



## Denman Island Local Trust Committee Public Hearing Record

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### REGARDING PROPOSED BYLAW NOS. 233 AND 234

**Date:** March 15, 2021  
**Time:** 7:15 pm  
**Location:** Electronic Meeting via Zoom

**Members Present:** Sue Ellen Fast, Chair  
David Critchley, Local Trustee  
Laura Busheikin, Local Trustee

**Staff Present:** Sonja Zupanec, Island Planner  
Wil Cottingham, Administrative Assistant  
Vicky Bockman, Recorder

**Others Present:** Approximately sixteen (16) members of the public

#### 1. CALL TO ORDER

Chair Fast called the Public Hearing to order at 7:31 pm. She welcomed the public, introduced Trustees, staff and recorder and acknowledged that this Public Hearing was being held electronically in traditional territory of the K'ómoks and Qualicum First Nations.

She read the Chairperson's Opening Statement and explained that this Public Hearing is being conducted to hear views regarding proposed Bylaw No. 233 cited as "Denman Island Official Community Plan, 2008", Amendment No. 1, 2019" and proposed Bylaw No.234 cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2019".

#### 2. PROPOSED BYLAW NOS. 233 and 235

Planner Zupanec reported that a copy of the Public Hearing Notice was advertised in two consecutive editions of The Islands Grapevine and noted that all notification requirements have been completed. She advised that the Public Hearing binder is available for review during this Hearing on the Islands Trust website.

She explained that the purpose of proposed Bylaw No. 233, if adopted, will amend the Denman Island Official Community Plan (OCP) by introducing new policies to: re-designate a 0.7 hectare portion of the subject property from 'Sustainable Resource' to 'Residential'; allow subdivision to permit seniors affordable housing; require residential rental tenure zoning for multi-family dwellings to ensure rental affordability is maintained in perpetuity; and require Energy Step Code compliance for new dwellings as a result of rezoning or density transfer.

The purpose of Bylaw No. 234, if adopted, will amend the Denman Island Land Use Bylaw (LUB) by: rezoning the parcel to two new site specific 'A(15)' and 'R4(2)' zones to allow for subdivision and increase in density in R4(2) zone; permitting seniors affordable housing duplexes by way of a residential rental tenure zone; changing proof of adequate potable water requirement at the time of subdivision from 1200 litres/day/dwelling to providing proof of water licence (3680 litres/day as per licence); and regulating siting, size, lot coverage, parking, signage and several other land use parameters for the new 'Affordable Rental Housing (2)' - R4(2) zone.

She identified the referrals that were sent out for comment, noting that responses received are available on the Islands Trust website. As of this meeting time there have been 12 submissions received regarding these bylaws; and emails received during this Public Hearing will be reviewed by Trustees prior to the close of the Hearing.

### **3. PUBLIC COMMENTS**

Chair Fast explained that this is the opportunity for the public to comment on the proposed bylaws.

- Stephanie Slater – Supports the application. She requested that the R4(2) zoning be explained further for community information and was advised that the next Local Trust Committee (LTC) meeting might be an appropriate time for this to occur;
- Bill Engleson – Supports the application and encouraged the LTC to move forward with the proposal;
- Sean Maher – asked the LTC to consider screening issues that are causing concern to neighbours and to set mitigating requirements in writing.

Trustees reviewed emails received during this Public Hearing.

### **4. ADJOURNMENT**

Chair Fast thanked the public for their submissions. She asked three times for comments from the public and hearing none the Public Hearing was closed at 7:46 pm.

**I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD:**

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Vicky Bockman, Recorder