use Bylaw.

DE-096-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee gives second reading, as amended, to proposed Bylaw No. 185, cited as “Denman Island Official Community Plan, 2008”.

CARRIED

DE-097-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee gives third reading to proposed Bylaw No. 185, cited as “Denman Island Official Community Plan, 2008”.

CARRIED

ADOPTED

DE-098-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee refers proposed Bylaw No. 185, cited as “Denman Island Official Community Plan, 2008”, to the Executive Committee for approval consideration.

CARRIED

DE-099-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee forwards proposed Bylaw No. 185, cited as “Denman Island Official Community Plan, 2008” to the Minister of Community Development.

CARRIED

11.2 Proposed Bylaw No. 186, Cited as “Denman Island Land Use Bylaw, 2008”

DE-100-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee gives second reading, as amended, to proposed Bylaw No. 186, cited as “Denman Island Land Use Bylaw, 2008”.

CARRIED

12. REPORTS

12.1 Strategic Plan for Local Trust Committees

The Local Trust Committee received the Strategic Plan.

12.2 Work Program Reports

Regional Planning Manager Marlor reviewed the Top Priorities report and the Projects report dated September 24, 2008.

12.3 Applications Log

Regional Planning Manager Marlor reviewed the Applications Log dated September 24, 2008.

Trustee Bell said the Applications Log was out of date, and suggested it be deferred to the next meeting.

12.4 Trustee and Local Expenses

The Local Trust Committee reviewed the Trustee and Local Expenses.

ADOPTED

12.5 Chair's Report

Chair Willow reported that, at the Union of British Columbia Municipalities meeting, affordable housing and homelessness were major topics. They are big problems everywhere. Although there are no easy solutions, communities are working on addressing these problems. She said that the new Minister of Community Development spoke at the meeting, and promised to be very accessible. She thanked Regional Planning Manager Marlor for all his hard work and effort.

12.6 Trustees' Reports

Trustee Bell said she had met with Fiona Cubitt, who is working on community input into shellfish and fin-fish aquaculture. She had also met with the Comox First Nation. She said that the issue of First Nations interests was not fully resolved for the Trust, as these interests could include aquaculture tenures. She said she will follow up on this.

Trustee Graham said the Comox First Nation's complete non-support of the Denman Island Official Community Plan and Land Use Bylaw had not been addressed, and he hoped it would not come up as a problem in the future.

13. **TRANSPORTATION ADVISORY PLANNING COMMISSION AND ADVISORY PLANNING COMMISSION REFERRALS**

There were no referrals.

14. **NEXT MEETING DATE**

DE-101-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee changes the date of its next meeting from October 21, 2008 to October 28, 2008, at 10:30 a.m.

CARRIED

15. **CLOSED MEETING**

DE-102-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee closes the next part of the Wednesday, October 1, 2008, business meeting to discuss matters pursuant to Section 90(1)(f) (Bylaw Enforcement) of the *Community Charter* and pursuant to Section 91(1) of the *Community Charter*,

ADOPTED

and that David Marlor, Regional Planning Manager; Lisa Berg, Islands Trust Contract Planner; and Laura Busheikin, Recorder, be invited to attend.

CARRIED

16. ADJOURNMENT

DE-103-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee adjourns its regular business meeting at 11:40 a.m.

CARRIED

Recorder

Chair