



## DENMAN ISLAND LOCAL TRUST COMMITTEE

### BYLAW NO. 237

#### Schedule "1"

1. Schedule "B" – **PERMITS AND PLAN ADMINISTRATION** 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 F – DEVELOPMENT PERMIT AREAS**, is amended by replacing all references to specific sections of the *Local Government Act* with the correct section citations.

1.2 **PART F – DEVELOPMENT PERMIT AREAS**, is amended by adding the following new section after "Development Permit Area No. 7: Light Industrial":

#### **"DEVELOPMENT PERMIT AREA NO. 8: RESIDENTIAL DENSITY INCREASE**

##### **Category**

The area indicated on Schedule E as Development Permit Area No. 8: Residential Density Increase, is designated according to Sections 488(1)(a)(c)(h)(i) and (j) of the *Local Government Act* for the protection of the natural environment, protection of farmland and promotion of energy, water conservation and greenhouse gas emission reduction. Development approval information in the form of reports from a registered professional biologist and/or another qualified professional may be required due to the special conditions and objectives described below.

##### **Area**

Development Permit Area No. 8: Residential Density Increase currently applies to only one site in the planning area as shown on Schedule E (PID 006-657-290).

##### **Justification**

The Local Trust Committee can approve a density transfer application or density bank withdrawal subject to conditions in the Official Community Plan. Either option can result in the intensification of rural residential uses on a specific parcel and increase the number of dwellings and people on that parcel. Such parcels are to be designated as part of this DPA so that all subsequent development is informed by guidelines that improve and protect local biodiversity and enhance subdivision design, site layout and landscaping to mitigate impacts on the natural environment, air shed and watershed. The BC Agricultural Land Commission has acknowledged that the development of lands adjoining the Agricultural Land Reserve (ALR) may compromise the agricultural use of the ALR and increase the potential for land use conflicts. The incorporation of vegetated buffers between parcels benefiting from a density transfer or density bank withdrawal and the Agricultural Land Reserve boundaries, is expected to promote greater compatibility between uses while protecting agricultural potential from rural development.

##### **Objectives:**

The objectives of Development Permit Area No. 8 are:

1. To ensure that protection of the natural environment and habitats are prioritized.
2. To ensure a high level of design and quality of construction of all future development.
3. To support innovation in energy and water conservation and reduction of greenhouse gas emissions.
4. To provide adequate buffering along the Agricultural Land Reserve boundaries.

**INFORMATION NOTE:** Development Permit Area Guidelines for Development Permit Area No. 8 – Residential Density Increase are in the Denman Island Land Use Bylaw.

**DENMAN ISLAND LOCAL TRUST COMMITTEE**

**BYLAW NO. 237**

**Schedule "2"**

1. **Schedule "E" – Map 2 North and Map 2 South – Development Permit Areas** of the Denman Island Local Trust Committee Bylaw No. 185, cited as "Denman Island Official Community Plan, 2008" are amended by designating a new Development Permit Area "Development Permit Area No. 8 – Density Transfer – Residential" on those lands described as 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 "E" of Bylaw No. 185 as are required to effect this change.

**Plan No. 1**

