

# Trustee Notebook *By David Graham*

June's Denman Local Trust Committee (DELTC) meeting was held June 6<sup>th</sup>. As always, these meetings are held in the Activity Centre Lounge at 10 am. The next meeting will be July 25<sup>th</sup>.

Agenda items of interest to Islanders included introducing the appointed members of our "Housing Advisory Planning Commission (HAPC) " : Judy Armstrong, Richard Day, Karla Neuffer, Rianne DaSilva, Pamela Willis, Virginia Spinney and Rosa Telegus.

This group of volunteers has been asked by the DELTC to dive into the recommendations presented by consultants who conducted last year's Housing Review. They will also review Policies in our Official Community Plan Bylaw (OCP) and regulations in our Land Use Bylaw (LUB) with regards to all things housing. It's a big task and Sam and I, along with our Mayne Island Chair, David Maude, thank them all for taking on this work.

Other agenda items of interest a comprehensive report brought to our meeting by Regional Planning team member and Island Planner Narissa Chadwick. Narissa brought six recommendations to be considered by the DELTC. They were:

- 1) To send a letter to relevant First Nations to ask how they would like to be engaged in the development of a housing action plan for Denman Island. (Throughout the Trust Area, First Nations have identified interest in engagement with Local Trust Committees at the start of major projects.)
- 2) To forward the report presented at the meeting, including other housing related information to our newly created HAPC. (Advisory Planning Commissions are appointed by the Local Trust Committee. Ideally commission members represent a good cross section of community member demographics and views. Their work often gives the Local Trust Committee a heads-up on any issues which may require further study etc.)
- 3) To have Staff ask the Housing Action Group to help gather community based information relevant to understanding housing needs on Denman. (This group formed to represent those who feel under represented by current housing groups here on Denman, and could provide examples of those housed in



dwelling that are not permitted, data that is not easily captured by census data or formal needs assessments etc.) )

- 4) To look for public engagement options. (Staff will also be communicating with the Denman Island Land Trust Society and with the Denman Housing Society as well as hosting at least one Public meeting to present the DELTC recommendations for changes to our OCP and LUB, with regards to housing.)
- 5) To bring back to the DELTC a project charter document. (This planning tool will help keep the work flowing towards its conclusion etc.)
- 6) And finally to ask Staff to include a modest budget request for the fiscal year 2024-2025. (Should this project extend into the next fiscal year, it is important that we have a business case for funds, approved by Trust Council.)

For those of us who have been here awhile, we have seen the subject of housing as a topic of study by the various Denman Local Trust Committees, for over 30 years.

I know for many the topic is a difficult one, considering the unique mandate of the Trust, which is to Preserve and Protect the Natural Environment. The work of providing much needed housing options will therefore need to address how to balance any increases with this mandate.

Finally we passed the amended Bylaw Enforcement Notification Bylaw, simply known as the BEN bylaw. There are now only two bylaw infractions which qualify for ticketing by Enforcement Agents of the Trust. They are; the non-permitted use of a dwelling for Vacation Rentals ( less than 30 days and paying Guests. Does not include Bed and Breakfast Guest Accommodation) and Failure to obtain a Siting and Use Permit (SUP). All other Bylaw enforcement files will rely on Court action to bring into compliance, if voluntary compliance is not possible. Court action is under the direction of the Local Trust Committee. See you in July!