

ADOPTED

**MINUTES OF THE DENMAN ISLAND LOCAL TRUST COMMITTEE MEETING
HELD AT 10:30 A.M. ON FRIDAY, MAY 15, 2009
AT THE MARCUS ISBISTER OLD SCHOOL CENTRE, 5901 DENMAN ROAD
DENMAN ISLAND, BC**

<u>PRESENT:</u>	Peter Luckham	Chair
	Louise Bell	Local Trustee
	David Graham	Local Trustee
	Courtney Campbell	Island Planner
	Chris Jackson	Acting Regional Planning Manager
	Carole Vosburgh	Recorder

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

1. CALL TO ORDER

Chair Luckham called the meeting to order at 10:30 a.m.

2. APPROVAL OF AGENDA

The agenda, with the addition of 1 item, was approved by consensus, with the following amendment:

- Add item 12.3, "Denman Island Land Use Bylaw, 2002, Amendment No. 1, 2009 (Triple Rock)"

3. MINUTES

3.1 Denman Island Local Trust Committee Meeting Minutes of April 14, 2009

DE-042-2009 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee adopt the minutes of its regular business meeting held April 14, 2009, with the following amendments:

- Page 3, Section 6: at the end of the sentence, add "when the application for the north end of the island was discussed later in the meeting. He also spoke about the need to rezone the Piercy Road property for the medical clinic as soon as possible."
- Page 3, Section 7: replace existing text in italics with "None."
- Page 3, Section 8.1, paragraph 1, line 1: remove the word "Northland"
- Page 3, Section 8.1: replace "DE-RZ-2009.11" with "DE-RZ-2009.1"

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- Page 4, Section 9, DE-036-2009: add quotations around “Updated Community Profile with Build-out Data and Map” as well as quotations around “Soil Removal and Deposit Bylaw”
- Page 4, Section 9.1, paragraph 1, line 1: change “requests” to “requested”
- Page 4, Section 9.1, paragraph 2, line 1: delete “Reports”
- Page 4, Section 9.2: After “Map”, delete the rest of this sentence and add a period. Add the following second sentence: “Suggestions were submitted from the Local Trustees.”
- Page 4, Section 10.3: (i) between “the potential” and “new bylaw” insert “of a”; and (ii) at the end of this sentence, add the following second sentence: “It was determined that the delay in achieving the necessary zoning for the new location could not be remedied by a new bylaw amending the Land Use Bylaw, because a new land use designation was also required, which requires the adoption of the new Official Community Plan (Proposed Bylaw No. 185), which is currently awaiting ministerial approval.”
- Page 4, Section 9.2: replace “have been” with “were”
- Page 6, Section 14, DE-039-2009, line 3: change “Rreport” to “Report”

CARRIED

3.2 *Section 26 Resolutions Without Meeting*

None.

3.3 *Denman Island Advisory Planning Committee Draft Minutes Dated March 12, 2009*

The Local Trust Committee received the draft Advisory Planning Commission minutes. Local Trust Committee members asked staff to bring these minutes back to the Committee if and when the proposed meeting on this subject is held with the Hornby Island Local Trust Committee.

4. **BUSINESS ARISING FROM MINUTES**

4.1 *Follow-Up Action List Dated May 5, 2009*

Island Planner Campbell provided an update on the Follow-Up Action List dated May 5, 2009.

5. **DELEGATIONS**

None declared.

6. TOWN HALL DISCUSSION

Henning Nielsen of The Point thanked the Local Trust Committee for putting his rezoning application on the agenda, and spoke about the timing of his application. He also spoke about the forthcoming application for North Denman Lands Inc. Various aspects of both applications were discussed. Mr. Nielsen asked whether the North Denman Lands Inc. application could be processed without signatures of the Ministers of Environment and of Lands and Agriculture, as the new Ministers were yet to be appointed. Staff responded that he should submit the application without the signatures, so that preliminary office work could proceed, but that a report to the Local Trust Committee would not happen until the application was complete.

7. CORRESPONDENCE

7.1 Email Dated April 30, 2009 From Edina Johnston Regarding Water Use and Water Storage on Denman Island

The Local Trust Committee decided to write a response to Edina Johnston.

8. APPLICATIONS AND PERMITS

8.1 DE-ALR-2009.1 (Henning Nielsen for SBJ Properties Inc. – The Point) – Staff Report Dated May 1, 2009.

Staff recommended that the Local Trust Committee forward this application to the Agricultural Land Commission.

DE-043-2009 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee request staff to forward application DE-ALR-2009.1 (Henning Nielsen for SBJ Properties Inc. – The Point) to the Agricultural Land Commission.

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8.2 DE RZ-2009.1 (Henning Nielsen for SBJ Properties Inc. – The Point) – Staff Report Dated May 1, 2009.

The Local Trust Committee decided that the requested restrictive covenant information had arrived too late for perusal for this meeting. The Local Trust Committee decided not to take further steps processing this application until there was a decision from the Agricultural Land Commission, except that staff would provide the Local Trust Committee with a comparison of the relative advantages of the proposed restrictive covenant over land near Komas Bluff and the existing Komas Bluff Development Permit Area.

9. REPORTS

9.1 *Strategic Plan for Local Trust Committees*

Reviewed for information.

9.2 *Work Program Reports*

The Local Trust Committee discussed how best to proceed with items on the Top Priorities list of the Local Trust Committee's work program. A key part of the discussion was about funding and suggestions that were provided by Henning Nielsen and Kathy Dunster, who were in the audience. The Local Trust Committee requested staff to contact Gary Rolston, a consultant with From the Ground Up, in Courtenay, to discuss funding options for a Denman Island Farm Plan. The Local Trust Committee acknowledged that the Islands Trust Local Planning Committee planned to work on the issue of affordable housing this term, and the Local Trust Committee decided to follow the results of that work.

DE-044-2009 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee request staff to contact Gary Rolston of From the Ground Up in Courtenay, to discuss funding options for a Denman Island Farm Plan.

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9.3 *Applications Log*

The Applications Log was reviewed by Island Planner Campbell.

9.4 *Trustee and Local Expenses*

- 9.4.1 The expenses report posted to March 26, 2009 was received for information
- 9.4.2 The expenses report posted to March 31, 2009 (fiscal year end) was received for information
- 9.4.3 Budget 2009/10

The Local Trust Committee discussed the need to have a budget for the 2009/10 fiscal year, but decided to wait until year-end and see how this year's expenses fall within the five general ledger codes established for all Local Trust Committees.

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9.5 *Chair's Report*

Chair Luckham reported on the recent work of the Executive Committee on a Strategic Plan for the June meeting of the Islands Trust.

9.6 *Trustees' Reports*

Trustee Graham reported on the recent meeting of the Local Planning Committee.

Trustee Bell reported on the upcoming meeting of a Cemetery Committee.

10. **LOCAL TRUST COMMITTEE PROJECTS**

None.

11. **NEW BUSINESS**

11.1 *Board of Variance Appointments*

Acting Regional Planning Manager Jackson suggested that the Denman Island Local Trust Committee agree to the concept of appointing one Board of Variance to serve the entire Northern Region of the Islands Trust. Local Trust Committee members endorsed this suggestion.

11.2 *Covenants Against Further Subdivision*

Island Planner Campbell reviewed the history regarding the requirement for a restrictive covenant preventing future subdivision when land zoned R2 was subdivided using the averaging provision for lot size.

12. **BYLAWS**

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

DE-045-2009 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee adopt proposed Bylaw No.185, cited as "Denman Island Official Community Plan, 2008".

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12.2 *Proposed Bylaw No. 186, Cited as "Denman Island Land Use Bylaw, 2008"*

DE-046-2009

It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee adopt proposed Bylaw No.186, cited as "Denman Island Land Use Bylaw, 2008".

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12.3 *Denman Island Land Use Bylaw, 2002, Amendment No. 1, 2009 (Triple Rock)*

Island Planner Campbell will report back to the Local Trust Committee on registration of the housing agreement for the co-housing project enabled by this bylaw.

13. TRANSPORTATION ADVISORY PLANNING COMMISSION AND ADVISORY PLANNING COMMISSION REFERRALS

None.

14. ISLANDS TRUST WEBSITE

14.1 *Denman Page*

The Local Trust Committee and Island Planner Campbell discussed and agreed on future changes to the Denman page of the Islands Trust website.

15. NEXT MEETING DATE

The Local Trust Committee confirmed the date of June 16, 2009 for its next regular business meeting.

16. TOWN HALL SESSION

Henning Nielsen again spoke about the timing of DE-RZ-2009.1 (The Point), and of the expected application to rezone the North Denman Lands. It was confirmed that staff were willing to receive the North Denman Lands application without signatures from the Ministers of Environment and of Agriculture and Lands, but would not recommend to the Local Trust Committee that it be forwarded to the Agricultural Land Commission until it was complete. Staff would, however, as requested by the Local Trust Committee, prepare a comparison of the Komah Bluff Development Permit Area designation and the proposed

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restrictive covenant as the means of protecting development from hazardous conditions associated with the unstable, sandy cliff.

As well, Local Trust Committee members asked that the terms of agreement for the proposed restrictive covenant be within the covenant itself, rather than in an attachment.

17. ADJOURNMENT

DE-047-2009 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee adjourn its regular business meeting at 1:50 p.m.

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Recorder

Chair