

DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 210

A BYLAW TO AMEND DENMAN ISLAND OFFICIAL COMMUNITY PLAN, 2008

The Denman Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Denman Island Local Trust Committee Area under the *Islands Trust Act*, enacts as follows:

- 1. That Denman Island Local Trust Committee Bylaw No. 185 cited as "Denman Island Official Community Plan, 2008" is altered as shown on Schedule "A" of this amending bylaw.
- 2. This Bylaw may be cited as "Denman Island Official Community Plan, 2008, Amendment No. 1, 2014".

READ A FIRST TIME THIS 7th DAY OF May, 2014

PUBLIC HEARING HELD THIS DAY OF, 2014

READ A SECOND TIME THIS DAY OF, 2014

READ A THIRD TIME THIS DAY OF, 2014

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS DAY OF, 2014

APPROVED BY THE MINISTER OF COMMUNITY, SPORT AND CULTURAL DEVELOPMENT

THIS DAY OF, 2014

ADOPTED THIS DAY OF, 2014

SECRETARY

CHAIRPERSON

DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 210

Schedule A

Denman Island Local Trust Committee Bylaw No. 185, cited as “Denman Island Official Community Plan, 2008” is amended as follows:

1. Section H.2, “Temporary Use Permits” of Part H, “Other Permits” of Schedule B, is amended by the deletion of the paragraph after the text “Information Note” and the insertion of the following text:

“Section 921 of the *Local Government Act* provides that temporary uses may be permitted in areas designated in the Official Community Plan. Upon application by a property owner the Local Trust Committee can issue a Temporary Use Permit through resolution. The permit can allow a use not permitted by the land use bylaw, the conditions of use and the time period. Temporary Use Permits can be issued for a term of up to three years and may be renewed one time only after which applicants may apply for a new Temporary Use Permit for the same use.

Areas and uses designated for the consideration of Temporary Use Permits may be found in the Denman Island Land Use Bylaw.”

2. Policy 10, under “Use and Density” of Part E.1 “Housing” is amended by replacing the existing text with the following:

“In the Rural designation zoning regulations should generally permit one dwelling unit per lot, including a secondary suite, provided that the land owner provides the Local Trust Committee with proof of adequate water supply for each dwelling unit without endangering the water supply of adjacent land owners. A secondary dwelling unit may be permitted on a lot if approved by a Temporary Use Permit.”

3. Policy 11, under “Use and Density” of Part E.1 “Housing” is amended by and replacing it with a new Policy 11 which reads as follows:

“The overall residential density on Denman Island should generally not increase beyond that permitted by existing zoning on the date this Plan was adopted except that an increase of approximately 5 percent may be permitted to accommodate zoning amendments for special needs and affordable housing, secondary dwelling units approved by the Denman Island Local Trust Committee under a Temporary Use Permit and site-specific zoning amendment applications under Policy 29 of this Section.

Notwithstanding the foregoing, secondary suites contained within the footprint of existing, conforming dwelling units are not deemed to contribute to density calculations for the purposes of this policy.”

4. Policy 13, under “Use and Density” of Part E.1 “Housing” is amended by replacing the existing text with the following:

“In the Sustainable Resource designation, zoning regulations should permit one dwelling including a secondary suite per parcel.”

5. "Use and Density" of Part E.1, "Housing" is amended by inserting a new Policy 15 which reads as follows below and renumbering existing Policy 15 to Policy 16, and deleting existing Policy 16 under "Special Needs and Affordable Housing" of Part E.1, "Housing".

"The Local Trust Committee may approve secondary dwelling units on lands within the "Rural" and "Sustainable Resources" designations through a Temporary Use Permit."