



Denman Island Local Trust Committee Minutes of Special Meeting

Date:	May 16, 2016
Location:	Denman Seniors Hall 1111 Northwest Rd, Denman Island, BC
Members Present	Laura Busheikin, Acting Chair David Critchley, Local Trustee
Staff Present	Rob Milne, Island Planner Vicky Bockman, Recorder
Regrets	Susan Morrison, Chair
Others Present	There were approximately twelve (12) members of the public in attendance.

1. CALL TO ORDER

Acting Chair Busheikin called the meeting to order at 7:07 pm. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. She welcomed the public and introduced herself, Trustee Critchley, staff and recorder.

She explained that the purpose of this Special Meeting is to hold a Community Information Meeting (CIM) regarding proposed Bylaw Nos. 219 and 220 in order to provide an opportunity for the public to ask questions and discuss the proposed bylaws.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. COMMUNITY INFORMATION SESSION

3.1 Bylaw Nos. 219 & 220 DE-RZ-2015.1 (Density Transfer)

Planner Milne provided a presentation on the process, purpose, and intent of the proposed bylaws. He explained that if adopted, lands will be rezoned to facilitate the donation of land to the Valens Brook Nature Reserve and noted that this donation will create two density units. He indicated that those densities will be moved by transferring one to the Density Bank for affordable housing and one to the receiving property. He indicated that if the bylaws are advanced, a Public Hearing would be held to provide an opportunity for public comment.

3.2 Question and Answer Opportunity

Questions from the public were focused on the following topics and subsequent responses were provided by Planner Milne.

Densities

- The original intent of this Official Community Plan (OCP) tool for density transfer was to keep the density on the remaining parcel; how could that have been accomplished.
The language would need to be expanded to achieve that objective. The OCP policy supports density transfers for donation of land for conservation purposes.
- How many densities are permitted under the current configuration and how many if these bylaws are adopted.
There are four densities and the proposal would add one density to the Density Bank for affordable housing. The receiving property site-specific zone R2(6) will be limited to a maximum of three densities. There is a house on the contributing property. There will be no net increase in overall density in compliance with the OCP density cap.
- How do Density Bank densities get used.
The OCP contains guidelines for density banking.
- Is it possible to see where the densities will be located.
This has not been provided by the applicants at this time. The restrictive covenant and zoning regulations will provide protections.
- Rather than adding a density to the Density Bank why not have affordable housing on the property.
This proposal contains provisions for the addition of one density into the Density Bank for affordable housing and one density to the receiving property. This question might be explored at a Public Hearing if the bylaws are moved forward. This CIM is intended to provide clarity on the current proposal.

Registered Restrictive Covenant

- Who will hold the covenant.
The Denman Island Local Trust Committee will hold the covenant which will increase environmental protection on the receiving property.
- Can the covenanted area be used for affordable housing.
Yes, as long as it does not interfere with the covenant.

Donation of Land to the Valens Brook Nature Reserve

- Can there be housing in this area.
No section of the Valens Brook Nature Reserve can be used for housing.
- Will it have a covenant on it.
A covenant has not been proposed. It will be zoned "Conservation" and reflect the Islands Trust's Preserve and Protect mandate.

- Who will administer the donated land.
The Trust Fund Board has accepted the conservation proposal.
- Land is being donated to the Nature Reserve but would Riparian Areas Regulation (RAR) protection already exist given that Valens Brook flows through the parcel.
Only 30 metres on each side of Valens Brook would be protected under RAR, however, this proposal would add 2.54 hectares of protection.

Rezoning the Forestry Portion

- How does converting Forestry zone to R2 benefit the community.
The community will benefit from the addition of a unit to the Density Bank for affordable housing and the donation of land to the Valens Brook Nature Reserve.
- What can be done in the Forestry zone.
It can have a commercial forestry operation, logging, a saw mill and one house.
- Does Rural Residential zoning offer more protection than a Forestry zone.
This proposal offers an opportunity for a restrictive covenant on the Rural Residential property.

Other

- Will the easement that appears on the map be rezoned.
The easement is most likely for access and will not be affected by the rezoning.
- What is the size of the R2 receiving property.
The entire parcel will be 16.7 hectares.
- Why not configure the receiving parcel with R2 and R1 designations.
The density potential is what is considered. This proposal creates environmental protection and an addition to Valens Brook Nature Reserve.

4. ADJOURNMENT

Chair Busheikin thanked everyone for their attendance, questions and participation.

By general consent the meeting was adjourned at 8:12 pm.

Laura Busheikin, Acting Chair

Certified Correct:

Vicky Bockman, Recorder