



**DENMAN ISLAND  
LOCAL TRUST COMMITTEE  
AGENDA**

Revised May 10, 2010

**AGENDA  
Business Meeting  
Tuesday, March 16, 2010 at 10:30 a.m.  
Marcus Isbister Old School Centre  
5901 Denman Road, Denman Island, BC**

	<i>Page No.</i>	<i>*Approxiate Time*</i>
<b>1. CALL TO ORDER</b>		10:30 am
<b>2. APPROVAL OF AGENDA</b>		
<b>CLOSED MEETING:</b> The Denman Island Local Trust Committee closes the next part of the March 16, 2010 business meeting to discuss matters pursuant to Section 90(1)(f) (Bylaw Enforcement) and Section 91(1)(a)(Agricultural Steering Committee Appointments) of the <i>Community Charter</i> and that Miles Drew, Bylaw Enforcement Coordinator and Courtney Campbell, Island Planner be invited to attend this meeting.		
<b>RECALL TO ORDER</b> Rise and Report from Closed Meeting		
<b>3. CHAIR'S REPORT</b>		
<b>4. TRUSTEES' REPORT</b>		
<b>5. MINUTES</b>		
5.1 Local Trust Committee Meeting Minutes of February 16, 2010 – <i>for adoption</i>	1-11	
5.2 Local Trust Committee Community Information Meeting Notes of February 23, 2010 – <i>for receipt</i>		
5.3 Section 26 Resolutions Without Meeting Log dated to March 4, 2010 – <i>for information</i>	12	
5.4 Denman Island Advisory Planning Commission Minutes – <i>none</i>		
5.5 Local Trust Committee Community Information Meeting Notes of February 11, 2010 – <i>for receipt</i>		
5.6 Denman Island Agriculture Plan Steering Committee Minutes		
5.6.1 Agriculture Plan Steering Committee Notes of January 26, 2010 – <i>for information</i>		
5.6.2 Agriculture Plan Steering Committee Notes of February 10, 2010 – <i>for information</i>		
5.6.3 Agriculture Plan Steering Committee Notes of February 18, 2010 – <i>for information</i>		
5.6.4 Agriculture Plan Steering Committee Notes of March 4, 2010 – <i>for information</i>		
5.6.5 Agriculture Plan Steering Committee Notes of March 11, 2010 – <i>for information</i>		
<b>6. BUSINESS ARISING FROM MINUTES</b>		
6.1 Follow-up Action List dated March 4, 2010 - <i>attached</i>	13-15	
<b>7. DELEGATIONS</b>		
<b>8. TOWN HALL DISCUSSION</b>		
<b>9. CORRESPONDENCE</b>		
<i>Correspondence specific to an active development application and/or project will be received by the Denman Island Local Trust Committee when that application and/or project is on the agenda for consideration.</i>		
9.1 Letter dated January 12, 2010 to Denman Local Trust Committee from Denman Island Residents Association regarding Development of Raven Mines.	16	
9.2 Letter to British Columbia Shore Spawners Alliance dated February 24, 2010 from Trustee Bell regarding Possible Delegation at Trust Council.	17-18	
9.3 Letter to Chair Luckham dated February 11, 2010 from Randy Hawes, Minister of State for Mining regarding the Raven Underground Coal Project.	19-20	

<b>10.</b>	<b>APPLICATIONS AND PERMITS</b>		
10.1	DE-SUB-2008.5 (Pedal Powered Investments) Memorandum dated March 12, 2010 - <i>attached</i>		
10.2	DE-RZ-2007.2 (Dharma Fellowship) Staff Report dated March 15, 2010 - <i>attached</i>		
<b>11.</b>	<b>REPORTS</b>		
11.1	<b>Strategic Plan for Local Trust Committees</b>	21-24	
11.2	<b>Work Program Reports</b> Top Priorities Report and Projects Report dated March 4, 2010	25-27	
11.3	<b>Applications Log</b> Report dated March 4, 2010	28-36	
11.4	<b>Trustee and Local Expenses</b>		
11.4.1	Expenses Report posted to February 19, 2010	37-42	
11.4.2	Funding for Copies of "the Islands Trust Story" by Peter Lamb and the "Sensitive Ecosystems Guide" by the Islands Trust Fund		
<b>12.</b>	<b>LOCAL TRUST COMMITTEE PROJECTS</b>		
12.1	Agriculture Plan - <i>verbal update</i>		
12.2	Seasonally-flooded Agricultural Fields Memorandum dated March 12, 2010 - <i>attached</i>		
<b>13.</b>	<b>NEW BUSINESS</b>		
13.1	Letter from Cynthia Minden dated March 11, 2010, on Behalf of Arts Denman Requesting a Letter of Support		
13.2	Letter dated March 5, 2010 from Edi Johnston Requesting a Letter of Support for the Emergency Operations Centre Acquisition of a Generator		
<b>14.</b>	<b>BYLAWS</b>		
14.1	Proposed Bylaw No. 189 cited as "Denman Island Official Community Plan, 2008, Amendment No. 1, 2009" – <i>verbal update</i>		
14.1.1	Letter dated March 16, 2010 from Henning Nielson for SBJ Properties - <i>attached</i>		
14.2	Proposed Bylaw No. 190 cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2009" – Memorandum dated March 3, 2010 - <i>attached</i>	43	
14.3	Proposed Bylaw No. 191 cited as "Denman Island Official Community Plan, 2008, Amendment No. 2, 2009" – <i>verbal update</i>		
14.4	Proposed Bylaw No. 192 cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2009" – <i>verbal update</i>		
14.5	Proposed Bylaw No. 195 cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2010" - <i>verbal update</i> Memorandum dated March 12, 2010		
14.6	Proposed Bylaw No. 196 cited as "Denman Island Official Community Plan, 2008, Amendment No. 1, 2010" – <i>verbal update</i>		
14.7	Proposed Bylaw No. 197 cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2010" – <i>verbal update</i>		
14.8	Proposed Bylaw No. 198 cited as "Denman Island Official Community Plan Bylaw, 2008, Amendment No. 2, 2010." – <i>verbal update</i>		
<b>15.</b>	<b>ADVISORY PLANNING COMMISSION AND TRANSPORTATION ADVISORY PLANNING COMMISSION REFERRALS</b>		
<b>16.</b>	<b>ISLANDS TRUST WEBSITE</b>		
16.1	Denman Page - <i>attached</i>	44-46	1:00 pm
<b>17.</b>	<b>NEXT MEETING DATE</b> Tuesday, April 13, 2010 at 10:30 a.m. at Marcus Isbister Old School Centre, 5901 Denman Road, Denman Island, BC		
<b>18.</b>	<b>TOWN HALL SESSION</b>		1:10 pm
<b>19.</b>	<b>ADJOURNMENT</b>		1:20 pm

\*Approximate time is provided for the convenience of the public only and is subject to change without notice.

**DRAFT**

**MINUTES OF THE DENMAN ISLAND LOCAL TRUST COMMITTEE MEETING  
HELD AT 10:30 A.M. ON TUESDAY, FEBRUARY 16, 2010  
AT THE MARCUS ISBISTER OLD SCHOOL CENTRE, 5901 DENMAN ROAD  
DENMAN ISLAND, BC**

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

There were six (6) members of the public in attendance.

**1. CALL TO ORDER**

The Chair called the meeting to order at 10:35 am.

**2. APPROVAL OF AGENDA**

The agenda was adopted, by consensus, with the following amendments:

- Adding Local Trust Committee Publicity as New Business, item 13.3
- Adding Subdivision of Agricultural Land as New Business, item 13.4
- Adding Noise Restrictions as a Land Use Bylaw Regulation as New Business, item 13.5

**3. CHAIR'S REPORT**

The Chair said it is a busy time all through the Trust Area. There are greenhouse gas emissions reductions activities happening on all islands and these are moving along reasonably smoothly. The budget process is available on the internet for comment.

**4. TRUSTEES' REPORTS**

Trustee Graham said he had attended the Department of Fisheries and Oceans information session on their responsibility for aquaculture, and also had attended the Denman Island Residents' Association meeting.

Trustee Bell said she had attended the Committee as a whole for Comox Valley Regional District, and made a presentation on the Natural Area Protection Tax Exemption Program. Since then the board has met and decided to proceed with that program. She also said she had attended the Vancouver Island Regional Library session on the island for strategic planning, where she learned that the committee which directs the Vancouver Island Regional Library services has decided the money for the upcoming fiscal year will be only for existing facilities and it will do nothing to initiate a new library. She said she that was disappointing but at least the committee learned Denman Islanders are keen and eager to have a Regional Library on the island.

## 5. MINUTES

### 5.1 *Denman Island Local Trust Committee Regular Business Meeting Minutes of January 18, 2010 – For Adoption*

The Denman Island Local Trust Committee made the following amendments to the minutes:

- On page three, item 6.1, in the last sentence of the second paragraph, replacing “Denman Stewardship Council” with “Denman Island Green Stewardship Committee”.
- On page 9, in the fourth paragraph from the bottom, moving the words “for the agriculture plan” to immediately after “2010”.
- On Page 12, in the last paragraph of item 14.4, replacing the word “is” with the words “would occur” and adding the words “and be on other topics” after the word “meeting” before the final period.

The Denman Island Local Trust Committee adopted the Local Trust Committee meeting minutes of January 18, 2010, as amended, by consensus.

### 5.2 *Denman Island Local Trust Committee Public Hearing Notes of January 13, 2010 – For Receipt*

Trustee Bell noted these minutes had no page numbers and asked the Island Planner to notify the office about this.

The Denman Island Local Trust Committee received the minutes of the Local Trust Committee Public Hearing dated January 13, 2010.

### 5.3 *Section 26 Resolutions Without Meeting*

None.

## 5.4 Denman Island Advisory Planning Commission Minutes

None.

## 6. **BUSINESS ARISING FROM MINUTES**

### 6.1 Follow-Up Action List dated February 5, 2010

The Island Planner reviewed the Follow-Up Action List dated February 5, 2010.

The Acting Regional Planning Manager reported on the meeting of February 5, 2010, with the K'ómoks First Nation and Mac Fraser about shellfish aquaculture. Further developments are in the hands of staff and the K'ómoks First Nation.

## 7. **DELEGATIONS**

*Trustee Bell declared a bias and left the room.*

**Gloria Michin** said she speaks as a member of the Denman Island Memorial Society. She is representing Denman resident Ella Day with an application for inclusion in the Agricultural Land Reserve. This application supports the application for Agricultural Land Reserve exclusion that was presented by a delegate at the previous Denman Island Local Trust Committee meeting. She said there is a certain urgency connected to the application because the previous one is already being processed and this one goes hand-in-hand with it.

She said she is requesting that the Denman Island Local Trust Committee agree to the application for inclusion and if they do so, that they make a resolution directing staff to forward the application to the Agricultural Land Reserve.

The Island Planner said it would be unusual to include land in the Agricultural Land Reserve that was not zoned Agriculture, but there is no rule about this. She said she was hesitant to recommend an action to the Denman Island Local Trust Committee because she had not had time to fully review the material. She suggested using a Resolution Without Meeting for Friday.

The Denman Island Local Trust Committee agreed.

*Trustee Bell returned.*

The Chair briefly explained what had gone on and clarified that Trustee Bell would not vote on the Resolution Without Meeting.

## 8. TOWN HALL DISCUSSION

The Chair asked if anyone present wanted to comment on any agenda items.

**Doug Wright** said he had mainly come to learn more about the farm plan.

The Chair said there would be a verbal update from staff coming up shortly.

**Doug Wright** asked where dangerous slope mapping would occur.

The Island Planner said the plan had been to map Komas Bluffs, but that staff is actually unable to go ahead with that right now because of funding challenges.

**Henning Nielsen** said a comprehensive geotechnical surveying of the entire natural boundary of the Komas Bluffs and a survey and placement of a covenant has already happened there. He wonders why that work might have to be redone.

The Island Planner said the Islands Trust cannot use a report prepared by a third party. If the Trust were to hire a consultant, that person could use that work to make their job easier.

## 9. CORRESPONDENCE

None.

## 10. APPLICATIONS AND PERMITS

None.

## 11. REPORTS

### *11.1 Strategic Plan for Local Trust Committees*

Trustee Bell noted that the Plan states that no new funding is required for the farm plan and asked the Chair to follow up on this, as it is not true.

### *11.2 Work Program Reports*

The Island Planner reviewed the Top Priorities Report and Projects Report dated February 5, 2010.

No comments.

## 11.3 *Applications Log*

The Island Planner reviewed the Applications Log dated February 5, 2010.

## 11.4 *Trustee and Local Expenses*

The Denman Island Local Trust Committee received the Trustee and Local Expenses.

Trustee Bell said that on page 38, in the Advisory Planning Commission subsection, it appears there is a bill from her, but she had nothing to do with this. The Island Planner said she would follow up.

## 12. **LOCAL TRUST COMMITTEE PROJECTS**

### 12.1 *Agricultural Plan*

The Island Planner said the Steering Committee met in January for the first time for three hours. She said the discussion looked at what agriculture exists here, what the concerns are, what the future could look like, what information exists and what information is needed. Agronomist Jill Hatfield provided excellent information on the Comox Valley Agricultural Plan and about potential funding. The committee had a visioning session with facilitator Brenda Olinek, which went well. Visioning is still in progress.

The next meeting is scheduled for this Thursday and the Steering Committee has decided to meet over several consecutive weeks to work on the visioning and on working agreements, and then have a longer break.

The Island Planner said she has notes from the first meeting and minutes from the second meeting, and in future there would be minutes from this committee appearing on the agenda.

**Doug Wright** said he was one of the largest farmers on the island and he wondered what happened to his application to the committee.

Trustee Graham said the application had not been received and must have gotten lost. Mr. Wright's participation would be welcomed by the group. He apologized for this and invited him to come to the next meeting.

### 12.2 *Official Community Plan Targeted Review*

No discussion.

## *12.2.1 Seasonally Flooded Agricultural Fields*

The Island Planner summarized the memorandum dated February 8, 2010.

The Denman Island Local Trust Committee made the following changes to Draft Bylaw No. 195, cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2010”:

- In item 1, b), replacing the word “to” before the word “Guideline” with the words “at the end of”
- In item 1, b), adding, “preceding the final sentence”, after the words “Guideline 1”
- In item 1, b), in the material in quotations, replacing the word “if” with “as long as”

**DE-017-2010** It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee give first reading to draft Bylaw No. 195, cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2010”, as amended.

**CARRIED**

*The Chair called a short break at 12:20 pm.*

*The Chair reconvened the meeting at 12:30 pm.*

## *12.3 Climate Change – Staff Report dated February 2010*

The Acting Regional Planning Manager summarized the Staff Report. He said the Denman Island Local Trust Committee needs to decide on setting a target and on adopting policies and actions that would be supportive of achieving this target. Setting a target is very difficult because there is not much baseline information or monitoring procedures. He tried to look at scientific approaches, not political, to setting a target.

He outlined the options for proceeding further, given the tight timeline.

The Chair said that he wanted to proceed cautiously and have plenty of opportunity for public input.

Trustee Bell said she was happy to see the language changed to replace “will” with “should.” She recommends that the Acting Regional Planning Manager attempt to harmonize the target dates across the Trust Area.

Trustee Bell said she would like to refer the bylaw to the Advisory Planning Commission and Regional District.

Trustee Graham said tying the target to the provincial target is a good idea as was harmonizing the target date for the Trust region. He said that the proposed target was ambitious and the land use mandate of the Islands Trust limits its ability to have an impact. He has not been thrilled with the whole initiative, which strikes him as mainly political.

The Chair said he wonders how these targets would play out in the reality of people's lives. For an 85% lowering of emissions, does that mean individuals will drive 85% less, use 85% less paper, burn 85% less wood? He doesn't think that is likely.

Trustee Bell presented suggested amendments to draft Bylaw No. 198, cited as "Denman Island Official Community Plan Bylaw, 2008, Amendment No. 2, 2010".

The Denman Island Local Trust Committee agreed on the tentative date of April 1, 2010, for a Public Hearing.

#### *12.4 Green Cemetery – Staff Report dated February 2010*

*Trustee Bell declared a bias and left the room.*

**DE-018-2010** It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee give first reading to draft Bylaw No. 197, cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2010".

**CARRIED**

**DE-019-2010** It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee direct staff to send referrals to agencies and First Nations including a referral to the Agricultural Land Commission.

**CARRIED**

**DE-020-2010** It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee give first reading to draft Bylaw No. 196, cited as "Denman Island Official Community Plan, 2008, Amendment No. 1, 2010".

**CARRIED**

*Trustee Bell returned.*

## 13. NEW BUSINESS

### 13.1 *Letter to Andrew Thomson*

Local Trustee Graham said the letter had actually gone out on his own letterhead, not the Islands Trust letterhead.

### 13.2 *Denman Island Bald Eagle Nest – Tree Survey*

Trustee Bell said the survey had been completed by the Denman Conservancy Association with community volunteers. She said there was a recommendation to the Denman Island Local Trust Committee that it press for a reward-based program for eagle nest tree stewards.

She presented a draft letter of response.

The Denman Island Local Trust Committee agreed to send the letter to the Denman Conservancy Association.

The Chair pointed out that Development Permit Areas have been used successfully on Pender Island to protect eagle nest trees. If the tree falls the landowner gets a variance permit.

The Island Planner said the Islands Trust Policy Manual has model Development Permit Areas for eagle nest trees.

**DE-021-2010** It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee write a letter to the co-chairs of the Denman Conservancy Association thanking them for a copy of the bald eagle nest tree survey and responding to the consultant's recommendations regarding the Islands Trust.

**CARRIED**

### 13.3 *Denman Island Local Trust Committee Publicity*

Trustee Bell showed the Island Planner examples of local media coverage of Islands Trust events, such as inserts and free listings. She presented a draft of an insert to be placed in the Island Grapevine newspaper.

### 13.4 *Subdivision of Agricultural Land*

Trustee Bell said there is a regulation within the Agricultural Land Reserve regulations that speaks to permitted subdivisions, and it indicates that the approving officer may authorize a plan of subdivision without the approval of the Agricultural Land Reserve if it meets certain conditions. One of these is using a boundary adjustment. She said that the Denman Island Local Trust Committee

can specify a minimum lot size in agricultural land to place limitations on this, so that a boundary adjustment cannot be used to make a very small lot.

## 13.5 *Noise Regulations in the Land Use Bylaw*

Trustee Bell said that some Land Use Bylaws have a regulation limiting decibel level for home occupations, and she would like to know more about it. The Chair said the Thetis Island Land Use Bylaw prohibits objectionable sound, sight or noise in its Land Use Bylaw

**DE-022-2010**

It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee request staff to add to item 2 in the Denman Island work program the following two items: (1) minimum lot size for boundary adjustments on Agricultural Land Reserve land; and (2) noise restrictions in the Land Use Bylaw relating to home occupations and possibly other land uses.

**CARRIED**

## 14. BYLAWS

14.1 *Proposed Bylaw No. 189, cited as "Denman Island Official Community Plan, 2008, Amendment No. 1, 2009"*

14.2 *Proposed Bylaw No. 190, cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2009"*

The Island Planner said these deal with The Point and are with the Minister for consideration.

14.3 *Proposed Bylaw No. 191, cited as "Denman Island Official Community Plan, 2008, Amendment No. 2, 2009"*

14.4 *Proposed Bylaw 192, cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2009"*

The Island Planner said the Ministry of Environment and the applicant are continuing to work with the subject on an Agreement of Purchase and Sale, and there is ongoing consultation with the K'ómoks First Nation.

- 14.5 *Draft Bylaw No. 195, cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2010”*
- 14.6 *Draft Bylaw No. 196, cited as “Denman Island Official Community Plan, 2008, Amendment No. 1, 2010”*
- 14.7 *Draft Bylaw No. 197, cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2010”*

These were dealt with earlier in the meeting.

#### 14.8 *Community Information Materials*

Trustee Bell said material for the public would be useful for the upcoming Public Hearing.

### 15. **TRANSPORTATION ADVISORY PLANNING COMMISSION AND ADVISORY PLANNING COMMISSION REFERRALS**

**DE-023-2010** It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee request staff to refer draft Bylaw No. 198, cited as “Denman Island Official Community Plan Bylaw, 2008, Amendment No. 2, 2010”, once proposed, to the Advisory Planning Commission.

**CARRIED**

### 16. **ISLANDS TRUST WEBSITE**

#### 16.1 *Denman Page*

The Denman Island Local Trust Committee agreed to start a section about the work on the Agricultural Plan.

### 17. **NEXT MEETING DATE**

The next meeting date was confirmed as Tuesday, March 16, 2010, at 10:30 am at the Marcus Isbister Old School Centre.

### 18. **TOWN HALL SESSION**

No speakers.

## 19. CLOSED MEETING

**DE-024-2010** It was **MOVED** and **SECONDED** that that the Denman Island Local Trust Committee close the next part of the February 16, 2010, regular business meeting to discuss matters pursuant to Section 91(1)(a) (Advisory Planning Commission Appointments) of the *Community Charter*, and that staff be invited to attend this meeting.

**CARRIED**

The Denman Island Local Trust Committee came out of *in camera*.

**DE-025-2010** It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee appoint Etienne de Villiers, Ralph Walton, and Barry Landeen to the Advisory Planning Commission.

**CARRIED**

The Denman Island Local Trust Committee asked the Island Planner to provide orientation for new and existing Advisory Planning Commission members.

**DE-026-2010** It was **MOVED** and **SECONDED** that that the Denman Island Local Trust Committee close the next part of the February 16, 2010, business meeting to discuss matters pursuant to section 91(1) of the *Community Charter* as it relates to solicitor/client relations.

**CARRIED**

The Denman Island Local Trust Committee returned from *in camera*.

## 20. ADJOURNMENT

The Chair adjourned the meeting at 2:25 pm.

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Recorder

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Chair



Islands Trust

Print Date: Mar-04-2010

## RWM From: February 17, 2010 To: March 04, 2010

### Denman Island

Resolution #	Action	Resolution Description	Resolution Date
2010-03	In Favour	"THAT the Denman Island Local Trust Committee instruct staff to schedule a Public Hearing for Proposed Bylaw No. 198, cited as "Denman Island Official Community Plan Bylaw, 2008, Amendment No. 2, 2010."	Feb 23, 2010
2010-02	In Favour	"That the Denman Island Local Trust Committee instruct staff to forward this application to the Agricultural Land Commission to be added to the current application for inclusion DE-ALR-2010.1 (Green Cemetery)."	Feb 22, 2010
2010-01	In Favour	"That the Denman Island Local Trust Committee give 1st Reading to draft Bylaw No. 198 cited as "Denman Island Official Community Plan Bylaw, 2008, Amendment No. 2, 2010.""	Feb 22, 2010



## Follow Up Action Report w/ Target Date

### Denman Island Jan-20-2009

No.	Activity	Responsibility	Target Date	Status
1	Community Profile: staff requested to complete the profile, update build out analysis information and add to profile	Courtney Campbell Jacquie Hill	Mar-02-2009	On Going

### Feb-17-2009

No.	Activity	Responsibility	Target Date	Status
1	Staff to forward ALC information regarding additional houses.	Courtney Campbell	Mar-17-2009	On Going

### Apr-14-2009

No.	Activity	Responsibility	Target Date	Status
1	Provide explanation of policy and/or procedure for applications for second dwellings on ALR land. Specifically, when would this come before the LTC, and when would it remain solely with staff?	Chris Jackson	Jun-16-2009	On Going

### May-15-2009

No.	Activity	Responsibility	Target Date	Status
1	Provide memo to LTC on procedures for covenant registration and confirmation from Land Titles Office that they are registered.	Courtney Campbell Chris Jackson	Jun-16-2009	On Going

### Jun-16-2009

No.	Activity	Responsibility	Target Date	Status

1 Work on subdivision potential map to improve accuracy by determining if covenants preventing further subdivision exist for properties that currently show subdivision potential. Also compare to Gabriola map and add additional information to Denman map.

Courtney Campbell

Aug-19-2009

On Going

## Jul-29-2009

No.	Activity	Responsibility	Target Date	Status
1	Incorporate APC referral response on R2 lot coverage and A setbacks into policy options / draft bylaws.	Courtney Campbell	Sep-11-2009	On Going

## Sep-11-2009

No.	Activity	Responsibility	Target Date	Status
1	If and when Bylaws 191 and 192 are adopted, relay the recommendations to the applicant for DE-RZ-2009.2 (NDL) and the Development Technician of the Courtenay MoTI office regarding road construction and maintenance on and near the North Denman Lands, as per resolution from Sept. 11 2009 LTC meeting.	Courtney Campbell	Oct-21-2009	On Going

## Oct-21-2009

No.	Activity	Responsibility	Target Date	Status
1	Provide supplementary staff report on DE-RZ-2009.2 addressing: forwarding the "Agreement" between Ministry of Environment and NDL to Islands Trust legal council for review; assurance the proposed new roads will be dedicated as shown on Aug 26 plan; progress on covenant on Danes Creek Headwaters; and submission to the EC and Minister.	Courtney Campbell	Nov-17-2009	On Going

## Dec-16-2009

No.	Activity	Responsibility	Target Date	Status
1	DE-120-2009 It was <b>MOVED</b> and <b>SECONDED</b> that the Denman Island Local Trust Committee release up to \$1000 between now and March 31, 2010 for use in forwarding work on the Agriculture Plan.	Nancy Roggers	Mar-31-2010	On Going

## Jan-18-2010

No.	Activity	Responsibility	Target Date	Status

1 Provide the LTC with clarity on the timing of steps in the legislated process for bylaw amendment including timing of the CIM in relation to referrals. Courtney Campbell Feb-15-2010 On Going

1 Update the LTC on the meeting Fiona Cubit, Ministry of Agriculture and Lands, is setting up between Taylor Shellfish, the Ministry of Agriculture and Lands, and affected Lacon Road residents regarding aquaculture. Courtney Campbell Feb-15-2010 On Going

## Feb-16-2010

No.	Activity	Responsibility	Target Date	Status
1	Refer bylaw 198 to APC, once proposed.	Chris Jackson	Mar-16-2010	Done
1	Create section on website for Agriculture Plan Steering Committee.	Courtney Campbell	Mar-16-2010	On Going
1	Send letters and orientation materials to new APC members: Etienne de Villiers and Barry Landeen. Sent letter to returning member Ralph Walton.	Becky McErlean	Mar-16-2010	Done
1	Staff to hold orientation session for new APC members, inviting all APC members to attend.	Courtney Campbell	Mar-16-2010	On Going

<b>Denman Island Residents Association (DIRA)</b>
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Denman Island Residents Association  
Elizabeth Johnston / DIRA Chair  
Box 17, Denman Island, B.C.  
VOR 1T0  
January 12, 2010  
[dira@denmanresidents.com](mailto:dira@denmanresidents.com)

Attention: Islands Trust Council and Denman Local Trustees  
200 1627 Fort St. Victoria B.C. V8R 1H8  
IT Council Chair: S. Malcolmson [smalcolmson@islandstrust.bc.ca](mailto:smalcolmson@islandstrust.bc.ca)  
IT Chair for Denman: Peter Luckham [pluckham@islandstrust.bc.ca](mailto:pluckham@islandstrust.bc.ca)  
IT Denman Trustee Louise Bell [lbell@islandstrust.bc.ca](mailto:lbell@islandstrust.bc.ca)  
IT Denman Trustee David Graham [dgraham@islandstrust.bc.ca](mailto:dgraham@islandstrust.bc.ca)

Dear Ms. Malcolmson and Denman Island Trustees

Re: Development of Raven Mines & Attendant Health & Environmental Hazards

Further to this Motion approved by the DIRA Membership at Jan 11, 2010 DIRA Meeting:

The Membership of DIRA commends the Mandate of Islands' Trust to "preserve and protect the area and its environment" and recommends most strongly that Islands' Trust consider the proposed development of Raven Mines as being antithetical to that Mandate and that Islands' Trust accordingly commit to doing everything possible to ensure that the Raven Mines development is stopped. The Membership of DIRA believes that the empirically proven environmental and health hazards attendant on such a mine development fully justifies this motion and therefore this urgent request of Islands' Trust. The Membership of DIRA request DIRA Executive to forward a copy of this motion to Islands' Trust as soon as possible.

Sincerely,

Elizabeth Johnston / DIRA Chair  
On behalf of Denman Island Residents Association



**Louise Bell**  
**Denman Island Local Trustee**  
**PO Box 70**  
**Denman Island BC V0R 1T0**  
**Tel: 250-335-2113**  
**Email: [lbell@islandstrust.bc.ca](mailto:lbell@islandstrust.bc.ca)**

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February 24, 2009

Ramona de Graff  
BC Shore Spawners Alliance  
Bamfield BC

Dear Ramona:

**Re: Possible BCSSA Delegation to the Islands Trust Council**

Thank you for your work to increase public awareness of the importance of the intertidal area for shore spawning fishes. And thank you for coming to Denman Island to speak with members of this community.

I was pleased to hear that you recently met with Islands Trust planning staff in the Victoria office to explain the importance of forage fish habitat and to learn more about our current work in protecting the foreshore. However, as this area of marine biology is not generally well understood, I am hoping you will also bring your message to the elected representatives for the Islands Trust Area.

I am writing therefore to encourage you to make a delegation to the Islands Trust Council. As one of the three Vice Chairs of the Islands Trust Council, I am aware of your December 2009 request to the Trust Council Chair, Sheila Malcolmson, to make a presentation at a Trust Council meeting. Because no time is available in the agenda for the upcoming Council meeting in March for a formal presentation, and I gather for the June meeting too, I want to make sure that you understand that a delegation is a possible alternative.

The March Trust Council meeting is on Hornby Island on March 23–25. For an overview of the agenda, go to [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca) and click on the first item under “Highlights” in the lower right. (The website will also give you some idea of the unique organizational structure of the Islands Trust, which includes both a 26-member Council and twelve 3-member local trust committees, as well as other decision making bodies.) Routinely Council meeting agendas include 30–60 minutes designated for 5-minute presentations from the public, which are called delegations.

Usually delegates ask Trust Council to take action on particular issues; however, Council also welcomes delegations that provide useful information. Delegates needing more time can always request an extra 5 minutes, which is usually granted unless the number of delegates is excessive or the meeting is running behind time. If you decide you'd like to make a delegation,

you should contact Marie Smith in the Victoria office by the end of this week, making a request and giving her the subject of the delegation. She can be reached at [msmith@islandstrust.bc.ca](mailto:msmith@islandstrust.bc.ca). As well, she can advise you on providing handout or displaying any educational materials that you might want to bring.

The Islands Trust is a unique local government created by the Province of BC in 1974 by the *Islands Trust Act*. Our role is land use planning for the archipelago of islands and the waters in the Strait of Georgia and Howe Sound. Our mandate is set out in the Act as the object of the Islands Trust, which is:

*to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the area and of the Province generally, in cooperation with municipalities, regional districts, improvement districts, other persons and the government of the Province.*

Shoreline spawning fish habitat is important to the ecology and biodiversity of the region, and as such deserves our attention in land use planning initiatives undertaken across the trust area.

Please feel free to telephone me if you have any questions on this matter. I am providing this information by letter, as I have a meeting in Victoria on the 24<sup>th</sup> and fear I may be late for the BCSSA meeting on Denman that evening.

Yours sincerely,

Louise Bell  
Local Trustee for Denman Island  
Vice Chair of the Islands Trust Council

c.c. Sheila Malcolmson, Chair, Islands Trust Council  
Denman Island Local Trust Committee  
Denman Island Marine Stewardship Committee

FEB 11 2010

Mr. Peter Luckham  
Chair  
Denman Island Local Trust Committee  
Islands Trust  
700 North Road  
Gabriola Island, BC V0R 1X3

Dear Mr. Luckham:

Honourable Gordon Campbell, Premier, has forwarded me a copy of your letter of December 21, 2009 regarding the proposed underground coal mine near Cowie Creek on Vancouver Island, and has asked that I respond to your concerns on his behalf.

The BC Environmental Assessment Office (EAO) has initiated an Environmental Assessment (EA) for the Raven Underground Coal Project (Project) proposed by Compliance Coal Corporation, which is also known as the Comox Joint Venture (Proponent).

The proposed Project is currently in the pre-application phase of the EA process. During the EA, the EAO conducts an assessment of the potential environmental, social, health, heritage, and economic effects of the proposed Project. The EAO works with federal, provincial and local governments, First Nations, and the public to find ways to avoid, mitigate or, if necessary, compensate for potential effects of a proposed project. At the end of the EA, the Minister of Environment and the Minister of Energy, Mines and Petroleum Resources will decide whether to issue an EA certificate.

The Proponent is currently preparing their draft Application Information Requirements (AIR) document. The draft AIR document sets out the information, such as baseline studies and the assessment methodology, which will be required in their application for an EA certificate.

There will be a formal public comment period on the AIR document, where the EAO will provide the draft AIR to the public, hold open houses in communities, and request public comments on the draft AIR. During this period, the Proponent is required to formally respond to all comments received from the public. These responses will be in the form of a tracking table that will be posted to the EAO's electronic Project Information Center (e-PIC) on their website at [www.eao.gov.bc.ca](http://www.eao.gov.bc.ca).

.../2

There will also be a formal public comment period on the Proponent's application for an EA certificate, if it is accepted for review by the EAO.

If you would like the Proponent to formally respond to concerns you may have, I encourage you to submit them during the EAO's formal public comment periods. The formal public comment periods will be advertised in local newspapers and on the EAO's website. To stay current on the status of the proposed Project, I recommend that you sign up for the EAO's RSS feed or periodically check e-PIC for updates.

The proposed Project is in the very early stages of the EA review process. I appreciate you taking the time to provide comments, and would encourage you to participate in the EA review.

Thank you for writing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Randy Hawes', written over a large, loopy scribble.

Randy Hawes  
Minister of State for Mining

pc: Honourable Gordon Campbell  
Premier

Honourable Blair Lekstrom  
Minister of Energy, Mines and Petroleum Resources

Honourable Barry Penner  
Minister of Environment



## Islands Trust

Preserving Island  
communities, culture  
and environment

### Our Provincial Mandate

*“to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia”*

– Islands Trust Act



## Islands Trust Council - Strategic Plan 2008-2011

Adopted – September, 2009

### The Trust Area

The Trust Area covers the islands and waters between the British Columbia mainland and southern Vancouver Island, including Howe Sound and as far north as Comox. This is a unique and special place composed of 13 major islands and more than 450 smaller islands covering approximately 5200 square kilometres.

The beauty, tranquility, and unique natural environment of the islands in the Strait of Georgia and Howe Sound have given the area national recognition.

The islands support strong communities characterized by a mix of lifestyles, livelihoods and individuals. Island residents bring unique skills, viewpoints and sense of place together to sustain a tradition of community involvement.

### Our Council

The Islands Trust Council is made up of the 26 locally-elected officials of the Trust Area who are responsible for land use decisions in their island communities. Our Council has a unique mandate from the province to protect the unique environment and amenities of the islands. It meets quarterly to make decisions about overall policy, staff resources and budget. Our current Council was elected for a 3-year term during BC Local General Elections in November 2008. The current term will end in December 2011.

### A Strategic Plan for our 2008-2011 term

Since December 2008, we have worked hard to identify the most important goals for the current term. By identifying these goals and developing a strategic plan to achieve them, we can focus finite resources and measure progress. Through adoption of a Strategic Plan, we have confirmed the following focus areas for our 2008-2011 term:

#### Goal 1 Ecosystem Preservation and Protection

We can create a legacy for the future by preserving and protecting the most significant parts of our natural environment:

- We will identify and protect our most significant riparian areas.
- We will improve the identification and protection of island biodiversity, as well as our most sensitive environments, and significant natural areas.
- We will work to reduce greenhouse gas emissions, both by managing our internal operations and by fostering energy-efficient communities in our land use decisions.

#### Goal 2 Stewardship of Island Resources

We will work to steward island resources, and to ensure that the scale, rate and type of development is compatible with the maintenance of island ecosystems.

- We will use land use planning tools to address the sustainability and quality of freshwater resources.
- We will support initiatives to achieve reliable, adequate and sustainable funding for the Trust Fund Board, our conservation land trust.
- We will take steps to advance good management of coastal areas, by encouraging landowner stewardship and by considering new planning tools.

#### Goal 3: Sustain Island Character and Healthy Communities

We recognize that the health of our communities is improved if our islands are safe and secure, if there is strong public involvement in decision-making, and if we accommodate people of differing age groups and income levels.

- We will work to support and restore socio-economic diversity with strategies for affordable, accessible and appropriate community housing.
- We will work to understand and minimize the negative effects that climate change could have on island communities.
- We will cultivate community engagement and participation in land use planning.

#### Goal 4 Organizational Effectiveness

Our island communities need effective and efficient government services:

- We will continue our work to provide services on an increasingly cost-effective basis.
- We will encourage recognition and support of the Islands Trust object by our communities and by other agencies and levels of government.

\* See last page for key to abbreviations used in this document

# Excerpt from the Islands Trust 2008-2011 Strategic Plan

This excerpt contains only those strategic plan items specific to local trust committees.

## Goal 1: Ecosystem Preservation and Protection...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
To identify and protect riparian areas	Implement Riparian Area Regulations throughout the Trust Area	Develop bylaws re RAR requirements, subject to RAR mapping completion	LTCs/BIM*	Funding in place (09/10 budget)	By whether all islands are RAR compliant	Two islands are RAR compliant
To improve the identification and protection of biodiversity, environmentally sensitive areas and significant natural sites, features and landforms	Protect sensitive and significant land through land use planning decisions	<b>2008-2011 term</b> Optimize opportunities to protect land	LTCs/BIM*	No new funding required	By the hectares of land that have been protected	TBD
To reduce greenhouse gas emissions	Amend OCPs to include emission reduction targets, policies and actions (TPAs) Foster energy-efficient communities through land use planning decisions	<b>Jan to May 2010</b> Establish targets, policies, and actions in OCPs by legislated deadline (May 31/09)	LTCs/BIM*	Funding in place (09/10 budget) Additional funding may be available through application	By whether all OCPs have been amended to include GHG emission reduction targets, policies and actions by May 31/10	Policies and action included in two OCPs (SSI, DE)
		<b>FY 2010/11</b> Consider the inclusion of the information provided by the LPC into appropriate bylaws and processes	LTCs/BIM*	Subject to funding (10/11 budget)	By whether GHG emission reduction is achieved in LTC land use decisions	TBD

## Goal 2: Stewardship of Island Resources...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
To increase the sustainability and quality of freshwater resources	Include new policies and regulations as OCPs and LUBs are amended	<b>FY 2009/10</b> OCP/LUB reviews underway on selected islands  <b>FY 2010/11 &amp; 2011/12</b> OCP/LUB reviews underway on selected islands	LTCs  LTCs	Funding in place (09/10 budget)  Subject to funding (10/11 budget)	By the number of LTCs/IM with new policies and regulations for protection of freshwater resources	Reviews beginning in 09/10  Reviews planned to begin in 10/11
To advance the stewardship of coastal areas and marine shore lands	Develop and implement new land use planning tools for shoreline and marine protection	<b>FY 2009/10</b> This is Island LTC – consider the use of integrated shoreline & watershed protection into OCP review process	LTC	Funding in place (09/10 budget)	By whether OCP has been amended to include new forms of protection	OCP review underway

## Goal 3: Sustain Island Character and Healthy Communities...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
To support socio-economic diversity of island communities	Support/restore socio-economic diversity through land use planning strategies about affordable/accessibile/appropriate housing  Support local food security	<b>FY 2010/11</b> Consider implementing land use planning decisions to advance affordable housing  Support completion of a second area farm plan (Denman)	LTCs  LTC	Subject to funding (10/11 budget)  No new funding required	By the number of LTCs have implemented land use planning decisions regarding affordable housing.  By whether a second area farm plan is complete	Not started  Started
To minimize the impact of climate change	Integrate climate change adaptation into land use	<b>FY 2009/2010</b> OCP/LUB reviews underway on selected islands	LTC	Funding in place (09/10 budget)	By the number of LTCs/IMs with new policies and regulations related to food security	OCP/LUB reviews started
		<b>FY 2012/2013</b> Continue implementation of adaptation planning framework	LTCs/BIM*	Subject to funding	TBD	Not started

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
upon islands and communities	planning and regulatory decisions					
To cultivate community engagement and participation in land use planning	Develop new tools and strategies to encourage community engagement in land use planning processes	<b>FY 2010/2011</b> Consider new tools and strategies to encourage community engagement in land use planning processes	LTCs	TBD	TBD	Not started

## Goal 4: Organizational Effectiveness...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?*	IS FUNDING REQUIRED OR IN PLACE OR REQUIRED?	HOW WOULD WE MEASURE SUCCESS?	STATUS
<b>N4</b> To provide services on an increasingly effective basis	Develop cost effective bylaw enforcement tools Develop model LTC meeting procedure bylaw regarding electronic meetings	<b>FY 2009/10 &amp; 2010/2011</b> Consider bylaw amendments to allow Bylaw Dispute Adjudication System <b>FY 2009/2010</b> LTCs to consider adoption	LTCs LTCs	No new funding required No new funding required	By the number of islands where a Bylaw Dispute Adjudication System is in place By the number of LTCs that have adopted amendments	Initial discussions started Not started

### Abbreviations:

ADMIN – Administrative Services  
 BIM – Bowen Island Municipality  
 DEM – Digital Ecosystem Mapping  
 EC – Executive Committee  
 FN – First Nations  
 FY – Fiscal Year  
 GHG – Green House Gases  
 IM – Island Municipality  
 IT – Islands Trust  
 LPC – Local Planning Committee  
 LPS – Local Planning Services

LTA – Local Trust Area  
 LTC – Local Trust Committee  
 LUB – Land Use Bylaw  
 MCRD – Ministry of Community & Rural Development  
 MGMT – Management Team  
 NA – Not Applicable  
 NAPTEP – Natural Area Protection Tax Exemption Program  
 OCP – Official Community Plan  
 PMFL – Private Managed Forest Land  
 RAR – Riparian Area Regulations  
 RCP – Regional Conservation Plan  
 RD – Regional District

RFD – Request for Decision document  
 RM – Records Management  
 SEM – Sensitive Ecosystem Mapping  
 SSI – Salt Spring Island  
 TAS – Trust Area Services  
 TBD – To Be Determined  
 TC – Trust Council  
 TFB – Trust Fund Board  
 TPA – Targets, Policies and Actions (re GHG emission reduction)  
 TPC – Trust Programs Committee  
 UBC – University of British Columbia  
 UBCM – Union of BC Municipalities



## Top Priorities

### Denman Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	OCP amendments to reduce greenhouse gas emissions		Sep-28-2009	Courtney Campbell	May-31-2010	On Going
2	OCP/LUB Targeted Review	<ol style="list-style-type: none"> <li>1. Add extinguished conservation densities to bank</li> <li>2. Encourage rezoning applications from properties with legally non-conforming dwellings (historic co-ops)</li> <li>3. Development permit area mapping</li> <li>4. Protected area network (PAN) mapping</li> <li>5. Conservation / Recreation policies section review</li> <li>6. Watershed mapping and implementing RAR</li> <li>7. Targets for climate change</li> <li>8. Groundwater extraction and sale</li> <li>9. Policies for beach access to waterfront subdivisions</li> <li>10. Raising minimum lot size for Section 946 subdivision on non-ALR lands</li> <li>11. Agriculture zone setbacks</li> <li>12. Lot coverage on small lots</li> </ol>	Mar-17-2009	Courtney Campbell	Feb-17-2011	On Going

- 13. Raptor nest protection
- 14. Limiting maximum gross floor area of dwellings to encourage development compatible with rural character
- 15. Amendments to boundaries of DPA 4 to include Danes Creek headwaters
- 16. Possible amendments to DPA 1 to include building restrictions based on the Potter geotechnical report.
- 17. Add advocacy policy to encourage the Comox Valley Regional District to require pump-out stations in rezonings to permit marinas.
- 18. Add policy on structural modifications on the shoreline (see Gambier Associated Islands OCP for example)
- 19. Minimum lots size for boundary adjustments on ALR land
- 20. Noise restrictions in the LUB relating to home occupations and possibly other uses.

3 Farm Plan	Further discussion by LTC to determine next steps.	Apr-15-2008	Courtney Campbell	Feb-17-2010	On Going
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**Islands Trust**

Print Date: Mar-04-2010

## **Projects**

### **Denman Island**

No.	Description	Activity	Received/Initiated	Status
1	Promoting the use of Neighbourhood Zero Emissions Vehicles			On Going
1	Community Profile and Build-out Map	Update community profile with current data and prepare build-out / subdivision potential map.		On Going
1	Soil removal and deposit bylaw	Establish need for bylaw on Denman Island and develop bylaw if necessary.		On Going



# Applications w/ Status - Denman Island Status: Open

## Applications

### Agricultural Land Reserve

File Number	Applicant Name	Date Received	Purpose
DE-ALR-2008.3	Michaele and Robert Graham and Gamble	Jul-17-2008	To subdivide for the purpose of providing residence to two family members. The property is 18.9 acres (7.34 hectares) and currently is not in use for farming. The proposed subdivision will divide the property into two 9.45 acre parcels. The family member is planning on utilising the property for an organic farm, if the subdivision is approved, as well as a residential area to build a home.

**Planner:** Courtney Campbell

### Planning Status

**Status Date:** Feb-04-2010

Waiting for farm plan from applicant

**Status Date:** Jan-05-2010

Phone call from Michaele Graham: she is working on farm plan and had some questions.

**Status Date:** Nov-03-2009

Phone call from Michaele Graham: She will send farm plan within the month.

File Number	Applicant Name	Date Received	Purpose
DE-ALR-2009.2	Pedal Powered Investments Ltd.	May-27-2009	To subdivide to 2 properties. 35.5 hectares to become co-housing for 15 families - that will farm the ALR portion Lot A. The other 27.5 hectares to be single family residential and will include portion of ALR

**Planner:** Courtney Campbell

### Planning Status

**Status Date:** Nov-03-2009

Received letter from ALC confirmign approval of subdivision.

**Status Date:** Jun-23-2009

Application received by ALC

**Status Date:** Jun-05-2009

Staff to facilitate Resolution Without Meeting to forward application to Agricultural Land Commission

File Number	Applicant Name	Date Received	Purpose
DE-ALR-2009.3	736800 BC Ltd. c/o	Jun-01-2009	Inclusion of 88.7 ha into and exclusions of 88.7 ha of land from the ALR. Part of larger rezoning proposal that would create residential lots, agricultural lots, and a provincial park.

**Planner:** Courtney Campbell

### **Planning Status**

**Status Date:** Oct-06-2009

Decision received from ALC. Approved with subjects.

**Status Date:** Aug-31-2009

ALC considered application on Aug 19 2009 and deferred decision after site visit scheduled for Sept 14 2009.

**Status Date:** Jun-16-2009

LTC passed resolution to forward application to ALC

File Number	Applicant Name	Date Received	Purpose
DE-ALR-2010.1	Denman Conservancy Association	Jan-07-2010	To exclude Land from Agricultural Land Reserve for Green Cemetery

**Planner:** Courtney Campbell

### **Planning Status**

**Status Date:** Jan-22-2010

Staff forwarded to ALC

**Status Date:** Jan-19-2010

LTC passed resolution to forward to ALC.

### **Development Permit**

File Number	Applicant Name	Date Received	Purpose
DE-DP-2006.2	Daniel/Debra Stoneman	Aug-31-2006	The use of presently cleared areas within the Komas Bluff permit area for agricultural use.

**Planner:** Courtney Campbell

### **Planning Status**

**Status Date:** Feb-04-2010

No change

**Status Date:** May-01-2009

No change

**Status Date:** Feb-09-2009

no change; waiting for information from applicant

File Number	Applicant Name	Date Received	Purpose
DE-DP-2010.1	Wendy Wright Planner: Marnie Eggen	Jan-04-2010	Primary Residence

### Planning Status

**Status Date:** Feb-08-2010

Site visit

**Status Date:** Feb-04-2010

Planner reviewing file

### Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
DE-DVP-2010.1	Harry Olesen Planner: Marnie Eggen	Feb-05-2010	To have road frontage siting setback of 7.5 m relaxed to the setback of 4.5 m per MOT regulations for studio to remain in place.

### Rezoning

File Number	Applicant Name	Date Received	Purpose
DE-RZ-2007.2	Dharma Fellowship of His Holiness the Gyalwa Karmapa Planner: Courtney Campbell	Apr-19-2007	Meditation retreat centre for short and long-term meditation and teaching retreats

### Planning Status

**Status Date:** Feb-04-2010

Staff sending agency and first nations referrals of proposed bylaws. CIM scheduled for Feb 11

**Status Date:** Nov-05-2009

Applicant to hold CIM on November 8. Staff preparing report.

**Status Date:** Oct-06-2009

ALC approved non-farm use. Staff reviewing file. Applicant to hold CIM ASAP.

File Number	Applicant Name	Date Received	Purpose
DE-RZ-2009.1	Henning Nielsen <b>Planner:</b> Courtney Campbell	Feb-11-2009	Restrictive covenant, agriculture, residential, conservation (see file).

### Planning Status

**Status Date:** Mar-03-2010

Waiting for response on bylaw 189 from Minister

**Status Date:** Feb-23-2010

CVRD accepts donation of "Rope Trail" park

**Status Date:** Feb-04-2010

Bylaws given second and third reading and EC approval. Staff forwarding Bylaw 189 to Minister

File Number	Applicant Name	Date Received	Purpose
DE-RZ-2009.10	Keith Clark <b>Planner:</b> Marnie Eggen	Nov-30-2009	Request that 4 dwellings come into conformity with Denman Island bylaws. Processing application within the OCP review process.

### Planning Status

**Status Date:** Jan-07-2010

Planner reviewing

File Number	Applicant Name	Date Received	Purpose
DE-RZ-2009.12	Sandra, Gunther, Robin and Patricia Shaffer, Schneider, Hewton and Hollinger <b>Planner:</b> Marnie Eggen	Dec-02-2009	Request that 4 dwellings come into conformity with Denman Island bylaws. Processing application within the OCP review process.

### Planning Status

**Status Date:** Jan-07-2010

Planner reviewing

File Number	Applicant Name	Date Received	Purpose
DE-RZ-2009.2	Henning Nielsen <b>Planner:</b> Courtney Campbell	Jun-01-2009	Transfer of 31 densities from seven Crown parcels slated for inclusion in a new provincial park

### Planning Status

**Status Date:** Feb-04-2010

No new information

**Status Date:** Nov-05-2009

Proposed OCP bylaw forwarded to Minster

**Status Date:** Oct-27-2009

Executive Committee approved proposed bylaws

File Number	Applicant Name	Date Received	Purpose
DE-RZ-2009.3	Thomas et al. Dennis et al. <b>Planner:</b> Marnie Eggen	Oct-16-2009	Request that 9 dwellings come into conformity with Denman Island bylaws. Processing application within the OCP review process.

### **Planning Status**

**Status Date:** Jan-07-2010

Planner reviewing

File Number	Applicant Name	Date Received	Purpose
DE-RZ-2009.4	Desmond and Sandra Kennedy <b>Planner:</b> Marnie Eggen	Nov-27-2009	Request that 2 dwellings come into conformity with Denman Island bylaws. Processing application within the OCP review process.

### **Planning Status**

**Status Date:** Jan-07-2010

Planner reviewing

File Number	Applicant Name	Date Received	Purpose
DE-RZ-2009.5	Delbert and Shirley Phillips <b>Planner:</b> Marnie Eggen	Nov-27-2009	Request that 2 dwellings come into conformity with Denman Island bylaws. Processing application within the OCP review process.

### **Planning Status**

**Status Date:** Jan-07-2010

Planner reviewing

File Number	Applicant Name	Date Received	Purpose
DE-RZ-2009.6	Eva DeDoming et al. <b>Planner:</b> Marnie Eggen	Nov-30-2009	Request that 2 dwellings come into conformity with Denman Island bylaws. Processing application within the OCP review process.

### **Planning Status**

**Status Date:** Jan-07-2010

Planner reviewing

File Number	Applicant Name	Date Received	Purpose
DE-RZ-2009.7	John and Marc Tallerino and Randall	Nov-27-2009	Request that 2 dwellings come into conformity with Denman Island bylaws. Processing application within the OCP review process.

**Planner:** Marnie Eggen

### Planning Status

**Status Date:** Jan-07-2010

Planner reviewing

File Number	Applicant Name	Date Received	Purpose
DE-RZ-2009.8	Cheryl Henkelman	Nov-27-2009	Request that 2 dwellings come into conformity with Denman Island bylaws. Processing application within the OCP review process.

**Planner:** Marnie Eggen

### Planning Status

**Status Date:** Jan-07-2010

Planner reviewing

File Number	Applicant Name	Date Received	Purpose
DE-RZ-2009.9	Gordon Hutchens	Nov-30-2009	Request that 4 dwellings come into conformity with Denman Island bylaws. Processing application within the OCP review process.

**Planner:** Marnie Eggen

### Planning Status

**Status Date:** Jan-07-2010

Planner reviewing

### Subdivision

File Number	Applicant Name	Date Received	Purpose
DE-SUB-2008.3	Henning Nielsen	Apr-24-2008	To create four parcels.

**Planner:** Courtney Campbell

### Planning Status

**Status Date:** May-01-2009

Application on hold until further notice.

**Status Date:** Jan-14-2009

No new information. Waiting for proof of potable water and final survey

**Status Date:** Jun-05-2008

PLA received from Ministry of Transportation

File Number	Applicant Name	Date Received	Purpose
DE-SUB-2009.1	Harry Olesen <b>Planner:</b> Marnie Eggen	Apr-23-2009	to create 2 parcels for residential use

### **Planning Status**

**Status Date:** Dec-23-2009

PLA issued

**Status Date:** Dec-09-2009

Referral sent to MOTI

File Number	Applicant Name	Date Received	Purpose
DE-SUB-2009.3	Dan Bowen Consulting Services <b>Planner:</b> Linda Prowse	Nov-03-2009	Boundary adjustment.

### **Planning Status**

**Status Date:** Jan-20-2010

PLA given subject to conditions

**Status Date:** Jan-18-2010

10 percent waiver granted

**Status Date:** Jan-07-2010

Meme to LTC requesting 10 percent waiver to go to LTC meeting on January 18

### **Siting and use Permit**

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2006.7	Daniel/Debra Stoneman <b>Planner:</b> Courtney Campbell	Aug-31-2006	Agricultural (including buildings consistent with ALR legislation)

### **Planning Status**

**Status Date:** Jan-08-2009

On hold pending outcome of court case

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2009.11	Harry Olesen	Sep-18-2009	Residence and jewellery studio. Studio 4.5 metres.

**Planner:** Marnie Eggen

### **Planning Status**

**Status Date:** Dec-07-2009

Requires a variance for studio

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2009.14	Jean Ella Day	Nov-02-2009	One 26 foot high barn.

**Planner:** Marnie Eggen

### **Planning Status**

**Status Date:** Feb-18-2010

no change

**Status Date:** Nov-18-2009

Applicant informed that they will require a Komass Bluff DP

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2009.3	Wendy Phillips (Wright)	Apr-22-2009	Build an addition to cottage that will include a bathroom with indoor composting toilet, bedroom and storage. Height of ridge will be about 16' or 4.9 m above grade.

**Planner:** Marnie Eggen

### **Planning Status**

**Status Date:** Aug-13-2009

Will require a DP.

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2010.2	Scruton Judith	Jan-25-2010	Double Garage and Two Storey Residence

**Planner:** Linda Prowse

### **Planning Status**

**Status Date:** Mar-03-2010

Overheight - Awaiting DVP application

**Status Date:** Feb-04-2010

Planner reviewing file

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2010.3	Denman Island Residents Association	Jan-07-2010	Emergency Community Dock

**Planner:** Linda Prowse

**Planning Status**

**Status Date:** Feb-04-2010

Planner reviewing file

---

# 11.4.1

**From:** Nancy Roggers  
**Sent:** March-03-10 3:26 PM  
**To:** Becky McErlean; Chris Jackson; Courtney Campbell  
**Cc:** Craig Elder  
**Subject:** Denman Expense report Feb/09

		Budget	Spent	Balance
<b>Posted to February 19, 2010</b>				
615 Denman	65000 Trustee Expense	1,100.00	426.09	673.91
615 Denman	65200 LTC Meetings	3,300.00	2,102.33	1,197.67
	65210 APC Meetings	-	404.07	(404.07)
	65220 Communications	-	485.73	(485.73)
	65230 Special Projects	-	-	-
	65240 Miscellaneous	-	-	-
	<b>TOTAL LTC Local Expense</b>	<b>3,300.00</b>	<b>2,992.13</b>	<b>307.87</b>
615 Denman	72300 OCP/LUB Expense	5,500.00	356.29	5,143.71

Thanks!

Nancy Roggers  
 Finance Officer

Islands Trust  
 #200 1627 Fort Street  
 Victoria, B.C. V8R 1H8  
 Phone: (250) 405-5154  
 Fax: (250) 405-5155  
[www.islandstrust.bc.ca](http://www.islandstrust.bc.ca)

Preserving *island* communities, culture and environment

Please consider the environment before printing this email.

G/L Transactions Listing - In Functional Currency (GLPTLS1)

Include Accounts With No Activity [No]  
 From Period [01] To [12]  
 For Year [2010]  
 Sort By [Account No.]  
 From Account No. [65000100] To [65240999]  
 From Account Group [ ] To [ZZZZZZZZZZ]  
 From Location [615] To [615]  
 Last Year Closed 2009  
 Last Posting Sequence 1662  
 Use Rolled Up Amounts [No]

Account Number/ Prd.	Source	Date	Description/ Reference	Posting Seq.	Batch-Entry	Debits	Credits	Net Change	Balance
65000-615			LTC "Trustee Expenses"						
01	AP-IN	4/30/2009	LOUISE BELL	1226	1239-1	3.00			0.00
			LB043009						
			<b>Net Change and Ending Balance for Fiscal Period 01:</b>					3.00	3.00
03	AP-IN	6/16/2009	DAVID GRAHAM	1276	1321-1	39.80			
			DG061609						
			<b>Net Change and Ending Balance for Fiscal Period 03:</b>					39.80	42.80
05	AP-IN	8/26/2009	LOUISE BELL	1360	1404-1	12.00			
			LB082609						
			<b>Net Change and Ending Balance for Fiscal Period 05:</b>					12.00	54.80
06	AP-IN	9/30/2009	LOUISE BELL	1413	1456-1	46.99			
			LB093009						
06	AP-IN	9/29/2009	LOUISE BELL	1413	1456-2	3.00			
			LB092909						
06	GL-JE	9/30/2009	ADJ BELL INV LB072809 TO LTC TRUSTEE EXP	1412	1469-21	16.04			
			BA1-21						
06	GL-JE	9/30/2009	ADJ BELL POSTAGE ON EXP CLAIMS TO LTC TR	1412	1469-32	14.11			
			BA1-32						
			<b>Net Change and Ending Balance for Fiscal Period 06:</b>					80.14	134.94
07	AP-IN	10/31/2009	LOUISE BELL	1459	1505-1	1.18			
			LB103109						
07	AP-IN	10/27/2009	LOUISE BELL	1459	1505-2	6.00			
			LB102709						
07	AP-IN	10/27/2009	DAVID GRAHAM	1466	1512-1	31.31			
			DG102709						
			<b>Net Change and Ending Balance for Fiscal Period 07:</b>					38.49	173.43
08	AP-IN	11/9/2009	LOUISE BELL	1505	1552-1	57.38			
			LB110909						
08	AP-IN	11/29/2009	LOUISE BELL	1505	1552-2	3.00			
			LB112909						
08	AP-IN	11/17/2009	LOUISE BELL	1505	1552-3	10.00			
			LB111709						
			<b>Net Change and Ending Balance for Fiscal Period 08:</b>					70.38	243.81
09	AP-IN	12/17/2009	LOUISE BELL	1600	1646-1	28.87			
			LB121709						
09	AP-IN	12/18/2009	LOUISE BELL	1600	1646-2	271.14			

G/L Transactions Listing - In Functional Currency (GLPTLS1)

Account Number/ Prd. Source	Date	Description/ Reference	Posting Seq.	Batch-Entry	Debits	Credits	Net Change	Balance
09 AP-IN	12/31/2009	LB121809 DAVID GRAHAM	1605	1652-6	43.75			
09 GL-JE	12/31/2009	DG123109 ADJ BELL INV LB121809 TO EXEC ON LTC BA4-3	1591	1650-3		271.14		
10 AP-IN	1/29/2010	Net Change and Ending Balance for Fiscal Period 09: LOUISE BELL	1636	1683-1	32.75		72.62	316.43
10 AP-IN	1/16/2010	Net Change and Ending Balance for Fiscal Period 10: LOUISE BELL LB012910 LOUISE BELL LB011610	1636	1683-2	76.91			
<b>Totals: LTC "Trustee Expenses"</b>					<b>697.23</b>	<b>271.14</b>	<b>426.09</b>	<b>426.09</b>
<b>65200-615</b>		<b>LTC - Local Exp - LTC Meeting Expenses</b>						
01 AP-IN	4/25/2009	WIND ROMBOUGH 2009-0027-APR14/09	1212	1225-24	123.05			0.00
02 AP-IN	5/2/2009	Net Change and Ending Balance for Fiscal Period 01: LAND TITLE AND SURVEY AUTHORITY OF BC MAY 2, 2009	1212	1225-13	21.75		123.05	123.05
02 AP-IN	5/30/2009	CAROLE VOSBURGH 2009-0054-MAY 2009	1240	1271-32	175.10			
03 AP-IN	6/12/2009	Net Change and Ending Balance for Fiscal Period 02: HORNBY-DENMAN ISLAND GRAPEVINE	1240	1267-18	54.60		196.85	319.90
03 AP-IN	6/30/2009	Net Change and Ending Balance for Fiscal Period 03: CAROLE VOSBURGH 2009-0054-JUNE/09	1276	1317-44	127.78			
04 AP-IN	7/7/2009	Net Change and Ending Balance for Fiscal Period 04: HORNBY-DENMAN ISLAND GRAPEVINE	1281	1326-27	122.85		182.38	502.28
05 AP-IN	8/6/2009	Net Change and Ending Balance for Fiscal Period 05: HORNBY-DENMAN ISLAND GRAPEVINE	1305	1351-14	27.30		122.85	625.13
05 AP-IN	8/1/2009	Net Change and Ending Balance for Fiscal Period 06: ABRAXAS #7054, #6991, +JAN/09	1339	1381-19	14.56			
05 AP-IN	8/1/2009	Net Change and Ending Balance for Fiscal Period 07: DIRCS JULY 29, 2009	1346	1392-6	30.00			
05 AP-IN	8/23/2009	Net Change and Ending Balance for Fiscal Period 08: HORNBY-DENMAN ISLAND GRAPEVINE	1346	1392-14	54.60			
06 AP-IN	9/20/2009	Net Change and Ending Balance for Fiscal Period 09: HORNBY-DENMAN ISLAND GRAPEVINE	1377	1422-17	27.30		126.46	751.59
06 AP-IN	9/1/2009	Net Change and Ending Balance for Fiscal Period 10: LAURA BUSHEIKIN 2009-0026-JULY24/09	1392	1438-4	104.12			
06 AP-IN	9/11/2009	Net Change and Ending Balance for Fiscal Period 11: LAURA BUSHEIKIN 2009-0026-SEPT11/09	1392	1438-5	132.51			

G/L Transactions Listing - In Functional Currency (GLPTLS1)

Account Number/ Prd.	Source	Date	Description/ Reference	Posting Seq.	Batch-Entry	Debits	Credits	Net Change	Balance
			<b>Net Change and Ending Balance for Fiscal Period 06:</b>						
07	AP-IN	10/9/2009	LAURA BUSHEIKIN	1455	1501-3	42.59		263.93	1,015.52
			2009-0026-OCT9/09						
07	AP-IN	10/26/2009	LAURA BUSHEIKIN	1455	1501-4	151.44			
			2009-0026-OCT21/09						
07	AP-IN	10/27/2009	HORNBY-DENMAN ISLAND GRAPEVINE	1455	1501-7	27.30			
			3538						
07	AP-IN	10/1/2009	HORNBY-DENMAN ISLAND GRAPEVINE	1455	1501-8	27.30			
			3170						
07	AP-IN	10/8/2009	TRUDY TERNES	1455	1501-25	343.72			
			NOTICE-OCT/09						
			<b>Net Change and Ending Balance for Fiscal Period 07:</b>					592.35	1,607.87
08	AP-IN	11/12/2009	HORNBY-DENMAN ISLAND GRAPEVINE	1480	1526-10	27.30			
			3607						
08	AP-IN	11/19/2009	DIRCS	1495	1541-12	200.00			
			OCT/NOV09						
08	AP-IN	11/1/2009	HELEN MASON	1495	1541-36	99.38			
			2009-0029-OCT20/09						
08	GL-JE	11/30/2009	REAL TRUDY TERENS INV #NOTICE-OCT/09 TO N	1540	1605-6		343.72		
			BA1-6						
			<b>Net Change and Ending Balance for Fiscal Period 08:</b>					-17.04	1,590.83
09	AP-IN	12/10/2009	HORNBY-DENMAN ISLAND GRAPEVINE	1559	1606-24	58.80			
			3675						
09	AP-IN	12/16/2009	BARBARA BAIRD	1581	1628-1	136.80			
			2009-0056-DEC09						
09	GL-JE	12/31/2009	ALLO MCERLEAN DEC/09 M/C	1588	1638-5	27.61			
			BA2-5						
			<b>Net Change and Ending Balance for Fiscal Period 09:</b>					223.21	1,814.04
10	AP-IN	1/9/2010	HORNBY-DENMAN ISLAND GRAPEVINE	1620	1665-24	54.60			
			3721						
10	AP-IN	1/13/2010	HELEN MASON	1620	1665-26	42.59			
			2009-0029-JAN13/10						
			<b>Net Change and Ending Balance for Fiscal Period 10:</b>					97.19	1,911.23
11	AP-IN	2/6/2010	HORNBY-DENMAN ISLAND GRAPEVINE	1652	1697-18	191.10			
			3770						
			<b>Net Change and Ending Balance for Fiscal Period 11:</b>					191.10	2,102.33
			<b>Totals: LTC - Local Exp - LTC Meeting Expenses</b>			<b>2,446.05</b>	<b>343.72</b>	<b>2,102.33</b>	<b>2,102.33</b>
			<b>LTC - Local Exp - APC Meeting Expenses</b>						0.00
65210-615									
08	AP-IN	11/1/2009	HELEN MASON	1495	1541-35	104.12			
			2009-0029-OCT13/09						
08	AP-IN	11/9/2009	LOUISE BELL	1505	1552-1	26.95			
			LB110909						
			<b>Net Change and Ending Balance for Fiscal Period 08:</b>					131.07	131.07
10	AP-IN	1/27/2010	HORNBY-DENMAN ISLAND GRAPEVINE	1639	1686-18	273.00			

G/L Transactions Listing - In Functional Currency (GLPTLS1)

Account Number/ Prd. Source	Date	Description/ Reference	Posting Seq.	Batch-Entry	Debits	Credits	Net Change	Balance
3759		Net Change and Ending Balance for Fiscal Period 10:						
		Totals: LTC - Local Exp - APC Meeting Expenses			404.07	0.00	273.00	404.07
65220-615		LTC - Local Exp - Communications						
02 AP-IN	5/6/2009	THE FLAGSTONE MAY09	1228	1243-56	100.00			0.00
04 AP-IN	7/5/2009	Net Change and Ending Balance for Fiscal Period 02: THE FLAGSTONE 22	1266	1307-22	50.00		100.00	100.00
06 AP-IN	9/26/2009	Net Change and Ending Balance for Fiscal Period 04: ABRAXAS 7/14/7/151	1414	1457-1	17.33		50.00	150.00
08 AP-IN	11/1/2009	Net Change and Ending Balance for Fiscal Period 06: HORNBY-DENMAN ISLAND GRAPEVINE 3544	1495	1541-32	218.40		17.33	167.33
41		Net Change and Ending Balance for Fiscal Period 08: ARTS DENMAN PHONE DIRECTORY DE-116-2009	1620	1665-4	100.00		218.40	385.73
10		Net Change and Ending Balance for Fiscal Period 10: Totals: LTC - Local Exp - Communications			485.73	0.00	100.00	485.73
		Report Totals:			4,033.08	614.86	3,418.22	3,418.22

G/L Transactions Listing - In Functional Currency (GLPTLS1)

Include Accounts With No Activity [No]  
 From Period [01] To [12]  
 For Year [2010]  
 Sort By [Account No.]  
 From Account No. [72300100] To [72300999]  
 From Account Group [ ] To [ZZZZZZZZZZ]  
 From Location [615] To [615]  
 Last Year Closed 2009  
 Last Posting Sequence 1662  
 Use Rolled Up Amounts [No]

Account Number/ Prd.	Source	Date	Description/ Reference	Posting Seq.	Batch-Entry	Debits	Credits	Net Change	Balance
72300-615			<b>Project "OCP"</b>						
04	AP-IN	7/10/2009	MINISTER OF FINANCE 92137991	1276	1317-27	179.83			0.00
07	AP-IN	10/27/2009	<b>Net Change and Ending Balance for Fiscal Period 04:</b> BMO BANK OF MONTREAL "MASTERCARD" RANGER/OCT 2009	1478	1521-1	57.50		179.83	179.83
08	AP-IN	11/12/2009	<b>Net Change and Ending Balance for Fiscal Period 07:</b> HORNBY-DENMAN ISLAND GRAPEVINE 3608	1479	1523-14	13.65		57.50	237.33
08	AP-IN	11/2/2009	THE FLAGSTONE NOV 2 2009	1479	1523-27	17.50			
08	AP-IN	11/29/2009	KATE EMMINGS KE112909	1505	1552-6	87.81			
<b>Net Change and Ending Balance for Fiscal Period 08:</b>								118.96	356.29
<b>Totals: Project "OCP"</b>						<b>356.29</b>	<b>0.00</b>	<b>356.29</b>	<b>356.29</b>
<b>Report Totals:</b>						<b>356.29</b>	<b>0.00</b>	<b>356.29</b>	<b>356.29</b>



# Memorandum

14.2

700 North Road Gabriola Island BC V0R 1X3

Telephone **250. 247-2063** FAX: 250. 247-7514

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC **1.800.663.7867**

northinfo@islandstrust.bc.ca www.islandstrust.bc.ca

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Date March 3, 2010 File Number DE-RZ-2009.1 (The Point)

To Denman Island Local Trust Committee

From Courtney Campbell  
Island Planner  
Northern Office

Re Seasonally Flooded Agricultural Fields

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At the December 16, 2009 meeting, the Local Trust Committee passed the following resolution:

It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee not consider final adoption of proposed Bylaw No. 189, cited as "Denman Island Official Community Plan, 2008, Amendment No. 1, 2009", and proposed Bylaw No. 190, cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2009", until the Comox Valley Regional District, or similar agency, has agreed to accept the future donation of the area to be zoned park (PK) in order to provide public access to the land in perpetuity.

At their March 23, 2010 board meeting, the Comox Valley Regional District Board passed the following resolution:

Jolliffe/Fletcher: THAT the regional district board accept the donation of 1.2 ha of parkland on north Denman Island identified by the park zone on Plan 1 of the Denman Island local trust committee's Bylaw No. 190 (an amendment to the Denman Island Land Use Bylaw, 2008) subject to the developer:

- providing a site clearance for the area of parkland;
- putting in a small gravel parking lot at a location determined by the developer and regional district staff;
- fencing off the steep trail down the bluff to the waterfront;
- providing a hazard tree assessment of the trees around the parking lot and along any trails and public areas; and
- meeting the recommendations in a risk assessment report through the Municipal Insurance Association agent;

AND FURTHER THAT the regional district board authorize the corporate legislative officer to execute the transfer of title;

AND FINALLY THAT regional district staff enter into discussions with the Denman Island Residents Association on management and operation of the park.  
Section 791(6)



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**Population:**  
 Approximately 1,095

**Size:**  
 5,108 hectares (12,622 acres)

**Location:**  
 22 kilometres south-east of Courtenay on Vancouver Island.

[Land Use Planning](#)

[Related Planning Services](#)

[Related Resources](#)

[Trust Area Mapping](#)

[Related Links](#)

## Denman Island Local Trust Committee

### Latest News

In this section you will find current news items that are relevant to your Local Trust Area and your community. [Subscribe](#) to the Denman Island Latest News updates and receive the latest information on official community plan reviews, staff reports, notifications and other documents published in the latest news section.

#### February 2010

[Denman Planner Office Hours 2010](#)

#### February 2009

[Housing Needs Assessment on Hornby and Denman Island - Final Report](#)

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## Projects, Bylaw Reviews and Reports

In this section you will find current Local Trust Committee projects specifically related to the island area.

### Climate Change Action

[Climate Wise Islands](#)  
[Staff Report dated October 6, 2009](#)  
[Newsletter - 2009](#)  
[Fact Sheets](#)  
[Staff Report dated January 7, 2010](#)

### Ecosystem Mapping

[Draft Denman Island Local Trust Area ecosystem maps and feedback form](#)

### Local Trust Committee sponsored rezoning for properties with legally non-conforming number of dwellings

[Staff Report dated June 2, 2009](#)

### Land Use and Development Information

[Denman Island Development Permit Brochure](#)  
[Regulation of Land Use on Denman Island](#)  
[Denman Island Siting and Use Permit Brochure](#)

### Denman Island Density Potential Mapping

[DRAFT Density Potential Map - April 30, 2009](#)

### Green Cemetery Rezoning and Application for Exclusion from the ALR

[Staff Report for ALR Exclusion dated January 7, 2010](#)

## Committee Links

[Committee Home](#)  
[Trustee Membership](#)  
[Contact Trustees](#)  
[Contact Planning Staff](#)  
[Planning Bylaws](#)  
[Administrative Bylaws](#)  
[Meetings Schedule](#)  
[Meeting Agendas](#)  
[Meeting Minutes](#)  
[Resolutions-Without-Meeting](#)  
[Associated Islands](#)  
[Land Use Application Forms](#)

[Preliminary Staff Report for Rezoning dated February 3, 2010](#)

### **Seasonally Flooded Agricultural Fields**

[Staff Report dated January 7, 2010](#)

[Memorandum dated February 8, 2010](#)

### **Rezoning Application for North Denman Lands (DE-RZ-2009.2)**

[Application Form from North Denman Lands](#)

[Application Form from Ministry of Environment](#)

[Application Package \[15 MB\]](#)

[Staff Report dated June 30, 2009](#)

[Staff Report dated July 20, 2009](#)

[Staff Report dated September 4, 2009](#)

[Final Staff Report dated October 1, 2009](#)

#### **Appendix A - Maps**

[Map 1 - Location](#)

[Map 2 - Current Land Use Designations](#)

[Map 3 - Current Zoning](#)

[Map 4 - Conservation Covenants](#)

[Map 5 - Planning Sub Areas](#)

[Map 6 - Proposed Land Use Designations](#)

[Map 7 - Proposed Zoning](#)

[Map 8 - Proposed Restrictive Covenant](#)

[Map 9 - New Provincial Park](#)

[Map 10 - Agricultural Capability](#)

[Map 11 - ALR Proposed Inclusions and Exclusions](#)

#### **Appendix B - Title Details**

[1a. NDL Title Certificates](#)

[1b. Crown Title Certification](#)

[2a. Komas Bluffs Conservation Covenant](#)

[2b. Railway Grade Marsh Conservation Covenant](#)

[3. Sample Restrictive Covenant](#)

[4. Entered Order re NDL](#)

#### **Appendix C - Checkerspot Studies**

[2007 Checkerspot Survey](#)

[2008 Checkerspot Survey \[21 MB\]](#)

#### **Appendix D - Technical Reports**

[0. List of Reports](#)

[1. Komas Bluff Baseline Survey](#)

[2. Railway Grade Marsh Baseline Survey](#)

[3. Chickadee Lake Ecological Assessment](#)

[Danes Creek Headwaters Assessment](#)

[Western Uplands Assessment Full Report](#)

[Soils and Agricultural Capability Report](#)

[Crop Suitability Report](#)

[North Denman Climatology](#)

[ALC Inclusion - Exclusion](#)

[Preliminary Geotechnical Report](#)

[Final Geotechnical Report \[20 MB\]](#)

[Groundwater Report](#)

[Groundwater Update](#)

#### **Appendix E - Denman Island Crown Land Profiles**

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### **Agricultural Land Commission Application for (The Point) DE-ALR-2009.1**

[DE-ALR-2009.1 \(The Point\) Staff Report dated May 1, 2009](#)

### **Rezoning Application for (The Point) DE-RZ-2009.1**

[Geotechnical Report 442.1.1-N on the Komas Bluffs \[PDF 6 MB\]](#)

[DE-RZ-2009.1 \(The Point\) Preliminary staff Report dated April 1, 2009](#)

[DE-RZ-2009.1 \(The Point\) Second Staff Report dated May 1, 2009](#)

[Rezoning Application Form Submitted by Applicant](#)

[Staff Report dated June 30, 2009](#)

[Final Staff Report dated October 6, 2009](#)  
[Community Information Meeting Notes, November 3, 2009](#)  
[Supplemental Staff Report dated December 7, 2009](#)  
[Proposed Bylaw No. 189 \(OCP\)](#)  
[Proposed Bylaw No. 190 \(LUB\)](#)

**Rezoning Application for Dharma Fellowship Society DE-RZ  
-2007.2**

[Staff Report dated June 25, 2007](#)  
[Staff Report dated December 10, 2009](#)

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