

ADOPTED

**DENMAN ISLAND LOCAL TRUST COMMITTEE
SPECIAL MEETING
HELD AT 2:30 P.M. ON TUESDAY, DECEMBER 9, 2008
AT THE ISLANDS TRUST OFFICE
SUITE 200, 1627 FORT STREET, VICTORIA, BC**

PRESENT: David Graham Local Trustee and Chair
 Louise Bell Local Trustee
 Chris Jackson Acting Regional Planning Manager and Recorder

There were zero (0) members of the public in attendance.

1. CALL TO ORDER

The meeting was called to order at 2:30 p.m.

The agenda was modified such that item 2. was changed and a new item 3. was added, as follows:

- 2., Denman Island Land Use Bylaw, 2008
 - 2.1, Process for Correcting Error in Proposed Bylaw No. 182, Cited as "Denman Island Land Use Bylaw, 2002, Amendment No. 2, 2007"
 - 2.2, Further Consideration
- 3., K'omoks First Nation

The agenda was approved, as amended, by consensus.

2. DENMAN ISLAND LAND USE BYLAW, 2008

2.1 Process for Correcting Error in Proposed Bylaw No. 182, Cited as "Denman Island Land Use Bylaw, 2002, Amendment No. 2, 2007"

Discussion occurred concerning errors in proposed Bylaw No. 182, cited as "Denman Island Land Use Bylaw, 2002, Amendment No. 2, 2007", for the minimum lot sizes for the proposed Co-housing subdivision application. Rather than including the correcting amendment into proposed Bylaw No. 186, cited as "Denman Island Land Use Bylaw, 2008", Trustee Bell raised the idea that a separate, independent bylaw amendment may be more efficient, given that approval of the proposed Official Community Plan, proposed Bylaw No. 185, cited as "Denman Island Official Community Plan, 2008", may be delayed by the Minister of Community Development. Staff advised that they will discuss the status of proposed Bylaw No. 185 with Ministry staff, and further advise the Local Trust Committee if there will be a delay. If a delay occurs, staff will seek direction

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from the Local Trust Committee to initiate a separate bylaw process to correct the minimum lot size errors.

2.2 Further Consideration

Trustees and staff reviewed the second reading version of proposed Bylaw No. 186, cited as "Denman Island Land Use Bylaw, 2008". Staff commented that the Denman Island Local Trust Committee should consider several modifications to proposed Bylaw No. 186, including correction to the minimum lot sizes for one property, legally described as the South West ¼ of Section 17, Denman Island, Nanaimo District, except that part in Plan 14174 and Plan VIP77481.

DE-118-2008 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee:

- amends proposed Bylaw No. 186, cited as "Denman Island Land Use Bylaw, 2008", by amending:
 - o Schedule A, Section 3.4, Table 8 [site specific regulations], by adding the following words "F(1) 1. Despite Table 7 of this section, the minimum lot area permitted by subdivision, subject to the regulations in Section 2.8 is 20 ha";
 - o Schedule A, Section 3.4, Table 8 [site specific regulations], by replacing Regulation 4. of site specific regulation A(5) with the following words "A(5) 4. Despite Table 7 of this section, the minimum lot area permitted by subdivision, subject to the regulations in Section 2.8 is 13.0 ha";
 - o Schedule B in accordance with the referenced plan; and
 - o Schedule A and B by incorporating proposed Bylaw No. 180, cited as "Denman Island Land Use Bylaw, 2002, Amendment No.1, 2007", into proposed Bylaw No. 186;
- waives Public Hearing; and
- will consider third reading of proposed Bylaw No. 186 on Friday, January 2, 2009 at 10:00 a.m. at the Islands Trust Trustee office, at the Marcus Isbister Old School, Denman island.

CARRIED

3. K'OMOKS FIRST NATION

Discussion occurred regarding the status of the Treaty process and if there was a response to the letter from Islands Trust staff to Trevor Proverbs, Chief Provincial Negotiator. Staff stated that they will follow up on this matter.

ADOPTED

4. ADJOURNMENT

The meeting was adjourned at 3:30 p.m.

Recorder

Chair