



Denman Island Local Trust Committee

Minutes of Special Meeting

Date: May 7, 2024

Location: Electronic Meeting

Members Present: David Maude, Chair
David Graham, Trustee
Sam Borthwick, Trustee

Staff Present: Renée Jamurat, Regional Planning Manager
Marlis McCargar, Island Planner
Lisa Millard, Meeting Administrator / Recorder

Others Present: There was 1 member of the public in attendance.

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Maude called the meeting to order at 2:00 pm. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

A Town Hall was added to the agenda as Item 3 and subsequent agenda items were renumbered.

By general consent the agenda was approved as amended.

3. TOWN HALL

No members of the public spoke during the Town Hall.

4. BUSINESS ITEMS

4.1 Bylaw Nos. 228 (OCP) and 229 (LUB) Adoption - Staff Report

Planner McCargar stated that the bylaws have proceeded through public hearing, third reading, Executive Committee approval, and approval from the Minister of Municipal Affairs, and that the next step is for the Local Trust Committee to grant final adoption.

DE-2024-29

It was MOVED and SECONDED

that the Denman Island Local Trust Committee Bylaw No. 228, cited as “Denman Island Official Community Plan, 2008, Amendment No. 1, 2018”, be adopted.

CARRIED

DE-2024-30

It was MOVED and SECONDED

that the Denman Island Local Trust Committee Bylaw No. 229, cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2018”, be adopted.

CARRIED

3.2 Major Project: Denman Housing Review Project - Review of Process Options - Staff Report

Planner Chadwick noted the following:

- The revised project charter and action plan reflect previous direction from the Local Trust Committee; and
- Staff have proposed a process to help move the project forward with consideration of fair and respectful engagement with the K’ómoks First Nation and have identified areas where a more detailed engagement process might be required, as well as areas that will require limited analysis.

Planner McCargar summarized the Housing Project Temporary Use Permit Review aspect of the project charter and noted that there will be a community information meeting followed by a public hearing on the same day.

Discussion ensued and Trustees confirmed that the amendment to remove the Temporary Use Permit was supported by the community. They also noted that this will result in the removal of the density bank; however, the reasons that the bank was created in the first place are no longer relevant to community discussions and concerns.

Planner Chadwick, then, reviewed the revised project charter for the Housing Review project and the Trustees commented as follows:

- They are not interested in densities being applied to parkland;
- They do not think there is interest in allowing housing on properties zoned institutional;
- They can look at legalizing housing on a site specific basis;
- If they are going to allow alternative dwelling units on residential lots it is important to capture the properties that have already been providing housing;
- If a land owner has been supplying housing and they get missed in the changes there should be opportunity for them to request the Local Trust Committee to create a site specific zone;

- An agricultural land reserve exclusion would require a Local Trust Committee decision and there is opportunity to create guidelines around that;
- Subdivision and reduction of parcel size are not a direction they want to go;
- They would not necessarily agree to facilitating a land donation for the development of affordable housing;
- Remove the reduction of parcel size aspect and permit subdivision in exchange for donation of land;
- Remove the suggestion to only allow subdivision if the land is donated;
- It is important to let the K'ómoks Nation know that the Local Trust Committee will not be considering changes that would negatively impact the environment;
- Tiny homes on wheels can be looked at in more detail; and
- They want to maintain the siting and use permitting tool.

DE-2024-031

It was MOVED and SECONDED

that the Denman Island Local Trust Committee endorse the Project Charter, dated May 7, 2024 for the Housing Related Temporary Use Permit Review Project as a minor project.

CARRIED

DE-2024-032

It was MOVED and SECONDED

that the Denman Island Local Trust Committee endorse the Denman Island Housing Action Plan As amended and as shown in Attachment 5 of this staff report dated May 7, 2024.

CARRIED

DE-2024-033

It was MOVED and SECONDED

that the Denman Island Local Trust Committee endorse the revised project charter for Phase 2 of Stage 2 of the Denman Island Housing Review Project based on the process recommended in the May 7, 2024 staff report.

CARRIED

4. ADJOURNMENT

By general consent the meeting was adjourned at 3:18 p.m.

David Maude, Chair

Certified Correct:

Lisa Millard, Recorder