



Denman Island Local Trust Committee
PUBLIC HEARING NOTICE
Proposed Bylaw Nos. 260 and 264
Major Project: Denman Island Housing Review (Official
Community Plan and Land Use Bylaw) Review

The Denman Island Local Trust Committee invites the public to attend a Public Hearing beginning at **10:45 am, Tuesday, September 15, 2026, Denman Activity Centre, 1111 Northwest Road, Denman Island**, to hear your views regarding **Proposed Bylaw Nos. 260 and 264**.

- **10:30 AM – Community Information Meeting** will be held prior to the Public Hearing to provide an overview of the purpose and content of the proposed bylaws and provide an opportunity for the public to ask technical or clarifying questions. Comments or views on the proposed bylaws will be heard at the Public Hearing.
- **10:45 AM – Public Hearing** an opportunity for the public to provide comments and share their views on the proposed bylaws with the Local Trust Committee.

What are Bylaw Nos. 260 and 264 about?

Bylaw 260 (Official Community Plan) Amendments:

- Update housing objectives to focus on addressing housing needs while protecting the environment and acknowledging First Nations interests;
- Transition from the density bank policy to a broader policy framework that guides housing and development in a manner consistent with community values and environmental protection;
- Support affordable and attainable housing through expanded housing and subdivision policy directions;
- Support alternative housing forms, including RVs and yurts, in appropriate areas;
- Support applications to the Agricultural Land Commission (ALC) for exclusion from the Agricultural Land Reserve (ALR) for affordable housing; and
- Increase flexibility for subdivision to facilitate parks and protected areas, cultural heritage protection, affordable and attainable housing, special needs housing, seniors' housing, and community service needs.

Bylaw 264 (Land Use Bylaw) Amendments:

- Increase minimum lot size requirements to prevent subdivision that would create additional private lots;
- Reduce the number of permitted dwellings on larger lots;
- Permit dwellings in Industrial zones;
- Remove Temporary Use Permit requirements for secondary dwelling units;
- Increase opportunities for secondary suites and detached secondary dwelling units in certain zones;
- Reduce maximum lot coverage and floor area limits; and
- Require freshwater catchment and storage cisterns for all new builds.

How Do I Get More Information?

Copies of the proposed bylaw, the Public Hearing Binder and other information is available **online** from September 4, 2025 to September 15, 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., 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., September 14, 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. Written submissions received after the deadline will be considered late and will not be accepted by the Local Trust Committee. However, comments can still be made until the close of the public hearing in the following ways:

- Speaking during the public hearing (either yourself or by someone present on your behalf).
- Hand-delivering your written comments to the Public Hearing Secretary at the meeting.

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**