

**Minutes PIRA Directors Meeting – October 6, 2008**  
**Beacon House**

**Directors present:** Denise Bonin, Peter Frewin, Michael MacColl, Lynn Roberts, Coreen Hanson, Josephine Kenchenten  
**Directors absent:** David Essig, Thora Howell  
**Guests:** S. Chong, Heather Cooling, Nella Frewin, Jim Harris, Louise Hamilton (Volunteer)

**1 Opening Remarks**

- 1.1 Call to order at 7:40 pm
- 1.2 Late agenda items  
No late additions to the agenda
- 1.3 Approval of the agenda  
MOTION: (moved by Bonin and seconded by Kenchenten)  
That the agenda be approved.  
(Motion Carried)

**2 Minutes of the Previous Directors Meeting**

- 2.1 MOTION: (moved by Frewin and seconded by Hanson)  
That the minutes of the September 11 2008 Directors Meeting be approved.  
(Motion Carried)

**3 Business Arising from the Previous Directors Meeting**

- 3.1 Playing surface / basketball court (Josephine)  
See: 6.2 Parks and Garden Circle report.
- 3.2 Public Art Focus Group (Lynn)  
Chris Sholberg directed Lynn to Kirsty McDonald. Some funds for public art may be available to groups but program is not finalised. Ad hoc committee of interested islanders will request input from community. Children's banners possible but funding for adult banners managed by a different arts group.
- 3.3 Access to Public Beaches (Lynn)  
Lynn talked to Kirsty McDonald about current access problems, e.g. unsafe steps, poor drainage. Lynn will create map indicating beach access points and arrange for digital photographs of problem areas. City's cost of upgrading could be an issue.
- 3.4 City's Help with PIRA Survey (Lynn)  
Lynn to contact Ian Howat, Legislative Services to obtain mailing addresses of absentee owners.
- 3.5 Annual Report Audit by CGA (Peter)  
See: 5.1 Treasurer's Report
- 3.6 DIGS (All)  
See: 7.1 Survey and 7.2 DIGS.
- 3.7 Island Map Project (Denise)  
See: 7.3 Island Map Project.

**4 Correspondence**

- 4.1 Mail (new PIRA address: Box 115, Nanaimo, BC V9R 5K4)
  - 4.1.1. No mail
- 4.2 Email
  - 4.2.1. No email

**5 Reports of Directors**

- 5.1 Treasurer - Peter Frewin

**Interim Financial Report to September 19, 2008**

(see Appendix 1)

Peter presented the report as at the date of the last bank statement. There are 5 new PIRA members.

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Dock repair monies needed soon. Coreen to post reminder on Pro-Isle that dock fees are due in October.

There is no suitable e-savings account at RBC for business accounts.

A CGA on the island is not in public practice and, therefore, can't audit PIRA financial statements. Michael to investigate if there is a CGA or CA in public practice who would be interested.

**MOTION:** (moved by Bonin seconded by Hanson)

To accept the Treasurer's report.

(Motion Carried)

**6 Reports of Committees**

6.1 Emergency Access - Michael MacColl  
Discussions ongoing.

6.2 Parks and Garden Circle - Josephine Kenchenten  
Jason Metz continuing discussions with city regarding multiple use of basketball court. Possibility of garden circle use as native plant rescue site. Josephine to contact Rob Lawrance, Environmental Planner.

6.3 Community Liaison - Lynn Roberts and Denise (in Thora Howell's absence)  
See: 7.1 Survey  
Discussion with PICHS of PIRA archives ongoing.

6.4 City of Nanaimo Liaison - David Essig; report read by Denise  
*On 18 Sept I met with Chris Sholberg, the city Planner responsible for Protection Island. We discussed the following issues.*

*1. Self-facilitated community planning for P.I.*

*I suggested to Chris that there is a group of island residents with land-use planning skills experience who would be willing to undertake a self-facilitated community planning process. Since the City does not have the resources to support the process at this time, we could conduct the process with our own resources (consisting primarily of volunteer time and work), thereby achieving a more timely revision to the sections of the Nanaimo Official Community Plan that apply to Protection Island.*

*Chris indicated there would be little appetite for this at the level of the City Council, since it had been tried once before with another community and had failed. Apparently the citizens conducting the process alienated the goodwill of the professional planning staff; Council subsequently refused to endorse the proposed plan at the political level and indicated that it would not look favourably on future processes of this nature.*

*2. Creating a Development Permit Area planning designation for P.I.*

*I discussed with Chris the potential for doing this for our island, since it has worked to great positive effect in other gulf island communities, particularly Bowen Island. Chris had these responses:*

*a. The provincial legislation for local governments in BC expressly forbids local governments from using Development Permits to regulate the form and character of residential structures.*

*b. There is an existing authority to regulate the minimum and maximum house sizes (through square-metre provisions) and to regulate the amount of land on a lot that can be covered with structures (so-called "site ratio" provisions). Chris explained that these provisions could be altered for Protection Island at some point in the future, if the Council*

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*perceived that this was the general will of the community on the island. He suggested that our coming PIRA survey would be the best tool to articulate this will to the Council.*  
*c. Chris reviewed the existing zoning for P.I. with me and suggested that, since nearly all of the zoning is residential, there is no potential development, per se, that could be regulated, other than the provisions set out in b. above.*

*d. Chris indicated his informal impression, with which I concurred based on my previous political experience with the Council, that the Council would be reluctant to alter the zoning for the island in any way that would preclude the maximizing of tax-assessment values. This point is particularly germane with respect to the potential development of the Leashore property.*

*In conclusion, Chris expressed the opinion that our existing planning tools are the best we can hope for in the near future and that we can propose some fine-tuning, but it is unlikely that a full-scale revision to our existing tools is a current possibility.*

*Based on these outcomes, I proposed several questions for the survey that refer to these matters. I understand from Thora that they have been included in the draft.*

Brief discussion of Development Permit Area (DPA). Zoning concerns will be addressed in the survey.

6.5 Dock Committee - Coreen Hanson

Cathy Pearson spoke to some people regarding Dock Watch when collecting fees. Denise suggested Mud Bay dock users sign a Terms and Conditions form and/or waiver which states potential liability. Dock registration form and rules are on the PIRA website. Posted rules and regulations perhaps should include waiver within the body.

6.6 Communications Committee - Denise Bonin

Ongoing website and Pro-Isle communications.

6.7 Roads, Safety and Parking - Denise Bonin (Position Vacant)

Liam Taylor had received no further communication from Tom Hickey about road maintenance. Michael suggested forming independent community group with an interest in solutions for ridding roads of potholes. Denise will follow-up with Don McQueen.

**7 Unfinished Business**

7.1 Survey

Heather Cooling and Nella Frewin were present to report in Thora Howell's absence. Survey team comprises Heather, Nella, Thora and Brenda Henderson, and has been working diligently.

Discussion ensued.

The survey team reported that DIGS has proposed that questions regarding private allotments be included with the PIRA community survey, as per the request from the Jeff Ritchie of the City of Nanaimo to elicit community opinion on this matter. Jim Harris reported that the proposed DIGS questions regarding allotments were approved by Jeff Ritchie. DIGS' preference is that the DIGS questions are written on one page which can be detached for separate submission to the city and that DIGS will pay for one page-worth of the survey costs. There were only 2 brief questions proposed by DIGS concerning private allotments and most members of the board felt that there needed to be more details specifically about how the allotment plots were to be managed as this was the crux of the concern from the community. Jim Harris agreed that he would take these concerns back to DIGS for further refinement.

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Lively discussion of general survey question formats (yes/no/no opinion vs. range of choices), space for comments, section headings, explanations, etc prompted recommendation that separate meetings are needed to complete survey. Suggestion that Monday night meetings on specific survey topics (e.g. Mud Bay dock, zoning) be held at Beacon House or alternate location.

Denise thanked Nella and Heather for attending meeting and their team for excellent work.

7.2 DIGS Letter

MOTION: (moved by MacColl and seconded by Kenchenten)

That a letter be written from PIRA to the City of Nanaimo stating that PIRA and DIGS are independent groups, as requested by Jim Harris at the PIRA 2008 Annual General Meeting.

3 approved, 2 opposed, 1 abstention  
(Motion Carried)

The merits of such a letter were vigorously debated prior to the vote, but following the democratic process, it was decided the letter be written and circulated amongst the board members before posting.

7.3 Island Map Project

Denise displayed the island map that has been started by Alison Watt, who will complete it when she returns. Suggestions welcomed.

**8 New Business**

8.1 Recycling Bins and Harbour Commission

Josephine proposed approaching the Harbour Commission about placing recycling bins at the harbour. It was suggested that questions regarding this be included in the survey, e.g. Do you use the current Island recycling service? Do you take recycling to the City of Nanaimo depot? Would you use recycling bins if available in the City near the harbour?

**9 Closing Remarks and Announcements**

Next meeting: Monday November 3, 2008 at 7:30 pm, Beacon House

**10 Adjournment**

Meeting was adjourned at 9:53pm

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Appendix 1

**Protection Island Ratepayers Association**  
**Interim Financial Report to September 19, 2008**

**Cash flows from General Account Activity**

Cash Balance Per Last Report	1,665.24
Membership Fees	50.00
Donation	0.00
Other	0.00
<b>Total Revenue &amp; Cash Balance</b>	<b>1,715.24</b>
Director's & Officer's Liability Insurance	0.00
Licenses & Permits	0.00
Minister of Finance Filing Fee	0.00
Office Expense (New Bank Cheques)	0.00
Postage & Delivery	0.00
Printing & Reproduction	0.00
Property Tax	0.00
<b>Total Expenses</b>	<b>0.00</b>
<b>General Account Balance September 19, 2008</b>	<b>1,715.24</b>

**Cash flows from Dock Account Activity**

Cash Balance Per Last Report	4,618.95
Cash Received from Dock Fees, 2008/09	165.00
Cash Received from Dock Fees, 2007/08	0.00
Cash Received from Maintenance Contribution	0.00
<b>Total Revenue &amp; Cash Balance</b>	<b>4,783.95</b>
Dock Supplies, Advance	0.00
General Insurance	0.00
Director's & Officer's Liability Insurance	0.00
Licenses & Fees	(-28.25)
Moorage Fee	0.00
Office Expenses (Annual Mail Box)	(-138.75)
Printing & Reproduction	0.00
<b>Total Expenses</b>	<b>(-165.00)</b>
<b>Dock Account Balance September 19, 2008</b>	<b>4,618.95</b>

E. & O. E.



Peter W. Frewin  
Treasurer