

DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 235

Schedule "1"

1. Schedule "A" – Official Community Plan Policy Document of the Denman Island Local Trust Committee Bylaw No. 185, cited as "Denman Island Official Community Plan, 2008" is amended as follows:
 - 1.1 PART E FAMILIES AND INDIVIDUALS, E1 – HOUSING, Housing Objectives is amended by adding the following new objective following the text of Objective 4:

"Objective 5 To protect and enhance the supply and quality of rental housing for low income households."
 - 1.2 PART E FAMILIES AND INDIVIDUALS, E1 – HOUSING, Housing Policies, Policy 8 is replaced in its entirety with the following:

"In the Residential and Rural designation, the principal use should be single family residential with the exception of the following:

 - The existing cabins on the R1(2) zoned parcel and the rental accommodation on the two R1(1) zoned parcels as permitted by the Denman Island Land Use Bylaw; and
 - Multi-family affordable housing through the completion of a successful rezoning application.
 - 1.3 PART E FAMILIES AND INDIVIDUALS – E.1 HOUSING, Housing Policies, Policy 10 is amended by adding the following sentence to the end of Policy 10:

"Multi-family affordable housing may be considered by an application for rezoning in the Rural designation."
 - 1.4 PART E FAMILIES AND INDIVIDUALS – E.1 HOUSING, Housing Policies, Zoning Amendments, Policy 26 is deleted in its entirety and replaced with:

"Applicants applying for a zoning amendment prior to 2032 for new single family or multi-family dwellings should be required to meet or exceed BC Energy Step Code Level 2 standards for new construction, either by way of a site specific amenity zone or by way of a restrictive covenant registered on title."
 - 1.5 PART E FAMILIES AND INDIVIDUALS – E.1 HOUSING, Housing Policies, Zoning Amendments, Policy 28 is amended by adding an additional bullet to the end of the list that reads:

"that residential rental tenure zoning is considered to ensure affordability is maintained in perpetuity."
 - 1.6 PART E FAMILIES AND INDIVIDUALS – E.1 HOUSING, Housing Policies, Zoning Amendments is amending by adding the following new policy after Policy 29 and renumbering subsequent policies chronologically:

“Policy 30 The provision for density transfer in Appendix C of this Plan may apply to the donation or sale of land for the development of multi-family affordable housing projects that include protection of the natural environment.”

- 1.7 APPENDIX C DENSITY TRANSFER – is amended by inserting the following text in the introductory paragraph after the words “density transfer to permit”:

“multi-family affordable housing with formal protection of the natural environment; permit”;

and the following text after the words “simply replaces that of the lot”:

“protected by covenant or Development Permit Area,”.

- 1.8 APPENDIX C DENSITY TRANSFER – Policies, Policy 1 is replaced in its entirety with the following:

“The Local Trust Committee may consider applications for density transfer for multi-family affordable housing, conservation and park purposes only. Eligible situations are limited to the following:

- donation or sale of land for a multi-family affordable housing development that results in protection of the natural environment on the same parcel through a restrictive covenant or Development Permit Area; or
- dedication of land for a park; or
- donation or sale of land for conservation purposes.”

- 1.9 APPENDIX C DENSITY TRANSFER – Policies, Policy 1, Guidelines for Density Transfer is amended by adding the following new guideline after Guideline 3 and renumbering subsequent guidelines chronologically:

“Guideline 4 The original parcel of land which is subject to a reduction in development potential in order to transfer the density to another parcel(s) for the purposes of multi-family affordable housing is referred to as the donor parcel.”

- 1.10 APPENDIX C DENSITY TRANSFER – Policies, Policy 1, Guidelines for Density Transfer is amended by adding the following new guideline after Guideline 5 and renumbering subsequent guidelines chronologically:

“Guideline 6 Where the receiver parcel is intended for multi-family affordable housing, the following are required:

- a housing agreement to the satisfaction of the Local Trust Committee to protect the receiver parcel in perpetuity for the purposes of providing multi-family affordable housing; and
- protection of the natural environment on the receiver parcel by way of a restrictive or conservation covenant or Development Permit Area.”

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Schedule "2"

1. Schedule "C" – Land Use Designations of the Denman Island Local Trust Committee Bylaw No. 185, cited as "Denman Island Official Community Plan, 2008" is amended by changing the designation of THE SOUTH WEST 1/4 OF SECTION 17, DENMAN ISLAND, NANAIMO DISTRICT EXCEPT THAT PART IN PLAN 14174, VIP77481 AND VIP87456 (PID 006-657-290) as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "C" of Bylaw No. 185 as are required to effect this change.

Plan No. 1

