



## Denman Island Local Trust Committee Minutes of Special Meeting

**Date:** June 25, 2016  
**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 25 members of the public

### 1. CALL TO ORDER

Chair Morrison called the meeting to order at 1:00 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, Trustees, staff and recorder.

### 2. COMMUNITY INFORMATION MEETING

Presentation by Planner Milne regarding DE-RZ-2015.1 (Pandesign - Henning Nielsen) Bylaw Nos. 219 and 220

**By general consent** the agenda was approved as presented.

Planner Milne provided a presentation on the process, purpose, and intent of the proposed bylaws. He reported that a new site-specific zone, R2(6), has been created with this proposal with densities in that zone limited to a maximum of three. He explained that if adopted the proposal will result in the transfer of one density to the Denman Island Density Bank to be used for affordable housing, donation of land to the Valens Brook Nature Reserve, and one density to the receiving property. He noted that there will be no net increase in overall density in compliance with the Official Community Plan (OCP) density cap, and that there would be increased protection for the identified areas of sensitive environmental values on the receiving property through a restrictive covenant registered on title.

### 3. QUESTION AND ANSWER SESSION

Planner Milne responded to questions with the following noted:

- If the land becomes three separate properties could each have a house and a secondary cottage resulting in six dwellings?  
Secondary suites would be permitted; applications could be made for secondary dwellings through a Temporary Use Permit process which includes opportunity for public input.
- What will the density being transferred to the receiving parcel be used for?  
It will be a residential density and can be used for purposes identified in the R2 zone.
- How many densities are presently on the receiving land?  
Currently there are two densities and if the rezoning moves forward there will be three.
- Are density transfers to be used for affordable housing?  
The Density Bank holds densities to be used exclusively for affordable housing while density transfers can be used for dedication of land for a park, donation of land for conservation purposes, and sale of land for conservation purposes.
- What is the area on the map shown below the portion that is being considered for rezoning from Forestry to Agriculture?  
That is privately owned agricultural land.
- Is it possible that other densities can be moved to the receiving property area in the future?  
Yes it is possible although consideration of additional densities would require a rezoning process that would include community consultation.
- What is the size of the whole receiving property, the size of the portion currently zoned Forestry, and the size of the portion currently zoned R2?  
The entire property is 16.7 hectares. The two zones are nearly equal in size, however, the R2 portion is not subdividable under existing zoning as it is just under the required size threshold. Currently, the R2 zone has one density and the Forestry zone has one density associated with it. If the proposal proceeds, the property will change from two zones: R2 and Forestry to one R2(6) zone: and the transfer of the density from the donation of land to the Nature Reserve will create a total of three densities on the rezoned receiving property.
- Is there a provision in the OCP that allows for consideration of harmful effects to neighbours in the decision process?  
There is no provision as such; a zone allows for a set of uses. It would be difficult to create zones to address specific impacts on particular neighbouring property owners. This would be further complicated by the possibility of neighbours changing over time.
- Will the receiving property be subject to Development Permit Area (DPA) regulations given that it is on a slope?  
Yes, the R2(6) property will be subject to the Steep Slopes DPA and there will be setbacks required.

- Instead of this proposal, would it be possible to rezone to one R2 plus an R1 zone or two R1 zones and to have the transferred density in an R1 zone that would be closer to the road?  
There are a number of ways that the proposal could be configured, however the community and Local Trust Committee are being asked to respond to an application that has been proposed by the applicants.
- If land were to be left in the Forestry zone would trees be left to grow?  
Not necessarily; in the Forestry zone dwellings and sawmills are permitted. The Forestry zone is not a conservation zone. The R2(6) zone would preclude the possibility of a sawmill on that property.
- If the zoning changes a portion of the property from Forestry to Agriculture would there be any restrictions of the types of agricultural activity that would be allowed?  
Agricultural lands in the Agricultural Land Reserve are regulated through the Agricultural Land Commission.
- Would there be an assessment of water sufficiency on the property to support the densities or possible impact on surrounding properties' water?  
Currently there are no groundwater regulations in BC although the amount of water available would need to be demonstrated in the subdivision process.
- Is the land transferring to the Nature Reserve a gift or a trade and who is benefiting?  
The terminology used in the proposal mirrors language in the OCP which went through a community consultation process. The community benefits by an addition to land in the Valens Brook Nature Reserve and an addition to the Density Bank and a property receives an additional density.
- Valens Brook Nature Reserve is tiny even with a 68% increase in land through this proposal; why would you call it a nature park?  
This will be a Nature Reserve intended to preserve the sensitive area. It is not meant to be used actively as a park with trails.

#### 4. PUBLIC HEARING

##### 4.1 Recess for Public Hearing

###### 4.1.1 Bylaw Nos. 219 and 220

**By general consent** the meeting was recessed at 1:46 pm to conduct a Public Hearing on Bylaw Nos. 219 and 220.

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

4.1.2 Recall to order

**By general consent** the meeting was reconvened at 4:00 pm.

**5. ADJOURNMENT**

**By general consent** the meeting was adjourned at 4:02 pm.

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Susan Morrison, Chair

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Laura Busheikin, Acting Chair

Certified Correct:

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Vicky Bockman, Recorder