

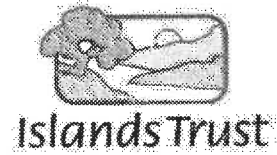
## Trustee Notebook *By David Graham*

I would like to start this month's report by reviewing our last Denman Local Trust Committee (DLTC) meeting. Looking at Social Media postings prior to the meeting, I expected to see lots of islanders ready to storm the meeting, demanding justice, regarding the attempt to block the changes the DLTC made to the Bylaw Enforcement Bylaw (commonly referred to as the BEN bylaw) last meeting. Luckily, that did not happen, those that attended the meeting were polite and engaged in the agenda topics. As a committee we dealt with the submission, written by the Director of Planning Services, outlining his concerns regarding that decision.

I want to publicly state that I appreciate Trust Staff and their wisdom and council regarding the work I do as a local trustee, and so after careful consideration, we agreed to look at those potential Denman bylaw infractions, which deal with environmental issues etc, that could be included in the list, where a Bylaw Enforcement investigation might result in compliance primarily by being able to issue the offending land owner a ticket. No other regulations, other than Short Term Vacation Rentals (STVR) and missing Siting and Use Permits (SUP) are on the list right now.

On a happier topic, the committee reviewed the progress of our Housing Regulations and Policy review project which we are currently working on. The newly created Housing Advisory Planning Commission (HAPC) now has workable Terms of Reference, and we have a streamlined Project Charter. I am looking forward to our first Community Information meeting, which should be held sometime this fall. At this meeting, to be held in the Hall, we will be showing you a list of recommendations for changes to our Official Community Plan (OCP) and Land Use Bylaws (LUB) with respect to all things housing, and recording your questions, concerns, words of support and any other relevant information you may wish to share.

For those community members who avoid meetings, we will make sure to include inserts, introducing these potential changes, in both community papers for your consideration. Your feedback is important. This review has been talked about for over 20 years! I want to, once again, thank those members of our community who volunteered to work on the HAPC and tackle such an important topic.



We are fortunate to have two community groups who have been working for many years, trying to provide rent controlled housing on Denman. To date, "Denman Green" has been zoned for 20 rental units, with 5 reserved for senior rental housing and the rest a mix of affordable and market rentals, and despite the "Pepper Lane" senior housing project not moving forward, the land has been rezoned to allow for 8 rent controlled apartments.

The DCLTA is currently working on another project, on land that will be donated to that group for affordable housing. If all projects are built and we include the 15 affordable homes on the COHO lands, Denman will have over 50 affordable living spaces available, for a population of 1400. That would be a great result, but in fact, would represent less than 3% of the population who are able to live in homes which cost less than the market charges, and is clearly not enough to effect the disproportionate graying of our overall population.

As I write this, the horrors of the Maui fire are headlines across the globe. It brings into the focus how, as islanders, we would have to rely on each other if we suffered a similar catastrophe. The threat of fire is never very far from my inner thoughts, especially during such a long, hot, dry summer. Living on an island has its own challenges of course. Those of us who have been here awhile think the benefits outweigh them. Being surrounded by water makes it easier for us to define community boundaries.

Many of us have given up getting Denman news on our Facebook Community page. Too much drama is often the reason, but let's not forget that after the harsh words are spoken, fueled by posts on the bulletin board, it will be our community members, friends, neighbors and people we don't even know who will be there to help in a crisis, lending a hand, bringing food or shelter etc. We are a community; let's try and understand what that means as we learn to live in such turbulent times.

Want to talk about Trust stuff? My email is [dagraham@islandstrust.bc.ca](mailto:dagraham@islandstrust.bc.ca)  
Cheers till next time.