Denman Island Local Trust Committee
Regular Meeting Revised Agenda

Date:	September 16, 2014
Time:	10:30 am
Location:	Denman Seniors Hall
	1111 Northwest Rd, Denman Island, BC

Pages

1. CALL TO ORDER 10:30 AM - 10:30 AM

2. APPROVAL OF AGENDA

3. CHAIR'S REPORT

4. TRUSTEES' REPORT

5. MINUTES

   5.1 Local Trust Committee Special Meeting Minutes dated July 15, 2014 – for adoption — 4 - 12

   5.2 Section 26 Resolutions Without Meeting Log dated September 2, 2014 - attached — 13 - 13

   5.3 Denman Island Advisory Planning Commission Minutes - none

   5.4 Denman Island Marine Advisory Planning Commission Draft Minutes - none

6. BUSINESS ARISING FROM MINUTES

   6.1 Follow-up Action List dated September 2, 2014 - attached — 14 - 16

   6.2 Denman Local Trust Committee - K'omoks First Nation Joint Protocol - for discussion

7. APPLICATIONS AND PERMITS

   7.1 DE-DVP-2014.1 (Servo) — 17 - 25

   Staff Report dated August 27, 2014 - attached

   7.2 DE-DP-2014.1 (Comox Valley Regional District - Parks Department)

   Staff Report dated September 2, 2014 - to be distributed

8. DELEGATIONS

9. TOWN HALL SESSION

10. CORRESPONDENCE

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.

10.1 Email dated August 11, 2014 — 26 - 26

Ralph McCuaig, Margie Gang and Marion & Oliver Cobb regarding Extention of Moratorium on Enforcement of the Tourism-Related Prohibitions of Bylaw No. 186- attached

10.2 Letter dated August 15, 2014 — 27 - 29

Don Cadden, Regional Director, BC Parks regarding Designation of Denman Island Lands - attached

11. REPORTS

11.1 Work Program

11.1.1 Top Priorities Report and Projects Report dated September 4, 2014 - attached — 30 - 32

11.2 Applications Log

11.2.1 Report dated September 4, 2014 - attached — 33 - 37

11.3 Trustee and Local Expenses

11.3.1 Expenses posted to end of July, 2014 - attached — 38 - 38

11.3.2 Expenses posted to end of August, 2014 - attached — 39 - 39

11.4 Policies and Standing Resolutions

11.4.1 Report – attached for information — 40 - 40

BREAK AND PRESENTATION OF COMMUNITY STEWARDSHIP AWARD TO THE ASSOCIATION OF DENMAN ISLAND MARINE STEWARDS

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Denman Housing Needs

12.1.1 Staff Report dated August 25, 2014 regarding Response to EC Review of Proposed Bylaw No. 211 - attached — 41 - 42

12.2 Riparian Areas Regulation - Next Steps - for discussion

13. NEW BUSINESS

13.1 2015-16 Budget Submissions

13.1.1 Memorandum dated August 18, 2014 - attached 43 - 49

13.2 Comox Valley Regional District Rural Official Community Plan Referral

13.2.1 Memorandum dated August 28, 2014 - attached 50 - 57

13.3 Denman Island Communications Material Review - for discussion

14. BYLAWS

14.1 Proposed Bylaw No. 211 cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2014"- for further consideration

15. ISLANDS TRUST WEBSITE

Denman Pages - for discussion

The Denman Island Local Trust Committee Website can be found at:

http://www.islandstrust.bc.ca/islands/local-trust-areas/denman.aspx

16. NEXT MEETING DATE

Tuesday, October 21, 2014 at 10:30 am at the Denman Seniors Hall, 1111 Northwest Road, Denman Island, BC

17. TOWN HALL SESSION

18. ADJOURNMENT 1:30 PM - 1:30 PM

Denman Island
Local Trust Committee
Minutes of a Regular Meeting

Date of Meeting:	Tuesday, July 15, 2014
Location:	Denman Seniors Hall 1111 Northwest Road, Denman Island, BC
Members Present:	Peter Luckham, Chair Laura Busheikin, Local Trustee David Graham, Local Trustee
Staff Present:	Rob Milne, Island Planner Vicky Bockman, Recorder
Media and Others Present:	Approximately three (3) members of the public - am Approximately two (2) members of the public - pm

1. CALL TO ORDER

Chair Luckham called the meeting to order at 10:30 am. He acknowledged that the meeting is being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved.

3. CHAIR'S REPORT

Chair Luckham reported briefly that Trust Council was recently held on Saturna Island.

4. TRUSTEES' REPORT

Trustee Busheikin reported on Ferry Advisory Committee matters, advising that a subcommittee met to consider revisions to the off-season ferry schedule for Denman and Hornby Islands and noted that this work is ongoing. She commented that she held Trustee Office Hours and that it had been generally quiet.

Trustee Graham reported that while holding Trustee Office Hours an issue regarding a Riparian Areas Regulation mapping inconsistency had been brought to his attention and he reported that he has since discussed this issue with Planner Milne. He commented on the presentation by Fisheries and Oceans Canada (DFO) at the recent Trust Council meeting.

5. MINUTES

5.1 Local Trust Committee Meeting Minutes dated June 10, 2014

The following amendments to the minutes were presented for consideration:

- Page 1, item 3, third line: remove “of the percentage”; and
- Page 2, item 4, third paragraph: change the first sentence to read “Trustee Graham reported that the Marcus Isbister Old School, which is the only property held by the Islands Trust Council, now has a new roof.”

By general consent the minutes were adopted, as amended.

5.2 Local Trust Committee Special Meeting Minutes dated June 10, 2014

By general consent the minutes were adopted.

5.3 Local Trust Committee Public Hearing Record dated June 10, 2014

Received.

5.4 Section 26 Resolutions Without Meeting - None

5.5 Denman Island Advisory Planning Commission Minutes – None

5.6 Denman Island Marine Advisory Planning Commission Minutes – None

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated July 7, 2014

Planner Milne presented the report. As requested, he reported on the outcome of his exploration into the issue addressed by Mr. Paisley at the June 10, 2014 Town Hall session.

6.2 Request for Executive Committee to arrange meeting with Ministry regarding Aquaculture Operations in Henry Bay Memorandum dated June 30, 2014

DE-2014-040
It was MOVED and SECONDED,
that the Denman Island Local Trust Committee rescind DE-072-2013, which asks Executive Committee to arrange a meeting with the Ministry responsible for Forests Lands & Natural Resource Management on the topic of issuance of License of Occupation in the Trust area.

CARRIED

7. APPLICATIONS AND PERMITS – None

8. DELEGATIONS - None

9. TOWN HALL DISCUSSION

A community member asked about the DFO presentation at the recent Trust Council meeting and if there had been discussion or any action taken afterwards, or consideration of any future action by the Executive Committee in response to the presentation.

Trustees explained that the presentation and question session afterwards had not been as effective as had been anticipated. They responded that there was no direction for further action to be taken and noted that advocacy efforts will continue.

10. CORRESPONDENCE

10.1 Email dated June 10, 2014 from June Guest regarding Riparian Rights – Geoduck Clam Cultivation

Received.

10.2 Email dated June 13, 2014 from Cindy and David Critchley regarding Geoduck PVC Pipe Cultivation

Trustee Busheikin noted that she had responded to the correspondence; there was no further action taken at this time.

11. REPORTS

11.1 Work Program Reports

11.1.1 Top Priorities and Projects List Report dated July 7, 2014

Planner Milne summarized the report. Trustees discussed Top Priority No. 1, debating whether to specify further action to be taken, remove the item from the list, or to consider the matter at a future meeting in conjunction with a discussion of budget considerations for next term.

- Trustee Busheikin proposed that she was interested in exploring two approaches to continue addressing the impacts of shellfish farming: rezoning of some or all marine zones to limit or prevent aquaculture, or organizing a multi-stakeholder advocacy program. She suggested that staff might be directed to provide a report to inform the consideration of these options; and
- Trustee Graham expressed concern that rezoning would not stop the activities, might result in legal action and would contravene the Trust Policy Statement and the Official Community Plan Marine Environment Objective 8. He remarked that the Local Trust Committee's efforts to address the impacts of shellfish aquaculture had not been successful and commented that he preferred advocacy, observing that the

Golder Report had recommended a multi-party engagement to discuss aquaculture issues.

Discussion followed on what other project might be moved forward and added to the Top Priorities list. Trustee Busheikin noted that a staff report reviewing items on the Projects List would be useful to assist in determining next steps. There were no changes proposed to the Top Priorities list at this time; Trustees will consider options and budgetary considerations at the next meeting.

Trustees proposed that a review of the new medical marijuana regulations to assess potential impacts is warranted.

DE-2014-041
It was MOVED and SECONDED,
that the Denman Island Local Trust Committee add to its Projects List: Review of LUB in consideration of the new Federal *Marihuana for Medical Purposes Regulation* with the Activity being: Review the Staff Report dated April 28, 2014.

CARRIED

11.2 Applications Log

11.2.1 Report dated July 7, 2014

Received.

11.3 Trustee and Local Expenses

11.3.1 Expenses posted to end of June, 2014

Received.

11.4 Policies and Standing Resolutions

11.4.1 Report

Received.

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Denman Housing Needs

12.1.1 Staff Report dated June 16, 2014

Trustees provided their assessment of the comments and recommendations in the staff report and input received during the Community Information Meeting and Public Hearing on proposed Bylaw Nos. 210 and 211. They spoke to their consideration of the concerns expressed at those meetings regarding density and Temporary Use Permits, provided rationale and confirmed their support for maintaining those provisions as proposed.

They discussed possible changes to the draft bylaws including the following:

- Trustee Busheikin proposed eliminating the requirement for a separate entrance for secondary suites to make it less difficult for property owners to create secondary suites and to encourage the possibility of a less permanent nature. Trustee Graham and Chair Luckham recommended that the requirement be maintained to ensure safety, security and privacy for both the tenant and landlord and considered it to be responsible to inform the community of the BC Building code requirements;
- Adding a requirement for rainwater catchment and storage systems for uses other than domestic water supply; and
- Reducing the distance of the secondary dwelling from the main residence to encourage clustering while providing the ability for the Local Trust Committee to waive that requirement if circumstances warrant.

DE-2014-042
It was MOVED and SECONDED,
that the Denman Island Local Trust Committee amend Bylaw No. 210 Schedule A by: in point 3, second paragraph, removing the word "existing" after the words "within the footprint of" and in point 5 at the end of the material in quotes after the word "Permit" changing the period to a comma and adding the phrase "in order to address housing objectives as defined in the Official Community Plan."

CARRIED

DE-2014-043
It was MOVED and SECONDED,
that the Denman Island Local Trust Committee amend Bylaw No. 211 Schedule A Item 3, Bullet 5 to add a new point "d)" which reads as follows, and the existing point "d)" and subsequent points re-numbered: "d) The secondary suite shall have an external access only which is separate from that of the principal dwelling."

CARRIED
Trustee Busheikin Opposed

DE-2014-044
It was MOVED and SECONDED,
that the Denman Island Local Trust Committee amend Bylaw No. 211 Schedule A by:

- in point b) of item 6 amend to read as follows: "b) shall not be located more than 60 metres from the principal residence unless otherwise approved by the Local Trust Committee as a condition of the permit; and"
- that an information note which reads as follows be inserted directly after proposed regulation 5(f) of Item 3: "**INFORMATION NOTE:** Any time two dwellings share a common water supply they are considered to be a "community water system" under the provisions of the *Health Act* and must comply with the requirements of the Act."; and
- that an information note which reads as follows be inserted directly after proposed regulation 9 of Item 3: "**INFORMATION NOTE:** Any residence approved by the Agricultural Land Commission for farm help within the ALR does not require a Temporary Use Permit."; and
- that an information note which reads as follows be inserted directly after proposed regulation 3: "**INFORMATION NOTE:** Secondary suites and secondary dwelling units are not permitted to be used for short term vacation rental or for the accommodation of paying guests in accordance with Regulation 2.1.2 of the Denman Island Land Use Bylaw."
-

CARRIED

DE-2014-045
It was MOVED and SECONDED,
that the Denman Island Local Trust Committee amend Bylaw No. 211 Schedule A Item 3.6 as follows: adding a further item "d) Include a rainwater catchment and storage system for a capacity of at least 1,000 gallons unless otherwise approved by the Local Trust Committee as a condition of the permit."

CARRIED

DE-2014-046
It was MOVED and SECONDED,
that the Denman Island Local Trust Committee give second reading to Bylaw No. 210 cited as "Denman Island Official Community Plan, 2008, Amendment No. 1, 2014".

CARRIED

DE-2014-047
It was MOVED and SECONDED,
that the Denman Island Local Trust Committee give third reading to Bylaw No. 210 cited as "Denman Island Official Community Plan, 2008, Amendment No. 1, 2014".

CARRIED

DE-2014-048
It was MOVED and SECONDED,
that the Denman Island Local Trust Committee send Bylaw No. 210 to the Executive Committee and to the Minister of Community, Sport and Cultural Development for approval.

CARRIED

DE-2014-049
It was MOVED and SECONDED,
that the Denman Island Local Trust Committee give second reading to Bylaw No. 211 cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2014".

CARRIED

DE-2014-050
It was MOVED and SECONDED,
that the Denman Island Local Trust Committee give third reading to Bylaw No. 211 cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2014".

CARRIED

By general consent the meeting was recessed at 12:30 pm and reconvened at 12:45 pm.

12.2 Riparian Areas Regulation Implementation

12.2.1 Staff Report dated July 7, 2014

Planner Milne presented the staff report regarding implementation of Riparian Areas Regulation (RAR). Trustees reviewed the RAR maps and acknowledged that as a result of the stream mapping it is now possible to differentiate between those streams which are RAR applicable and require a Qualified Environmental Professional assessment report from those which are not RAR applicable. Discussion followed on the process for determining the need for a Registered Professional Biologist assessment report on non-RAR applicable properties.

Next steps were discussed and Trustees supported holding an informal Open House with Planner Milne in attendance to provide information and answer questions. The date, time and venue were considered with a tentative date of September 6, 2014 identified.

Trustees will forward any suggested changes or edits to the draft bylaws to Planner Milne and will reconsider the drafts following the Open House to determine further changes if necessary.

12.2.2 Draft Official Community Plan Riparian Areas Regulation Bylaw
12.2.3 Draft Land Use Bylaw Riparian Areas Regulation Bylaw
12.2.4 Riparian Areas Regulation Maps 1 and 2 (Overlaid Datasets)
12.2.5 Riparian Areas Regulation Maps 3 and 4

12.2.6 Riparian Areas Regulation Maps 5 and 6
(Draft Official Community Plan Schedule E)

Items 12.2.2 through 12.2.6 were discussed at agenda item 12.2.1.

13. NEW BUSINESS - None

14. BYLAWS

14.1 Proposed Bylaw No. 210 cited as "Denman Island Official Community Plan, 2008, Amendment No. 1, 2014"

This item was addressed at agenda item 12.1.

14.2 Proposed Bylaw No. 211 cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2014"

This item was addressed at agenda item 12.1.

15. ISLANDS TRUST WEBSITE

15.1 Denman Page

Trustees requested that notice of the RAR Open House be posted to the website along with the staff report and maps.

16. NEXT BUSINESS MEETING DATE

16.1 An informal Open House to provide information and an opportunity for questions and answers regarding the implementation of Riparian Areas Regulation is tentatively scheduled for Saturday, September 6, 2014 from 4:00 pm – 6:00 pm at the Denman Seniors Centre, 1111 Northwest Road, Denman Island, BC.

16.2 The next meeting of the Denman Island Local Trust Committee will take place on Tuesday, September 16, 2014 at 10:30 am at the Denman Seniors Centre, 1111 Northwest Road, Denman Island, BC.

17. TOWN HALL DISCUSSION

A community member asked why Islands Trust had not proceeded with a bylaw prohibiting driving on the beach.

Trustees responded that it had been determined that this is outside of their jurisdiction to regulate.

A member of the public asked if the resolution passed earlier in this meeting that prohibits secondary dwelling units from being used for short term vacation rentals or for the accommodation of paying

guests requires another Standing Resolution moratorium to restrict bylaw enforcement on bed & breakfast accommodations while bylaws are being reviewed.

Trustees clarified that the resolution referred to was to create an Information Note rather than a new regulation and explained the process and timeline for adoption of a bylaw. They confirmed that the Standing Resolution regarding the enforcement policy on guest accommodations is effective until December 31, 2014.

18. ADJOURNMENT

By general consent the meeting was adjourned at 1:43 pm.

_____
Peter Luckham, Chair

CERTIFIED CORRECT:

_____
Vicky Bockman, Recorder

RWM From: October 25, 2013 To: September 04, 2014

Denman Island

Resolution #	Action	Resolution Description	Resolution Date
2014-01	In Favour	"THAT the Denman Island Local Trust Committee submit Bylaw No. 211 cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2014" to the Executive Committee for approval."	Jul 23, 2014

Islands Trust

Follow Up Action Report w/ Target Date

Denman Island
Dec-11-2012

No.	Activity	Responsibility	Target Date	Status
1	Prepare report and amended draft bylaw addressing APC comments for draft DPA 4 guidelines. Recommend to LTC that revised DPA 4 and draft DAI are referred to the APC together.	Rob Milne	Jan-22-2013	Done

Jul-15-2014

No.	Activity	Responsibility	Target Date	Status
1	**DE-2014-041** that the Denman Island Local Trust Committee add to its Projects List: Review of LUB in consideration of the new Federal *Marihuana for Medical Purposes Regulation* with the Activity being: Review the Staff Report dated April 28, 2014.	Rob Milne		Done
1	**DE-2014-042** that the Denman Island Local Trust Committee amend Bylaw No. 210 Schedule A by: in point 3, second paragraph, removing the word 'existing' after the words 'within the footprint of' and in point 5 at the end of the material in quotes after the word 'Permit' changing the period to a comma and adding the phrase 'in order to address housing objectives as defined in the Official Community Plan.' **DE-2014-043** that the Denman Island Local Trust Committee amend Bylaw No. 211 Schedule A Item 3, Bullet 5 to add a new point 'd)' which reads as follows, and the existing point 'd)' and subsequent points re-numbered: 'd) The secondary suite shall have an external access only which is separate from that of the principal dwelling.' **DE-2014-044** that the Denman Island Local Trust Committee amend Bylaw No. 211 Schedule A by: · in point b) of item 6 amend to read as follows: 'b) shall not be located more than 60 metres from the principal residence unless otherwise approved by the	Rob Milne		Done

	Local Trust Committee as a condition of the permit; and' · that an information note which reads as follows be inserted directly after proposed regulation 5(f) of Item 3: ' **INFORMATION NOTE:** Any time two dwellings share a common water supply they are considered to be a 'community water system' under the provisions of the *Health Act* and must comply with the requirements of the Act.'; and · that an information note which reads as follows be inserted directly after proposed regulation 9 of Item 3: '**INFORMATION NOTE:** Any residence approved by the Agricultural Land Commission for farm help within the ALR does not require a Temporary Use Permit.'; and · that an information note which reads as follows be inserted directly after proposed regulation 3: '**INFORMATION NOTE:** Secondary suites and secondary dwelling units are not permitted to be used for short term vacation rental or for the accommodation of paying guests in accordance with Regulation 2.1.2 of the Denman Island Land Use Bylaw.' **DE-2014-045** that the Denman Island Local Trust Committee amend Bylaw No. 211 Schedule A Item 3.6 as follows: adding a further item "d) Include a rainwater catchment and storage system for a capacity of at least 1,000 gallons unless otherwise approved by the Local Trust Committee as a condition of the permit."		
1	**DE-2014-046** that the Denman Island Local Trust Committee give second reading to Bylaw No. 210 cited as 'Denman Island Official Community Plan, 2008, Amendment No. 1, 2014'. **DE-2014-047** that the Denman Island Local Trust Committee give third reading to Bylaw No. 210 cited as 'Denman Island Official Community Plan, 2008, Amendment No. 1, 2014'.	Lisa Webster-Gibson	Done
1	**DE-2014-048** that the Denman Island Local Trust Committee send Bylaw No. 210 to the Executive Committee and to the Minister of Community, Sport and Cultural Development for approval.	Lisa Webster-Gibson	Done
1	**DE-2014-049** that the Denman Island Local Trust Committee give second reading to Bylaw No. 211 cited as 'Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2014'. **DE-2014-050** that the Denman Island Local Trust Committee give third reading to Bylaw	Lisa Webster-Gibson	Done

	No. 211 cited as 'Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2014'.		
1	An informal Open House to provide information and an opportunity for questions and answers regarding the implementation of Riparian Areas Regulation is tentatively scheduled for Saturday, September 6, 2014 from 4:00 pm – 6:00 pm at the Denman Seniors Centre, 1111 Northwest Road, Denman Island, BC.	Rob Milne	On Going
1	Posting of the notice of the RAR Open House on the website along with the staff report and maps.	Rob Milne	On Going

STAFF REPORT

Date: August 27, 2014 **File No.:** DE-DVP-2014.1

To: Denman Island Local Trust Committee
For meeting of September 16, 2014

From: Rob Milne, Island Planner

CC Courtney Simpson, Regional Planning Manager

Re: Development Variance Permit
PID 018-168-264, Lot 2, Section 12, Denman Island, Nanaimo District Plan VIP56102

2131 Lacon Road;

Owner: Odelja Servo
Applicant: Sandy Grant, BCLS
Location: 2131 Lacon Road , Denman Island

THE PROPOSAL:

The applicant seeks relief of the width to depth ratio of 1:3 and relief from Section 944(1)(a) of the *Local Government Act* (LGA) with respect to the requirement for frontage greater than 10% of the lot perimeter for Proposed Lot B.

The development variance permit must be considered prior to the final approval of the applicant's request for subdivision of the existing lot into two (2) new lots (DE-SUB-2014.2).

A copy of the proposed development variance permit is attached (Attachment 3) to this report.

SITE CONTEXT:

The subject property is the second of four waterfront lots created by Plan 54063 which front onto Lacon Road on the east side of Westcliffe Road (see Attachment "1"). The lots are all generally long, narrow lots with a much greater width along Lacon Road than the portions of the lots which extend down to Baynes Sound. The site plan shows a 70 m elevation difference from the natural boundary of Baynes Sound to the edge of Lacon Road.

CURRENT PLANNING STATUS OF SUBJECT LANDS:

Islands Trust Policy Statement:

The proposed development variance permit is not contrary to or at variance with the Islands Trust Policy Statement.

Official Community Plan:

Denman Island Official Community Plan Bylaw No. 185, 2009

The subject property is located in the "Residential" designation.

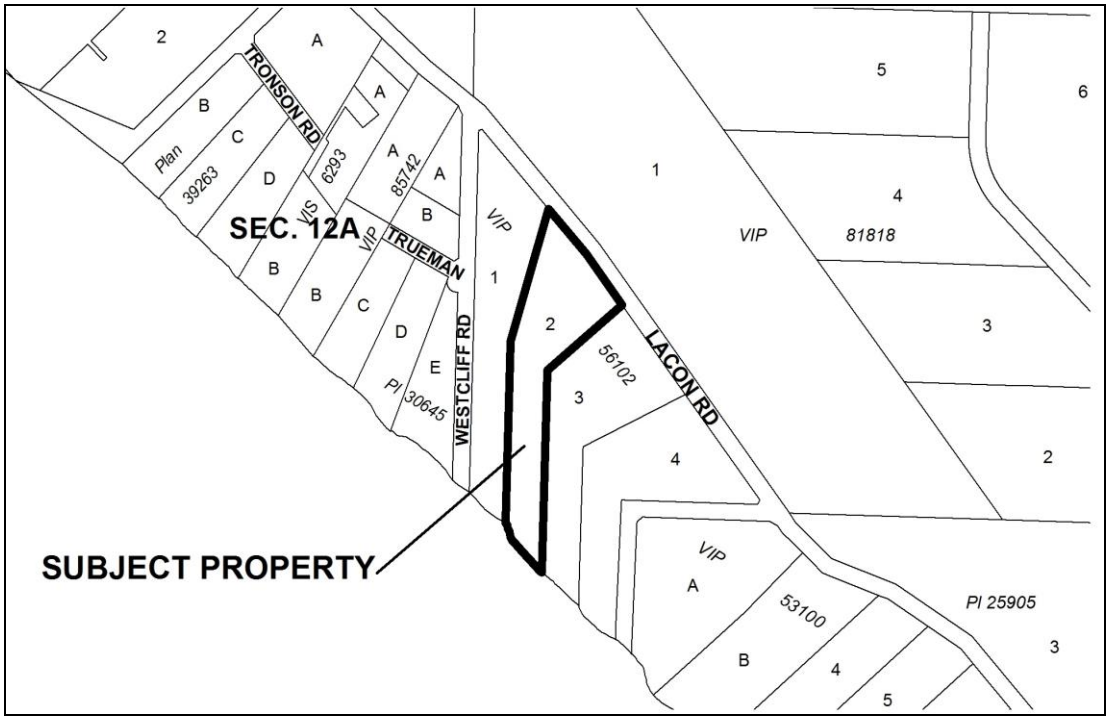
Land Use / Zoning Bylaw:

Denman Island Land Use Bylaw No. 186, 2008

The subject property is zoned Residential (R1). Residential uses include residential, parks and utilities.

The application is proposing to vary Subdivision Regulations (Lot Configuration Regulations) 2.8.6 that reads as follows:

"For any lot created by subdivision, the average width measured between side lot lines is at least one third the average depth measured between the front and rear lot lines, excluding the access strip of panhandle lots. Average depth is calculated by establishing the front and rear lot lines and then taking an average of the distance between the side lot lines, and for the purpose of this calculation the measurements must be taken at intervals not exceeding 20 metres along the length between the rear and front lot lines."



Other:

Covenants:

Covenant EG028286- Floodproofing, setback from natural boundary, storage of goods.
Covenant EG028289- Section 215 LGA restrictive covenant for water conveyance.
Covenant EG028288- Section 215 LGA restrictive covenant for access corridor.

Local Government Act

Parcel frontage on highway

*"**944** (1) If a parcel being created by a subdivision fronts on a highway, the minimum frontage on the highway must be the greater of*

(a) 10% of the perimeter of the lot that fronts on the highway, and

(b) the minimum frontage that the local government may, by bylaw, provide.

(2) A local government may exempt a parcel from the statutory or bylaw minimum frontage provided for in subsection (1)."

Section 944(1)(a) of the LGA requires that a minimum of lot frontage must be a minimum of 10% of the perimeter of the lot that fronts on the highway but this requirement may be waived at the discretion of the local government. The applicant has requested this waiver.

COMMUNITY INFORMATION MEETING(S):

A community information meeting is not a requirement for a development variance permit application.

RESULTS OF CIRCULATION:

Notification, required pursuant to the LGA and Islands Trust policies and bylaws, will take place from September 4, 2012 to September 15, 2014. The proposed permit and the notice are attached to this report as Attachment 3. Any correspondence received on this application will be forwarded to the Local Trust Committee at the September 16, 2014 meeting.

STAFF COMMENTS:

Subdivision application DE-SUB-2014.2 seeks to subdivide Lot 2 of Plan 54063 into two lots, one of which extends down to Baynes Sound from Lacon Road (Lot B) and the other of which (Lot A) occupies the bulk of the parent parcel area adjacent to Lacon Road. Lot B proposes to provide an access to the main portion of that lot by means of a 20m panhandle access from Lacon Road. Lot A complies with all the Land Use Bylaw requirements for subdivision but Lot B, as noted, requires relief from the lot width to depth ratio requirement as well as the LGA 10% frontage requirement in order for the subdivision application to proceed.

The width to depth ratio is a planning tool applied to prevent impractical lot configurations. The variance, if granted, would allow for the subdivision of the parent parcel into two lots which meet the minimum lot area requirements of the Land Use Bylaw.

The Denman Island Land Use Bylaw does not prohibit the creation of panhandle lots. If the lot width to depth ratio is calculated without including the panhandle length the result is approximately a 0.6 to three ratio (1:6). Also, whereas the subdivision regulations do not prohibit the use of panhandle lots for the creation of lots it can reasonably be assumed that there is an in-built expectation within the bylaw that the 10% frontage requirement could be waived in those cases where a panhandle is being used for access to a lot in a reasonable fashion. It is the opinion of staff that the proposed subdivision plan of Lot 2, Plan 54063 is a reasonable approach to achieve the two lot subdivision of the parent parcel which the zoning bylaw allows.

RECOMMENDATIONS:

That the Denman Island Local Trust Committee:

1. approve development variance permit DE-DVP-2014.1 to Odelja Servo for Proposed Lot B on Lot 2, Sections 12, Denman Island, Nanaimo District Except Part in Plans 54063; and
2. waive the 10% frontage requirement of the *Local Government Act.*

Respectfully submitted by:

Rob Milne — August 27, 2014

Rob Milne
Island Planner — Date

Reviewed by:

Courtney Simpson — August 28, 2014

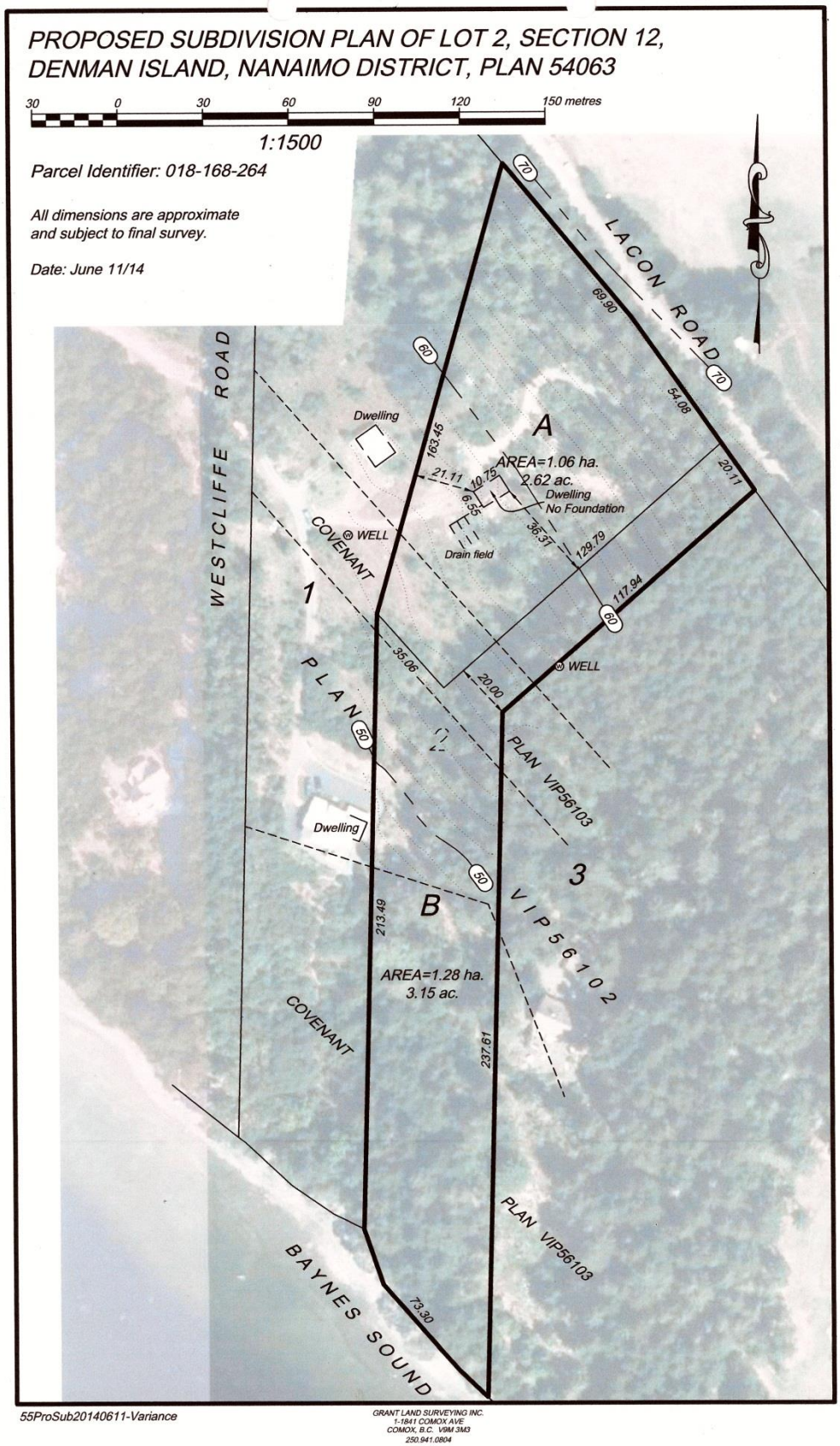
Courtney Simpson
Regional Planning Manager — Date

Attachments

1. Attachment 1- Proposed subdivision plan
2. Attachment 2- Notice of application
3. Attachment 3 – Proposed permit

Attachment "1"

Proposed Subdivision Plan



NOTICE
DE-DVP-2014.1
DENMAN ISLAND LOCAL TRUST COMMITTEE

NOTICE is hereby given that the Denman Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit, pursuant to Section 922 of the *Local Government Act*, varying Section 2.8.6, "Lot Configuration Regulations", of the Denman Island Land Use Bylaw No. 186, 2008, as follows:

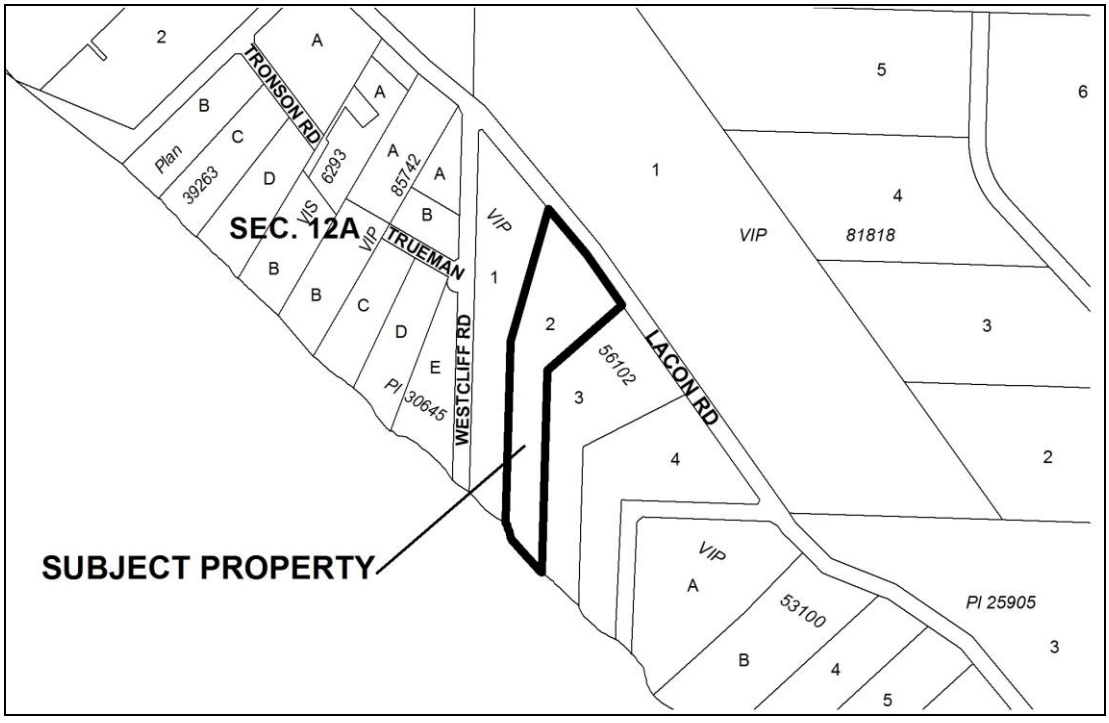
In general terms, the purpose of the proposed permit is to authorize the reduction of the minimum width to depth ratio of 1:3, to a ratio of 1:6 due to the panhandle configuration of proposed Lot "B".

The Development Variance Permit under consideration will also consider relief of the requirements of Section 944(1) of the *Local Government Act*, which requires a lot frontage of 10% of the perimeter of the lot, to 20.11m due to the panhandle configuration of proposed Lot "B".

The subject property is legally described as Lot 2, Section 12, Denman Island, Nanaimo District, Plan 54063. The subject property is generally described as 2131 Lacon Road, Denman Island, BC.

The general location of the subject property is shown in the Sketch 1:

Sketch 1



A copy of the proposed Permit may be inspected at the Islands Trust Northern Office, 700 North Road, Gabriola Island, BC, V0R 1X3 between the hours of 8:30 am to 4:00 pm Monday to Friday inclusive, excluding statutory holidays, commencing Thursday, September 4, 2014 and continuing up to and including September 15, 2014.

Also, attached for your convenience is a copy of the proposed Permit.

If you have any questions or comments regarding the proposed Permit, please submit them before 4:00 pm, September 15, 2014 to:

Mail: Islands Trust
700 North Road
Gabriola Island, BC V0R 1X3
Fax: (250) 247-7514
Email: rmilne@islandstrust.bc.ca
Phone: Rob Milne, Planner at (250) 247-2203; for Toll-free access, request a transfer via Enquiry BC in Vancouver: 604-660-2421 and elsewhere in BC at 1-800-663-7867

Following the end of the notice period, the Denman Island Local Trust Committee may consider issuance of the proposed Permit at its meeting to be held at 10:30 am on September 16, 2012, at Denman Seniors' Hall located at 700 Northwest Road, Denman Island, BC.

All applications are available for review by the public. Written comments made in response to this notice will also be available for public review.

Lisa Webster-Gibson
Deputy Secretary

ATTACHMENT 3

PROPOSED

Islands Trust	**DENMAN ISLAND LOCAL TRUST COMMITTEE** **DEVELOPMENT VARIANCE PERMIT** **DE-DVP-2014.1 (SERVO)**

TO: Odelja Servo

1. This Development Variance Permit applies to the land described below:

   PID: 018-168-264
   Lot 2, Section 12, Denman Island, Nanaimo District, Plan 54063

2. Pursuant to Section 922 of the *Local Government Act*, Denman Island Land Use Bylaw No. 186, 2008, Schedule A, Section 2.8.6 Lot Configuration Regulations is varied to:

   "For any lot created by subdivision, the average width measured between side lot lines is at least 1:6 the average depth measured between the front and rear lot lines, excluding the access strip of panhandle for Proposed Lot 'B' as shown on Schedule "A-1" which is attached to and forms part of this permit."

3. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of Denman Island Land Use Bylaw No. 186, 2008 and to obtain other appropriate approvals necessary for completion of the proposed development.

AUTHORIZING RESOLUTION PASSED BY THE DENMAN ISLAND LOCAL TRUST COMMITTEE THIS_____DAY OF _____, 201X.

_____
Deputy Secretary, Islands Trust

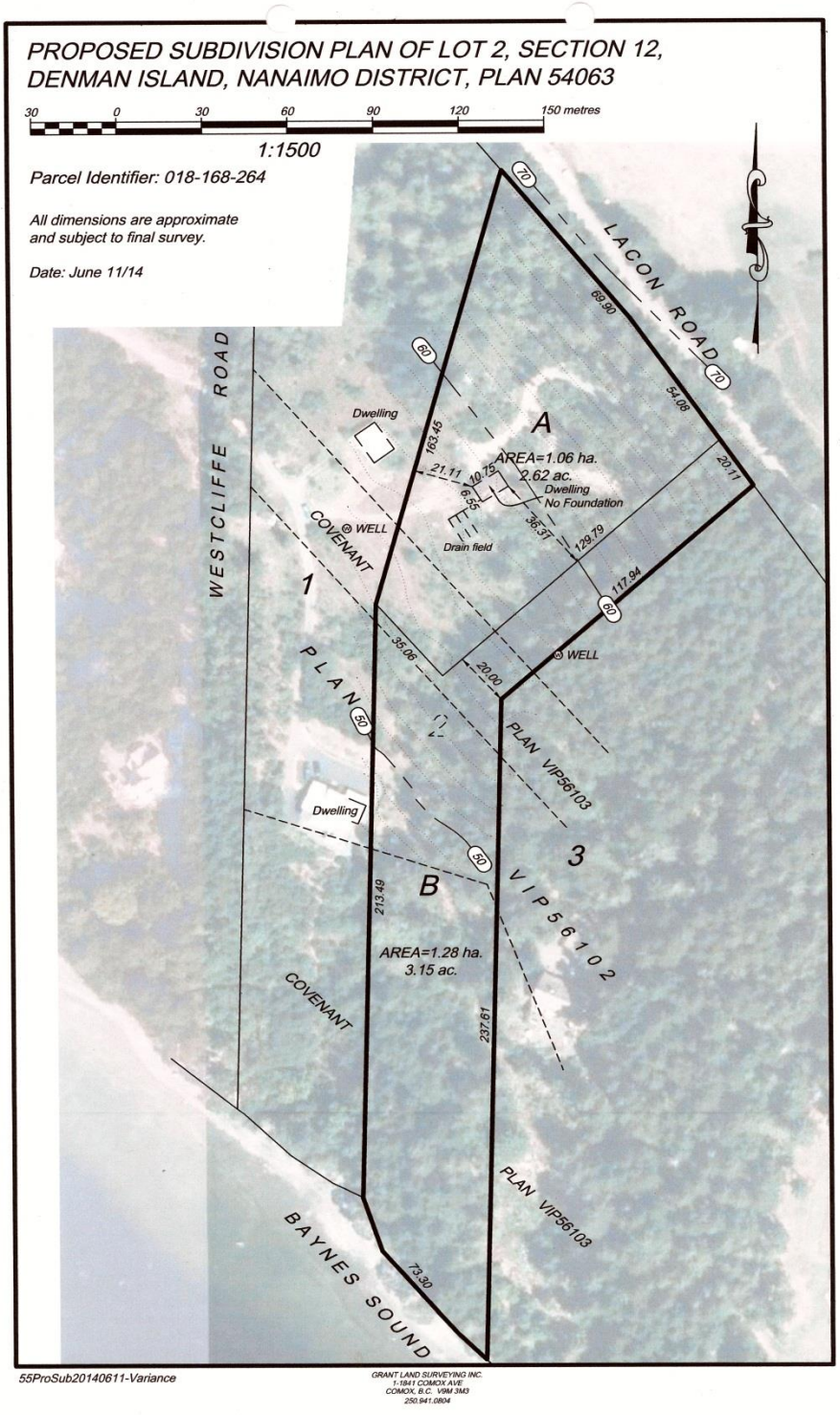
_____
Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE _____DAY OF _____, 201X THIS PERMIT AUTOMATICALLY LAPSES.

DENMAN ISLAND LOCAL TRUST COMMITTEE

DE-DVP-2014.1

SCHEDULE "A-1"



August 11, 2014
Denman Island Local Trust Committee
David, Laura, Peter, and Rob:

The undersigned are writing to request that the LTC extend the moratorium on enforcement of the tourism-related prohibitions of bylaw #186 until December 31, 2015 before the end of its 2014 term, before the election of new trustees.

Additionally, the date "**received/initiated**" for this issue is indicated in July's agenda package as **November 26, 2013**, justifying placing it at the end of the list of projects, after time-consuming issues like "implementation of farm plan," "affordable housing final review," and "development procedures bylaw 71." But your agenda package and minutes for **January 24, 2012** clearly show that the issue was presented to the LTC at that meeting, with the first petition to amend the bylaws, dated **September, 2011**, forming part of the agenda package. These minutes also show that the LTC received, on **December 16, 2011**, a letter from *Denman WORKS!* requesting review of sections of bylaw #186 that restrict visitor accommodation services.

We therefore request that "review of visitor accommodation regulations" be moved to its correct place on the LTC's priorities list, confirming that the issue was received/initiated on **December 16th, 2011**. Please add this letter to your agenda package for your September meeting, and ensure that the request is included in the meeting's agenda.

Sincerely,
Ralph McCuaig
Margie Gang
Marion Cobb
Oliver Cobb

"The road to happiness is
always under construction!"

BRITISH COLUMBIA | BC Parks

August 15, 2014

File: 98100-20/DENMAN

David Graham
Denman Island Trustee
Denman Island Local Trust Committee
Denman Island

Email: dgraham@islandstrust.bc.ca

Dear David Graham:

Re: Designation of Denman Island Lands

In October 2010, the Ministry of Environment (MOE) completed the acquisition of 492 hectares of private lands on Denman Island and the administration and control of approximately 258 hectares of Crown land was transferred to MOE. In total, MOE acquired the administration and control of eighteen parcels of land totalling 750 hectares.

In March 2013, fourteen of the acquired Denman Island parcels, totalling 705 hectares, were added to the provincial protected areas system, with the establishment of Denman Island Provincial Park (552 hectares), Denman Island Protected Area (92 hectares), Boyle Point Protected Area (9 hectares) and an addition to Boyle Point Provincial Park (52 hectares) (see map attached). This included all of the acquired private land parcels.

The remaining four Denman Island parcels were not included in the protected area designation process in 2013. These parcels are described as the "Forestry Lookout", "Denman Island Quarry", "McFarlane Road", and "Morrison Marsh" properties (see map attached). The parcels, totalling 41 hectares, are presently under the administration and control of MOE.

In May 2013, BC Parks' staff evaluated the four outstanding parcels to determine if they were suitable candidates to be added to the provincial protected areas system. Staff evaluated each parcel on its' size, location, ecological and recreational values, access, and management risks and liabilities. None of the four parcels of land is adjacent to a provincial protected area.

.../2

Ministry of Environment
West Coast Region
BC Parks
Mailing Address:
2080A Labieux Road
Nanaimo BC V9T 6J9
Telephone: 250 751-3100
Facsimile: 250 751-3103
Website: www.gov.bc.ca/env

The evaluations determined that the Forestry Lookout parcel would be a suitable candidate to be added to the provincial protected areas system for its' recreational opportunities, historic context, views and proximity to Denman Island Provincial Park. The other three parcels have low to medium ecological values and low recreational values. Management risks and liabilities associated with the properties from historic use and current activities make them not suitable candidates for addition to the provincial protected areas system.

It is MOE's intention to move forward to request the designation of the Forestry Lookout parcel as an addition to Denman Island Provincial Park. The addition is expected to be brought forward for consideration during the next possible legislative session.

In addition, the Ministry will begin the preparation of documents to transfer the administration of the remaining three parcels the Denman Island Quarry, McFarlane Road and Morrison Marsh considered not suitable for additions to the provincial protected area system back to the Minister of Forests, Lands and Natural Resource Operations.

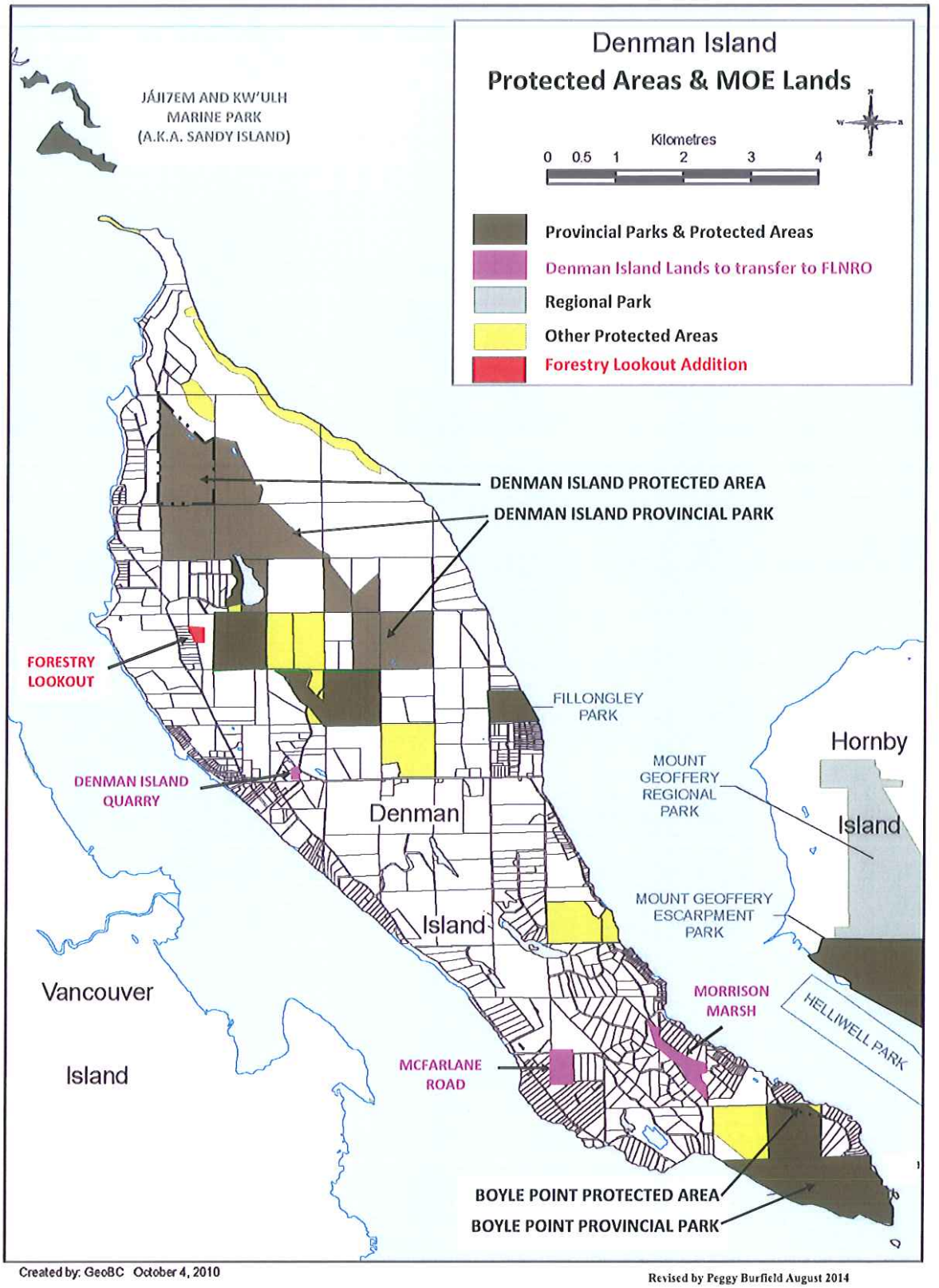
If you require any further information on the addition to Denman Island Provincial Park or the transfer of administration of the other three Denman Island parcels, please do not hesitate to contact Peggy Burfield, Planner at Peggy.Burfield@gov.bc.ca or 250 751-3206.

Yours truly,

Don Cadden
Regional Director, BC Parks

cc: Sharon Erickson, Planning Section Head

Attachments: Denman Island Protected Areas and MOE Lands Map


Denman Island
Protected Areas & MOE Lands
Kilometres
0 0.5 1 2 3 4
Provincial Parks & Protected Areas
Denman Island Lands to transfer to FLNRO
Regional Park
Other Protected Areas
Forestry Lookout Addition
JÁJI7EM AND KW'ULH
MARINE PARK
(A.K.A. SANDY ISLAND)
DENMAN ISLAND PROTECTED AREA
DENMAN ISLAND PROVINCIAL PARK
FORESTRY
LOOKOUT
FILLONGLEY
PARK
DENMAN ISLAND
QUARRY
Denman
Island
Hornby
Island
MOUNT
GEOFFERY
REGIONAL
PARK
MOUNT GEOFFERY
ESCARPMENT
PARK
Vancouver
Island
MORRISON
MARSH
HELLIWELL PARK
MCFARLANE
ROAD
BOYLE POINT PROTECTED AREA
BOYLE POINT PROVINCIAL PARK
Created by: GeoBC October 4, 2010
Revised by Peggy Burfield August 2014

Islands Trust

Top Priorities

Denman Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Review of OCP section C3 with a view to addressing the impacts of shellfish farming on the natural marine environment and residential properties, and review of associated LUB regulations.	Investigate further with regard to alternate measures to address negative impacts of shellfish farming.	Oct-25-2011	Rob Milne	Oct-31-2014	On Going
2	Denman Housing Needs consultation. Review of housing policies with respect to secondary cottages and suites in residential designations.	Draft bylaws were reviewed by the APC at their February 11, 2014 meeting.	Nov-06-2012	Rob Milne	Sep-01-2014	On Going
3	Implementing Riparian Areas Regulations	Mapping of all streams and wetlands on Denman Island and amending DPA 4 to comply with RAR. RFP re-issued October 8th	Aug-03-2010	Rob Milne	Sep-01-2014	On Going

Islands Trust

Projects

Denman Island

No.	Description	Activity	Received/Initiated	Status
1	Bylaw amendments to address food security	Consider amendments based on "Exploring Food Security in the Islands Trust Area" final report dated November 16, 2010.	Mar-15-2011	On Going
1	A Protected Area Network on Denman Island		Mar-15-2011	On Going
1	Housekeeping project	1. Land Use Bylaw definition of intensive agriculture; remove "and excluding feedlots". 2. Formatting of Agriculture definition	Aug-15-2011	On Going
1	Regulations governing wind towers and Ocean Loop Geo-Exchange Systems.	Monitor recommendation from Trust Council.	Aug-15-2011	On Going
1	Affordable Housing Strategy		Oct-25-2011	On Going
1	Regulation limiting the gross floor area of a dwelling		Oct-25-2011	On Going
1	Regulations to promote greenhouse gas emissions reduction.		Oct-25-2011	On Going
1	Review and Update of Development Procedures Bylaw No. 71		Dec-11-2012	On Going
1	Review of OCP/LUB regarding implementation of Denman Island Farm Plan.		Apr-02-2013	On Going
1	DCLTA Rural Affordable Housing Project Final Report dated June 20, 2013	Consideration of recommendations	Oct-22-2013	On Going
1	Review of visitor accommodations regulations.	Focus of the review is to be on allowing the provison of cooking facilites for guests.	Nov-26-2013	On Going
1	Review of LUB in consideration of the new Federal *Marihuana for Medical Purposes Regulation*	Review the Staff Report dated April 28, 2014.		On Going

Applications w/ Status - Denman Island Status: Open

Applications

Development Permit

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

Planning Status

Status Date: Apr-04-2011

No change: waiting for info from applicant.

Status Date: Feb-04-2010

No change

Status Date: May-01-2009

No change

File Number	Applicant Name	Date Received	Purpose
DE-DP-2011.2	Ella Day **Planner:** Marnie Eggen	Mar-21-2011	For barn sited within DP #1: Komas Bluff

Planning Status

Status Date: Jul-29-2013

File passed on to Bylaw enforcement

Status Date: Oct-05-2012

Letter sent to applicant re: further info required

Status Date: Nov-01-2011

Awaiting info from applicant

File Number	Applicant Name	Date Received	Purpose

DE-DP-2013.1	Daniel & Debra Stoneman	Jun-17-2013

Planner: Courtney Simpson

Planning Status

Status Date: Jul-16-2013

Staff report to July 16 LTC meeting. LTC resolved to not issue permit but to amend 1999 development permit.

Status Date: Jul-16-2013

Staff preparing development permit amendment

Status Date: Jun-24-2013

Planner Reviewing File

File Number	Applicant Name	Date Received	Purpose
DE-DP-2014.1		Aug-28-2014	

Planner:

Planning Status

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
DE-DVP-2011.1	Ella Day	May-13-2011	Barn on property line

Planner: Marnie Eggen

Planning Status

Status Date: Jul-29-2013

no change; file passed on to bylaw enforcement

Status Date: Nov-09-2012

BCLS survey confirms barn sited on lot line; Applicant intends to apply for lot line adjustment

Status Date: Oct-05-2012

Letter sent to applicant requesting further information otherwise issue will be transfered over to bylaw enforcement

File Number	Applicant Name	Date Received	Purpose
DE-DVP-2014.1	Sandy Grant BC Land Surveyor	Jul-03-2014	Require variance from Section 944(1)(a) of the LGA with respect to road frontage and Section 2.8.6 of the LUB with respect to the 1/3 depth to width ratio for proposed Lot B

Planner: Rob Milne

Planning Status

Status Date: Sep-02-2014

Notices posted and hand delivery complete.

Status Date: Sep-02-2014

Notices posted and hand delivery complete.

Status Date: Aug-28-2014

Notice period - Thursday, September 4, 2014 - Monday, Sepetmber 15, 2014

Liquor Control Branch

File Number	Applicant Name	Date Received	Purpose
DE-LCB-2014.1	Selwyn and Patricia Jones **Planner:**	Jul-02-2014	

Planning Status

Rezoning

File Number	Applicant Name	Date Received	Purpose
DE-RZ-2011.1	Denman Community Land Trust Association **Planner:** Courtney Simpson	Aug-10-2011	Density transfer from density bank or density increase for one unit of affordable housing.

Planning Status

Status Date: May-27-2014

All related Bylaws adopted and distributed.

Status Date: Apr-24-2013

Agency / First Nation referrals sent in relation to bylaws

Status Date: Mar-12-2013

Legal review of houisng agreement complete

Subdivision

File Number	Applicant Name	Date Received	Purpose
DE-SUB-2011.5	Steven Carballeira (Graeb/Charles King Medical Inc. (1691 Lacon Rd)	Mar-28-2011	to create 2 lots

Planner: Linda Prowse

Planning Status

Status Date: Mar-21-2013

Water quality and quantity tests received as well as final subdivision plan. E-mail sent to MOTI signing off on subdivision

Status Date: Nov-24-2011

Preliminary Layout Approval received

Status Date: May-05-2011

Referral Response sent to MOTI, LTC and applicant

File Number	Applicant Name	Date Received	Purpose
DE-SUB-2013.1	David Critchley	Feb-19-2013	2 lot subdivision 2016 Northwest Road (I. Brons/Denman Community Land Trust)

Planner: Courtney Simpson

Planning Status

Status Date: Jun-13-2013

PLA received

File Number	Applicant Name	Date Received	Purpose
DE-SUB-2013.2	Henning Nielsen	Dec-12-2013	

Planner: Marnie Eggen

Planning Status

Status Date: Jun-17-2014

Received final subdivisino plan and water reports. Final signoff sent to MOTI and applicant on June 17, 2014

Status Date: Jan-14-2014

PLA with conditions received January 14, 2014

Status Date: Dec-23-2013

Subdivision referral report sent to DILTC, MOTI and applicant.

File Number	Applicant Name	Date Received	Purpose
DE-SUB-2014.1	Henning Nielsen	Feb-04-2014	Davidson Road 2 Lot subdivision

Planner: Marnie Eggen

Planning Status

Status Date: Mar-18-2014

Referral response emailed to MOTI

File Number	Applicant Name	Date Received	Purpose
DE-SUB-2014.2	Sandy Grant BC Land Surveyor **Planner:** Rob Milne	May-20-2014	2 lot subdivision

Planning Status

Siting and use Permit

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2006.7	Daniel/Debra Stoneman **Planner:** Courtney Simpson	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-2009.14	Jean Ella Day **Planner:** Marnie Eggen	Nov-02-2009	2900 SWAN RD One 26 foot high barn.

Planning Status

Status Date: Jun-30-2011

On hold until outcome of DP and DVP.

Status Date: Mar-03-2011

New info submitted by applicant indicates bld sited on lot line; options provided to applicant

Status Date: Jan-20-2011

Applicant submitted partial application

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2014.7	Thomas Provencal **Planner:** Teresa Rittemann	Jul-18-2014	1 residence; 1 storage shed; 1 workshop; 1 greenhouse-geodesic dome

Planning Status

Status Date: Aug-28-2014

Discussion with Courtney and with applicant regarding setback and height requirements. Applicant will advise whether or not he still wishes to pursue a Development Variance Permit

Islands Trust

LTC EXP SUMMARY REPORT F2015

Invoices posted to Month ending July 2014

615 Denman	Invoices posted to Month ending July 2014	Budget	Spent	Balance
65000-615	LTC "Trustee Expenses"	500.00	663.05	-163.05
LTC Local				
65200-615	LTC - Local Exp - LTC Meeting Expenses	2,500.00	869.27	1,630.73
65210-615	LTC - Local Exp - APC Meeting Expenses	750.00	0.00	750.00
65220-615	LTC - Local Exp - Communications	300.00	0.00	300.00
65230-615	LTC - Local Exp - Special Projects	750.00	0.00	750.00
TOTAL LTC Local Expense		4,300.00	869.27	3,430.73
Projects				
73001-615-3001	Denman RAR	2,500.00	0.00	2,500.00
73001-615-4025	Denman Housing Review	2,500.00	670.87	1,829.13
TOTAL Project Expenses		5,000.00	670.87	4,329.13

Islands Trust

LTC EXP SUMMARY REPORT F2015

Invoices posted to Month ending August 2014

615 Denman	Invoices posted to Month ending August 2014	Budget	Spent	Balance
65000-615	LTC "Trustee Expenses"	500.00	663.05	-163.05
LTC Local				
65200-615	LTC - Local Exp - LTC Meeting Expenses	2,500.00	1,280.65	1,219.35
65210-615	LTC - Local Exp - APC Meeting Expenses	750.00	0.00	750.00
65220-615	LTC - Local Exp - Communications	300.00	0.00	300.00
65230-615	LTC - Local Exp - Special Projects	750.00	0.00	750.00
TOTAL LTC Local Expense		4,300.00	1,280.65	3,019.35
Projects				
73001-615-3001	Denman RAR	2,500.00	0.00	2,500.00
73001-615-4025	Denman Housing Review	2,500.00	670.87	1,829.13
TOTAL Project Expenses		5,000.00	670.87	4,329.13

Denman Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

No	Meeting Date	Resolution No.	Issue	Policy
1.	May 1, 2012	DE-041-2012	Enforcement Policy on Guest accommodation	It was It was **MOVED** and **SECONDED**: 1. That as the Denman Island Local Trust Committee intends to review the home based guest accommodation regulations in Bylaw No. 186 bylaw enforcement activity is restricted where the guest accommodation provides the following unlawful facilities: 1. a second set of cooking facilities is provided in a lawful dwelling for the use of guests; 2. accessory buildings are used as bedrooms for guest accommodation provided that no more than three bedrooms exist in total; 2. That despite section 1 and 2 above bylaw enforcement activity will not be restricted if: 1. there are issues related to health, safety, or environmental damage; 2. there is a written complaint about bona fide serious nuisance issues such as noise or parking congestion related to the guest accommodation; 3. That nothing in this enforcement policy should be interpreted as giving permission to violate the Land Use Bylaw and the Denman Island Trust Committee may change this policy at any time and may give direction to expand enforcement activities at any time without notice; 4. That unless the Denman Island Local Trust Committee extends the effective period on this enforcement policy it expires on December 31, 2012 or when the guest accommodation regulation review is complete, whichever is the sooner.
2.	October 22, 2013	DE-065-2013	Enforcement Policy on Guest accommodation	**It was MOVED and SECONDED,** that the Denman Island Local Trust Committee renew Standing Resolution No. DE-041-2012 to be extended to December 31, 2014.

STAFF REPORT

Date: August 25, 2014 **File No.:** 6500-20 (Denman Housing Needs)

To: Denman Island Local Trust Committee
For meeting of September 16, 2014

From: Rob Milne, RPP, MCIP, Island Planner

CC: Courtney Simpson, Regional Planning Manager

Re: EC review of Proposed Denman LTC Bylaw No. 211

PROBLEM / ISSUE:

At their August 12, 2014 meeting the Executive Committee gave consideration to proposed Bylaw No. 211. It was the decision of the Committee to defer approval until amendements had been made with respect to proposed regulatory provisions regarding owner occupancy.

BACKGROUND:

At their August 12, 2014 meeting the Executive Committee adopted the following motion with respect to proposed Bylaw No. 211:

> **EC-2014-138**
> That the Executive Committee return Denman Island Local Trust Committee (DILTC) Bylaw 211, as per Islands Trust Policy 2.4.iv, s.2.4, because it considers that the adoption of the owner-occupancy requirements of section 3.5.a might expose the Islands Trust to unreasonable expense in the administration or enforcement of the bylaw, and might be enacted without legal authority and advises the Denman Island Local Trust Committee to consider wording similar to that in Salt Spring Island Local Trust Committee Land Use Bylaw Section 3.15.2.

STAFF COMMENTS:

In respect of the concerns and direction from the Executive Committee staff has reviewed the proposed regulatory provisons of regulation 5(a) in Item 3 of Schedule "A" of proposed Bylaw No. 211. Staff has reviewed the language in Section 3.15.2 of the Saltspring Island land use bylaw which addresses similar uses and circumstances. It is the view of staff that the wording used in the Saltspring Island bylaw will work equally well in proposed Bylaw No. 211. It is proposed to replace the existing wording with the following text:

> a) Either the dwelling unit or secondary suite is occupied by the owner of the dwelling unit; or the dwelling unit or the secondary suite is occupied by a person other than the owner who has responsibility for managing the property, including dealing with complaints of neighbours arising from the occupancy of the property;

It is the view of staff that whereas the proposed change does not affect either permitted uses or

density there is no statutory requirement to proceed back to public hearing prior to the adoption of the proposed bylaw.

RECOMMENDATIONS:

That the Denman Island Local Trust Committee:

1. Rescind third reading of Bylaw No. 211 cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2014".
2. Amend Bylaw 211 cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2014" by deleting the existing text in 5(a) of Item 3 of Schedule "A" and replacing it with the following:

   "Either the dwelling unit or secondary suite is occupied by the owner of the dwelling unit; or the dwelling unit or the secondary suite is occupied by a person other than the owner who has responsibility for managing the property, including dealing with complaints of neighbours arising from the occupancy of the property";
3. Give third reading to Bylaw No. 211 cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2014" as amended
4. Re-submit Bylaw No. 211 to the Executive Committee for further review and consideration of approval.

Prepared and Submitted by:

Rob Milne	August 25, 2014
Rob Milne	Date

Concurred in by:

Courtney Simpson	August 28, 2014
MCIP, RPP Regional Plannign Manager	Date

Memorandum

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

Date August 18, 2014 File Number 6500-01

To Denman Island Local Trust Committee
Hornby Island Local Trust Committee
Lasqueti Island Local Trust Committee
Ballenas – Winchelsea Islands Local Trust Committee (Executive Committee)
Gabriola Island Local Trust Committee
Gambier Island Local Trust Committee
Thetis Island Local Trust Committee

From Courtney Simpson
Regional Planning Manager, Local Planning Services

Re 2015-16 Budget Submissions

Local trust committees are asked to submit budget requests for the next fiscal year (2015-16).

Local Trust Committee Expense Budgets:

Local Trust Committee Expense budgets include the following:

- LTC meeting expenses
- APC meeting expenses
- Communications
- Special Projects
- Miscellaneous

A budget for Local Expense Account has been developed based on the historical spending, and is shown in Attachment 1. Local trust committees may make changes to this allocation; however, consideration should be given to the historical spending and a rationale provided for making the change.

LTC meeting expenses:

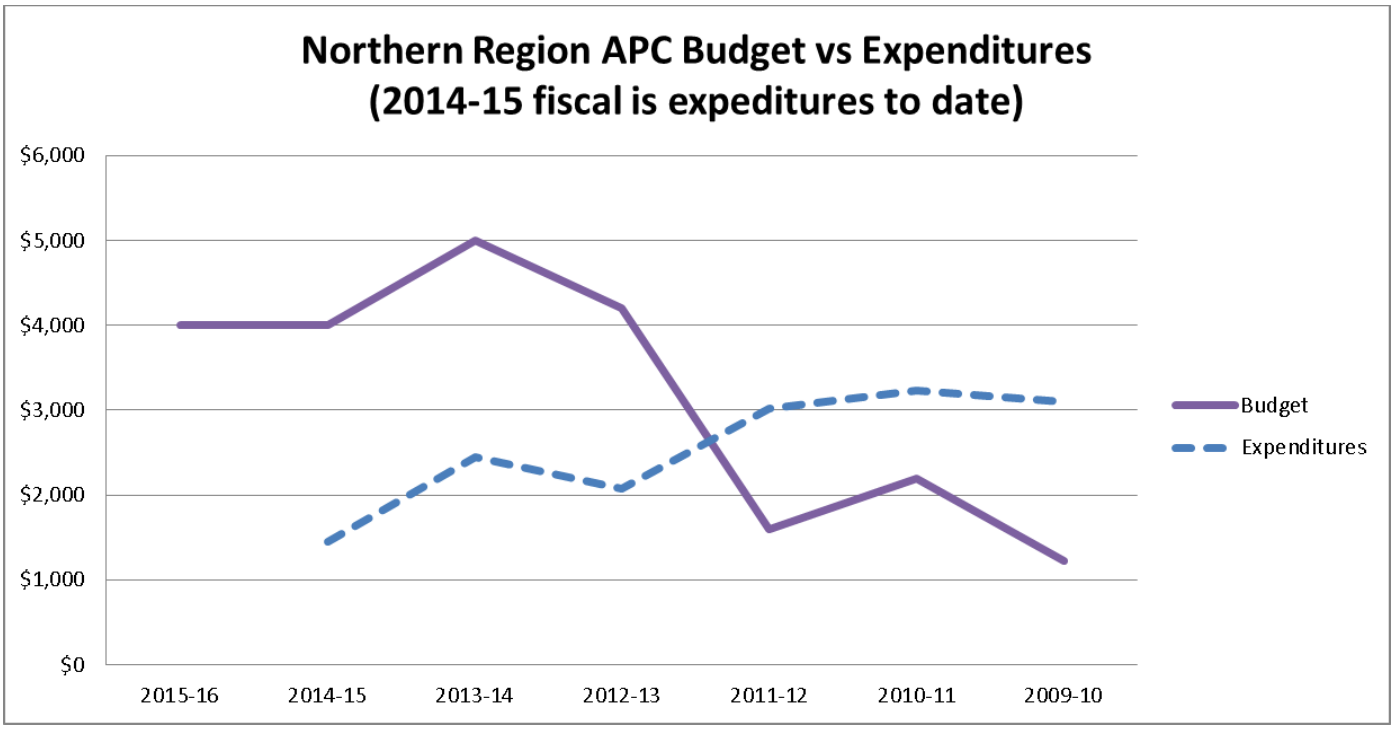
No changes are recommended for the LTC meeting expense account budgets as presented in Attachment 1.

Advisory Planning Commission Budgets:

Consideration was given to recommending increased budget requests for LTCs that staff is recommending take on a major project that is likely to have a higher than average number of APC referrals. Attachment 1 shows a proposed $750 Advisory Planning Commission (APC) budget for all Northern LTCs excepting Thetis and Lasqueti with a $500 budget.

In the Northern Region, contract minute takers are only hired for an APC meeting at the direction of the LTC on a case by case basis, at times upon recommendation of staff. In the Southern and Salt Spring regions all APC meeting minutes are taken by a contract minute taker. Staff has found that having a contract minute taker for APC meetings can be a resource for meeting procedures when no other staff is present, reduces staff time

after the meeting to reformat minutes, and typically results in a more useful record of the meeting and as such will be recommending to LTCs that all APC minutes are taken by a contract minute taker. Staff analyzed the APC budgets and expenditures over the past five fiscal years to determine if an increase to the APC budget would be recommended to allow all APC minutes to be taken by a contract minute-taker.



For the Northern Region overall, APC budgets have increased since the 2009-10 fiscal year in response to expenditures exceeding budget in the earlier years shown on the chart above. The number of APC meetings in the region peaked in the 2010-11 fiscal which coincides with the peak in expenses. Although LTC's that undertake major OCP/LUB review projects in the next fiscal are expected to exceed their $750 budget for APC meetings, APC expenses for the Northern Region are not expected to exceed the budget. Staff considered recommending some LTC's reduce their APC meeting budget request and other LTC's increase theirs to keep the total for the region the same but bring the budgets more in line with expected expenses, but has decided not to make this recommendation. It is difficult to predict projects and APC referrals in an election year, and given historical records of expenditures in this category back to 2009-10, the overall APC budget for the region is not expected to be exceeded. Staff believes contract minute takers can be hired for all APC meetings and still stay within the budget for the region.

Communications Budgets:

No changes are recommended to the communications budgets as presented in Attachment 2. Communications for project work is included in the budget requests for those projects.

Special Projects Budgets:

A small amount of funding is included in the Special Projects line item in the Local Trust Committee Expense Account. This funding is intended to support local planning initiatives at the discretion of the local trust committee (a local trust committee resolution is required to use these funds).

LTC Projects Budgets:

Local trust committees should make a funding request to support project work, including OCP and LUB work that cannot be undertaken with the money available in the Expense Account Special Projects line. Given the upcoming election, consider what the current LTC would recommend as projects for the incoming LTC in 2015/16 fiscal year. The new LTC will have an opportunity to amend these requests after being sworn-in in December and prior to the Financial Planning Committee meeting in February 2015. Recommended projects budgets are presented in Attachment 2.

For the Northern Region, staff recommends that two new OCP/LUB reviews are undertaken; DeCourcy Island (Gabriola Local Trust Area) and Gambier Island. Based on staff resources and other ongoing and recommended projects, this is the maximum number of complete OCP/LUB review projects that can be undertaken. In order to decide which bylaws to recommend for review, the table in Attachment 3 was developed, that lists all Northern Region base bylaws and their adoption dates.

The projections for major OCP/LUB reviews in Attachment 3 has OCP/LUB's that are being adopted this term waiting in excess of 25 years before another review, if the schedule remains at two major reviews per term. The Northern Region has 13 sets of bylaws compared to 6 in the Southern Region and 4 in the Salt Spring Local Trust Area, and comparable staff resources between the three offices.

A need to address the number of OCP/LUB's in the Northern Region has been identified, with the goal of reducing the years between reviews. One option is to start a new OCP/LUB review in the third or fourth year of a term with the goal of completing it in the following term, thus condensing the review schedule. Another option is to join base bylaws as they are reviewed to reduce the number of base bylaws in a single local trust area. These options can be further explored in the future. Undertaking more major reviews concurrently is not a feasible option with current budget and staffing levels.

Riparian Areas Regulation:

Local trust committees should discuss their requirements for RAR funding next fiscal to assist the Regional Planning Manager and Director in developing a budget for RAR.

Special Consideration:

When considering new work items for the 2015/16 fiscal year, LTCs are asked to consider the following:

- A new local trust committee will be sworn-in in December 2014, therefore, priorities could potentially change after the new LTC sets its priorities. Current LTCs are responsible for ensuring that the incoming LTC has sufficient funds to undertake work program items.
- Projects planned for the current fiscal (2014/15) which are not completed should be considered as a new project for the 2015/16 fiscal year with resources allocated to support that work.

Budget Request Timeline:

August 2013 Regional Planning Managers develop budget estimates for consideration by LTCs

Aug to Sept LTCs review and approve budget requests at LTC meetings

Sept 23, 2014 All budget requests forwarded to Director of Local Planning Services

Sept 29, 2014 All budget requests forwarded to Director of Administrative Services

Oct 29, 2014 FPC reviews and discusses first draft of budget

Nov 12, 2014 FPC approves the draft budget

Dec 3, 2014 Trust Council reviews draft budget

LTC Budget Requests

Attachment 2 is a Table with all draft project submissions recommended to Northern LTCs. LTCs should review the attached worksheet of its specific requests. The preliminary project requests have been drafted based on all Top Priority work program items which are currently anticipated to commence in, or to carry, into the next fiscal year. Items from the Projects List which the planners anticipate commencing in the coming year are also included. The LTC should identify any other projects it is currently considering and add them to the

budget request (and the work program if necessary) and identify any additional expenses associated with the identified projects.

Resolution Wording

1. THAT the ____ Island Local Trust Committee approve and forward the draft 2015-16 LTC Project Budget submission to Financial Planning Committee as presented; or

2. THAT the ____ Island Local Trust Committee revise the draft 2015-16 LTC Project Budget submission and forward to Financial Planning Committee as revised.

Attachments:

1. Table of Local Trust Committee Expense Budgets
2. Summary table of Northern LTC project budget requests
3. Northern Official Community Plan and Land Use Bylaws Review Schedule

pc Island Planners and Planner 2

Attachment 1: Local Trust Committee Expense Budgets

2015/16 LTC EXPENSE BUDGET	615-Denman	620-Gabriola	625-Galiano	630-Gambier	635-Hornby	640-Lasqueti	645-Mayne	650-N.Pender	655-Salt Spring	660-Saturna	665-S.Pender	670-Thetis	EC as LTC	LPC	Total 2015/16
population	*1095*	*4050*	*1258*	*313*	*1074*	*359*	*1112*	*1996*	*9780*	*359*	*236*	*372*			*22004*
	5%	*18%*	*6%*	*1%*	*5%*	*2%*	*5%*	*9%*	*44%*	*2%*	*1%*	*2%*			
LTC EXPENSES **															
LTC Meeting Expenses	2,500	4,250	2,500	2,500	2,500	500	1,500	2,750	8,000	1,000	1,000	1,000			30,000
APC Meeting Expenses	750	750	500	750	750	500	750	750	2,000	500	500	500			9,000
Communications	300	750	300	300	300	300	300	300	1,250	300	300	300			5,000
Special Projects	750	2,250	750	750	750	750	750	750	4,500	750	750	750	750		15,000
Miscellaneous															0
SUB-TOTAL EXPENSES	4,300	8,000	4,050	4,300	4,300	2,050	3,300	4,550	15,750	2,550	2,550	2,550	750		59,000
Program	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	**4,300**	**8,000**	**4,050**	**4,300**	**4,300**	**2,050**	**3,300**	**4,550**	**15,750**	**2,550**	**2,550**	**2,550**	**750**	**0**	**59,000**
	7%	*14%*	*7%*	*7%*	*7%*	*3%*	*6%*	*8%*	*27%*	*4%*	*4%*	*4%*			

Attachment 2:

Draft Northern LTC Program Budget Requests 2015/16 Fiscal				
LTC	**Project Request**	**Cost ($)**	**Description**	**Notes**
Denman	RAR (completion)	$ 2,500.00	Mapping completed in 2013-14, draft bylaws July 2014, consultation to begin in Sept 2014	1 public hearing ($2000) stand-alone, communications material ($500) Tentative. May be completed in current fiscal
	Protocol Agreement with K'omoks First Nation	$ 2,000.00	K'omoks has invited discussion on a protocol agreement with a focus on aquaculture	Meetings and some consultant support
Hornby	RAR (completion)	$ 2,500.00	Mapping completed in 2013-14, consultation summer 2014, draft byalws Sept 2014	1 public hearing ($2000) stand-alone, communications material ($500) Tentative. May be completed in current fiscal
Lasqueti	Targeted OCP/LUB Review	$ 2,000.00	Marine policies, food security	Consultation and communications
Gabriola	Gabriola OCP/LUB Targeted Review (continuation)	$ 3,500.00	Village core, density transfer, and implementing First Nations archaeological protection policies	1 public hearing ($2,500) combined, communications materials ($500), FN meeting expenses ($500)
	DeCourcy OCP/LUB Review	$ 2,500.00	Launch of OCP/LUB review for this associated island	Communications, community profile
Gambier	RAR (continuation)	$ 10,000.00	Developing RFP for 2014/15 fiscal, need QEP expertise to determine budget request for next fiscal	Contract with QEP and communications
	OCP/LUB Review Gambier Island	$ 7,000.00	Launch of major OCP/LUB project. Includes continuation fo shoreline protection project.	Communications, community profile, studies
Thetis	RAR (completion)	$ 1,500.00	Mapping completed, project needs to come to top priority to be completed. Affects one strata property, working with owner-developer	1 public hearing ($1500) stand-alone
	Shoreline protection (continuation)	$ 5,000.00	Continuation of Greenhores pilot. $5,000 to match contributions of other municipalities for the 2015/16 continuation of the pilot with Stewardship Centre	
Ballenas-Winchelsea	None	$ -		
TOTAL		**$ 38,500.00**		

Attachment 3: Northern Official Community Plan and Land Use Bylaws Review Schedule Projection

						Projected terms for major review						
LTA	Bylaw area	OCP adopt'n	LUB adopt'n	Years since OCP	Years since LUB	2014-18	2018-22	2022-26	2026-30	2030-34	2034-38	2038-2042
Gabriola	DeCourcy	1981	1987	34	28	☑						
Thetis	Valdes	1996		19			☑					
Gabriola	Gabriola	1997	1999	18	16		☑					
Gambier	Gambier	2001	2004	14	11	☑						
Gambier	Keats	2002	2002	13	13			☑				
Lasqueti	Lasqueti	2005	2005	10	10			☑				
Gabriola	Mudge	2007	2007	8	8				☑			
Denman	Denman	2008	2008	7	7				☑			
Gambier	Gambier Assoc Isl	2009	2013	6	2					☑		
Thetis	Thetis	2011	2011	4	4					☑		
Ballenas-Winchelsea	Ballenas-Winchelsea	2013	2013	2	2						☑	
Hornby	Hornby	2014	2014	1	1						☑	
Thetis	Thetis Assoc Isl	2014	2014	1	1							☑

Memorandum

700 North Road Gabriola Island, BC 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

Date August 28, 2014 **File Number** CVRD 6480-25 OCP

To Denman Island Local Trust Committee
For meeting of September 16, 2014

From Rob Milne, RPP, MCIP
Island Planner

Re Comox Valley Regional District Official Communty Plan Bylaw Referral

The Local Trust Committee will have received the August 27th, 2014 Comox Valley Regional District Official Community Plan (OCP) referral package in an earlier email correspondence. The package contained the proposed, revised OCP document as well as a synoptic overview of the changes to the existing content.

The CVRD had sent an earlier referral but unfortunately it was sent to an incorrect email address. CVRD staff are aware of the miscommunication but would appreciate it if the Denman Local Trust Committee (LTC) could review the package at their September 16th LTC meeting and provide any comments that the LTC feels to be appropriate. The CVRD has request that any comments be submitted no later than September 19th, 2014

Attachments
1. OCP highlights summary document
2. Official Community Plan referral forms

Rural Comox Valley OCP
Key highlights of the 2014 draft

Plan section /part	Purpose	Rationale
Part 1 community vision, context and population and housing projections	To set the context for the plan, show the 20 year housing and growth projections and to define the planning area.	This is similar to the current 1999 OCP, bylaw 2042.
Part 2 regional objectives and policies	This section includes the overall policies for all areas of the CVRD. This provides for a detailed framework that is over and above polices established in part 3 that are land use specific.	The policies are arranged thematically, such as natural systems, parks and greenways, climate change, natural hazards, economy and industry, transportation, infrastructure, cultural heritage and housing.
Part 3 land use	This section includes the specific policies for specific land use designations within the CVRD. This includes those uses that are permitted in each land use designation. These polices are additional to the general polices in part 2.	The land use designations are the same as those in the RGS and include settlement nodes, settlement expansion areas, rural settlement areas, parks and natural areas, agricultural areas, resource areas, fresh water and coastal areas.
Part 4 administration of the OCP	This section clarifies the administration of the OCP. Policies include community partnerships, community amenity contributions upon subdivision, subdivision considerations overall, development permit areas and development approval information areas. A glossary of terms is also included in this section.	This updates many similar policies in the current OCP. A new section community partnership replaces many of the advocacy policies from the current and reframes them as collaborative action items. The development permit section has been significantly cleaned up and made more concise and there are several new policies as noted to the right to reflect new provincial directives and to clarify subdivisions.

Key new policy initiatives

- Inclusion of the 2012-2013 agriculture and aquaculture policy framework (previously known as bylaw 216). (all parts, merged into whole document in various places)

- Section on Density Bonusing for lot sizes less than 20 hectares in the Rural Settlement Areas (section 44)

- Addition of comprehensive watershed protection policy measures. (part 2, section 8)

- Update of the sensitive ecosystem inventory and inclusion of policy and implementation measures to protect sensitive ecosystems. (part 2, section 10 & 11)

- Addition of parks and greenways to the land use designation maps and endorsement of the principles of the 2011 parks and greenways plan in this bylaw. (part 2, section 13)

- Creation of new transportation policies. (part 2, section 25)

- Addition of settlement expansion area policies to guide development in these areas until such time as they may be incorporated within municipal boundaries. (part 3, sections 37)

- Inclusion of new land use designations to align with the land use designations of the RGS.

- Inclusion of medical marihuana production provisions pursuant to health Canada's new medical marihuana production regulation. (part 2, section 23)

- Addition of a plan implementation section. (part 4)

- Introduction of new natural hazard policies to reflect the principles of precaution and resiliency and clarify expectations that new development shall neither be located in hazard areas nor exacerbate hazard. (part 2, section 18)

- New policies to address fresh water. This includes establishment of a new aquatic development permit area new measures to protect beds of water courses upon subdivision. (part 3, section 69)

- All planning policies are now contained in one comprehensive document making the comprehensive polices more integrated and providing easier access to residents, realtors, developers and other agencies to reference policy requirements.

- A new section in part 4, section 75, community partnerships, replaces many of the former advocacy policies with a more active intent to collaborate with partners and other stakeholders on initiatives. This section also includes some new key action items, the main one of which is to develop an area plan to balance the interests between residential users and aquaculture operators in the Baynes Sound area. (part 4, section 75 (11))

Development permit changes

No	Existing DP (Bylaw 2042)	New DP - OCP 2014
1	Aquatic ESA	Replace with new aquatic habitat DP with the following changes: • Intent is the protection of riparian corridors rather than just administer riparian area regulations • Requires min. 20 metre veg. buffer with a 30 metre setback from present natural boundary. • Includes provision for the return of privately owned beds of water to the crown. • Includes rain water management provisions
2	Eagles drive	Now combined with steep slopes
3	Eagle nest	Same DP carried over
4	Heron nest	Same DP carried over
5	Back road	Combined with steep slopes.
6	Commercial and industrial development	Same DP carried over.
7	Resort tourism	Combined with commercial and industrial DP
8	Steep slopes	Steep slopes carried over with minor revisions. They are as follow: • Revised to require setback and DP area from top of slope • Added rain water management clauses
9	Agriculture buffer	Revised and replaced with new agriculture buffer DP that applies to adjacent residential lands. Includes the following: • 30 metre setback from land used for agricultural purposes • 15 metre vegetated buffer
10	Union Bay tourist commercial	Carried over in Union Bay LAP. Exactly the same.
11	Village core -Royston	Royston LAP now combined into the body of the OCP. Royston DPs no longer exist
12	Residential conservation design –Royston	
13	Mt. Washington	These were replaced upon adoption of the Mt. Washington IRCP April 2014. There is now only one Mt. Washington DP which is integrated with the new OCP. The new Mt. Washington DP is a comprehensive environmental and form and character DP.
14		
15		
16		
17	Kensington Island properties DP	Carried over in Union Bay LAP. Exactly the same.
18	Shoreline protection devices	Carried over with minor amendments as follows: • Promote soft shore and green shore approach • Restricts hard shore protection without board approval. • Added rain water management clauses.

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca

Comox Valley REGIONAL DISTRICT

OFFICIAL COMMUNITY PLAN REFERRAL FORM

Date Sent: August 27, 2014

Thank you for your preliminary comments on the draft ***rural Comox Valley official community plan (OCP)***. We appreciate the time you have taken to date to provide any comments during the informal referral of the draft plan. Any comments received to date, and following this formal referral period, will be taken into account in the final revision of this document.

As you may recall, Section 879 of the *Local Government Act* (LGA) requires that the Comox Valley regional district (CVRD) provide opportunity for formal consultation an official community plan after it has received first reading.

At the August 26, 2014 board meeting the revised document did receive first and second readings and so now, in accordance with Section 879, I request that you provide any outstanding concerns and comments. Below is are links that include a three page highlights document that gives an overview of the OCP as well as to the draft OCP and maps.

OCP:
http://www.comoxvalleyrd.ca/assets/Community/Documents/ROCP_337_Rural_CV_OCP_at_2nd_reading.pdf

OCP maps:
http://www.comoxvalleyrd.ca/assets/Community/Documents/ROCP_337_Rural_CV_OCP_at_2nd_reading_maps.pdf

OCP highlights:
http://www.comoxvalleyrd.ca/assets/Community/Documents/ROCP_DraftOCP_key_highlights.pdf

We would appreciate receiving your response by September 19, 2014.

Please contact me if you have any specific questions regarding the proposed bylaw amendment. I can be reached at 250-334-6077 or by email at amacdonald@comoxvalleyrd.ca.

Thank you.

A. MacDonald

Ann MacDonald, MCIP, RPP
General Manager of Planning and Development Services

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca

Comox Valley REGIONAL DISTRICT

AGENCY AND FIRST NATIONS REFERRAL LIST

Agency Referral List

First Nations

X	K'ómoks First Nation	X	Homalco Indian Band
X	Laich-Kwil-Tach Treaty Society (Consists of We Wai Kum, We Wai Kai and Kwiakah First Nations)		

Federal Departments and Agencies

	Canadian Coast Guard		Public Works and Government Services Canada
	Department of National Defence (CFB Comox)		RCMP
X	Fisheries and Oceans Canada		Transport Canada Navigable Waters
	Indian and Northern Affairs Canada		

Provincial Ministries and Agencies

X	Agricultural Land Commission	X	Ministry of Community, Sport and Cultural Development
	BC Assessment Authority	X	Ministry of Forests, Lands and Natural Resource Operations
	BC Parks		Ministry of Energy and Mines
	BC Ferry Services Inc.	X	Ministry of Environment
X	BC Transit		Ministry of Tourism, Trade and Investment
X	Ministry of Aboriginal Relations and Reconciliation	X	Ministry of Transportation and Infrastructure
X	Ministry of Agriculture		

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Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca

Comox Valley REGIONAL DISTRICT

Local Government

X	Comox (Town of)		Alberni-Clayoquot Regional District
X	Courtenay (City of)	X	Strathcona Regional District
X	Cumberland (Village of)		Regional District of Mount Waddington
X	Islands Trust	X	Regional District of Nanaimo
X	Denman Island Neighborhood Assoc.	X	Hornby Island Neighborhood Assoc.

CVRD Branches

X	Corporate Financial Officer	X	General Manager of Community Services Branch
X	General Manager of Public Affairs Information Systems	X	General Manager of Engineering Services Branch

Other

X	Agricultural Community Advisory Panel	X	Comox Valley Economic Development Society
X	School District #71 (Comox Valley)	X	Vancouver Island Health Authority (Environmental Health)
	School District #72 (Campbell River)	X	Area 'A' Advisory Planning Commission
	Comox Valley Accessibility Committee	X	Area 'B' Advisory Planning Commission
X	Union Bay Improvement District	X	Area 'C' Advisory Planning Commission
X	Quenville-Huband Neighborhood Association (if available)	X	Croteau Beach Neighbourhood Residents' Association
X	Saratoga Miracle Beach Residents Association	X	Anderton Road Neighborhood Association (if available)

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Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
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Comox Valley REGIONAL DISTRICT

REFERRAL FORM RESPONSE SUMMARY

REFERRAL FORM
FILE: 6480-25 rural Comox Valley official community plan
(Staff: Ann MacDonald)

- ❒ **Approval recommended for reasons outlined below**
- ❒ **Interests unaffected or general comments related to this development proposal outlined below**
- ❒ **Approval recommended subject to conditions outlined below**
- ❒ **Approval NOT recommended due to reasons outlined below**

Signed by: _____ **Title:** _____

Agency: _____ **Date:** _____

Please return your response by **Friday, September 19, 2014** by fax to 250-334-8156,
or by email to amacdonald@comoxvalleyrd.ca .