



Denman Island Local Trust Committee Public Hearing Record

Date: June 25, 2016
Time: 1:30 pm
Location: Denman Seniors Hall
1111 Northwest Rd, Denman Island, BC

Members Present Susan Morrison, Chair
David Critchley, Local Trustee
Laura Busheikin, Local Trustee

Staff Present Rob Milne, Island Planner
Vicky Bockman, Recorder

Others Present Approximately 20 members of the public

1. CALL TO ORDER

Chair Morrison called the Public Hearing to order at 1:46 pm. She read the Chairperson's Opening Statement and explained that this Public Hearing is being conducted to hear views regarding proposed Bylaw Nos. 219 and 220. She asked that all comments be directed to the proposed bylaws and not to personalities and cautioned that she would halt speakers if comments become personal.

2. PROPOSED BYLAW NOS. 219 and 220 (DE-RZ-2015.1 Pandesign – Henning Nielsen)

Planner Milne read the Public Hearing Notice and explained that the intent and purpose of the proposed bylaw is to allow the transfer of approximately 2.545 hectares of land to the Islands Trust Fund to be protected as Nature Reserve, to transfer one density associated with the 2.545 hectares to a receiving property and one density to the Official Community Plan Density Bank. He pointed out the location of the speakers list, comment sheets for written comments, and Public Hearing submission box. He advised that all submissions must be received by the end of the Public Hearing.

3. PUBLIC COMMENTS

Chair Morrison opened the floor for public comments on proposed Bylaw Nos. 219 and 220.

David Innes, 6055 Lacon Road stated that he and his wife are the donating property owners. He commented that they were pleased to donate this land for conservation purposes.

Peter Thomsen, 2000 Triple Rock Road objected to the location of the receiving property additional density. He stated that the land had already been subdivided to what he thought was the maximum allowed and he considered further subdivision and rezoning to be inappropriate and unfair to adjoining neighbours. He expressed concern that this proposal has the potential to harm more than one neighbour and asked that Bylaw No. 219 Part B and Bylaw No. 220 Parts B and C be rejected in the spirit of caring for community members over financial gain for others.

Louise Bell, 3325 Kirk Road observed that this application appears to comply with the provisions of the Official Community Plan; however, she commented that she is disappointed with the proposal. She expressed her disappointment that the donor property owners did not donate more land as the remaining lot will be slightly over two hectares and may lead to a subdivision request in the future, further increasing the density in this area. She remarked on the value of a compassionate local government that would recognize the need of the adjoining neighbours and would encourage another property to be considered as a receiving property choice. She noted that this property has already been subdivided and that this change creates the potential for additional densification in the future. She faulted the mapping available to the public at various points in the process as it did not provide adequate information regarding size, zoning, covenant areas, and distinguishing property boundaries of the receiving property.

Jennifer Balke, 6411 Lacon Road supported the donation of land to the Valens Brook Nature Reserve. She commented that Valens Brook is a major salmon creek and watershed system for the neighbourhood of the donating property which will benefit from one less density as a result of this proposal. She expressed her opinion that although this proposal is legal, any process should first address the effects on the community members in the area and expressed concern that the location of the additional density would create problems for neighbours.

Shaun White, 10801 Greenhill Road objected to the location of the property receiving the increased density in the proposal, noting that it will negatively affect neighbours, stress traffic in the area, secondary dwellings could increase density further, and ground water could be negatively impacted. He expressed his opinion that the location of the receiving property should be moved or the proposal rejected.

By general consent the Public Hearing was recessed at 2:02 pm and reconvened at 2:05 pm.

Shaun White, 10801 Greenhill Road suggested a different approach be considered for future applications that would allow the community to review projects at an earlier stage prior to applicants spending large sums on expenses involved in the process.

Planner Milne responded that the applicants held a Community Information Meeting prior to an application being submitted and outlined the steps that had been taken to this point.

Bill Engleson, 4905 Trueman Place expressed his support for the bylaws, commenting that the proposal constitutes a reasonable exchange of benefits on both sides. He

remarked that the process took longer than it should have and encouraged the Local Trust Committee to approve the bylaws.

Chair Morrison asked three times for further comments from the public and there were none at this time.

By general consent the Public Hearing was recessed at 2:10 pm.

Chair Morrison left the Public Hearing at 2:10 pm with Trustee Busheikin subsequently assuming the position of Acting Chair.

By general consent the Public Hearing was recalled to order at 3:54 pm.

Henning Nielsen, 3222 Lacon Road thanked the Local Trust Committee members and staff for their diligence in the consideration of this application. He acknowledged that it has been a long process and appreciated efforts to bring this proposal to conclusion.

4. ADJOURNMENT

Chair Busheikin asked three times if there were any in the audience who wished to comment and hearing none, the Public Hearing was closed at 4:02 pm.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE PUBLIC HEARING HELD:

Vicky Bockman, Recorder