



Denman Island Local Trust Committee

PUBLIC HEARING NOTICE

Proposed Bylaw Nos. 255, 254 and 250
DE-RZ-2024.1 Triple Rock Land Cooperative

The Denman Island Local Trust Committee invites the public to attend a Public Hearing beginning at **10:00 am, Tuesday, February 17, 2025, via electronic meeting**, to hear your views regarding **Proposed Bylaw Nos. 255, 254 and 250**.

- **10:00 AM – Community Information Meeting** will be held before the Public Hearing for you to learn more about the bylaws and to ask questions
- **10:15 AM – Public Hearing**

What are Bylaw Nos. 255, 254 and 250 about?

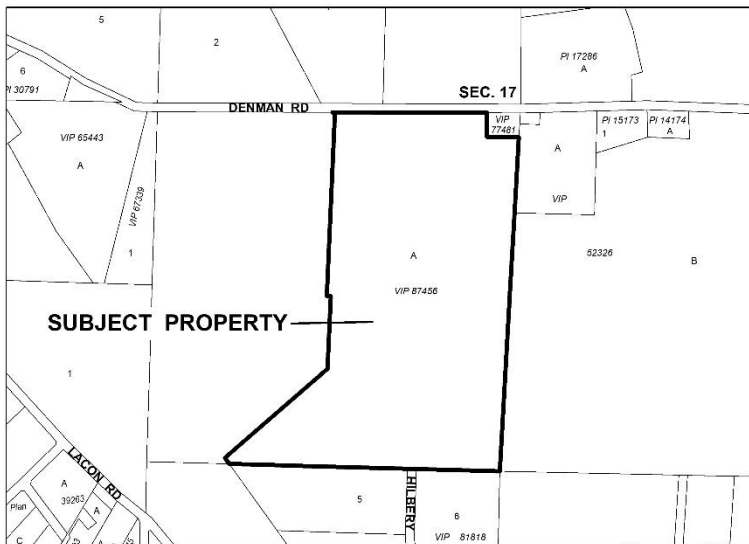
Bylaw No. 255 proposes to amend the Official Community Plan (OCP) by withdrawing residential units from the density bank to enable an increase in residential units on the subject property by four.

Bylaw No. 250 proposes to amend the Land Use Bylaw (LUB) by introducing new zoning regulations applicable to the R4 zone. The proposed amendments include:

1. Increasing the number of residential units on the subject property by four.
2. Permitting secondary suites in all residential units.
3. Increasing the maximum gross floor area for single-family dwellings from 139.4 m² to 186 m² to accommodate secondary suites.
4. Increasing the maximum floor area for outbuildings from 1275 m² to 2174 m² to meet ongoing needs and support the additional secondary suites.

Bylaw No. 254 proposes to enter the Local Trust Community into a new housing agreement with the owner of the subject land. The agreement will regulate the occupancy and affordability of 19 housing units, including associated secondary suites, and will establish monitoring and reporting requirements to ensure compliance.

These bylaw amendments will apply to 5201 Denman Road, Denman Island, legally described as: Lot A, Section 17, Denman Island, Nanaimo District, Plan VIP87456 (PID 028-101-677)



How Do I Get More Information?

Copies of the proposed bylaw, the Public Hearing Binder and other information is available **online** from February 6, 2026 to February 17, 2026 here:

<https://islandstrust.bc.ca/island-planning/denman/projects/> and at the Islands Trust Northern Office, 700 North Road, Gabriola, BC V0R 1X3 from 8:30 a.m. to 4:00 p.m., Tuesday – Thursday excluding statutory holidays.

Enquiries?

Contact the Islands Trust Northern Office, by **email**: northinfo@islandstrust.bc.ca, or **phone**: 250-247-2063.

Written submissions?

Written submissions will be accepted until 4:30 p.m., February 16, 2026 to: Islands Trust, 700 North Road, Gabriola Island, BC, V0R 1X3 or **email**: northphsub@islandstrust.bc.ca

Written submissions made in response to this notice will be available for public review.

NO WRITTEN OR ORAL REPRESENTATIONS WILL BE RECEIVED BY THE DENMAN ISLAND LOCAL TRUST COMMITTEE, OR ITS MEMBERS, AFTER THE CONCLUSION OF THE PUBLIC HEARING.

**Nadine Mourao,
Deputy Secretary**