



Denman Island Local Trust Committee
PUBLIC HEARING NOTICE
Rezoning – DE-RZ-2017.1
Denman Community Land Trust Association
(Pepper Lane)

The Denman Island Local Trust Committee invites the public to attend a Public Hearing beginning at **7:15 pm, Monday, March 15, 2021, via electronic meeting**, to hear your views regarding **Proposed Bylaw Nos. 233 and 234**. A Community Information Meeting will be held prior to the Public Hearing at **7:00 pm**.

What are Bylaw Nos. 233 and 234 about?

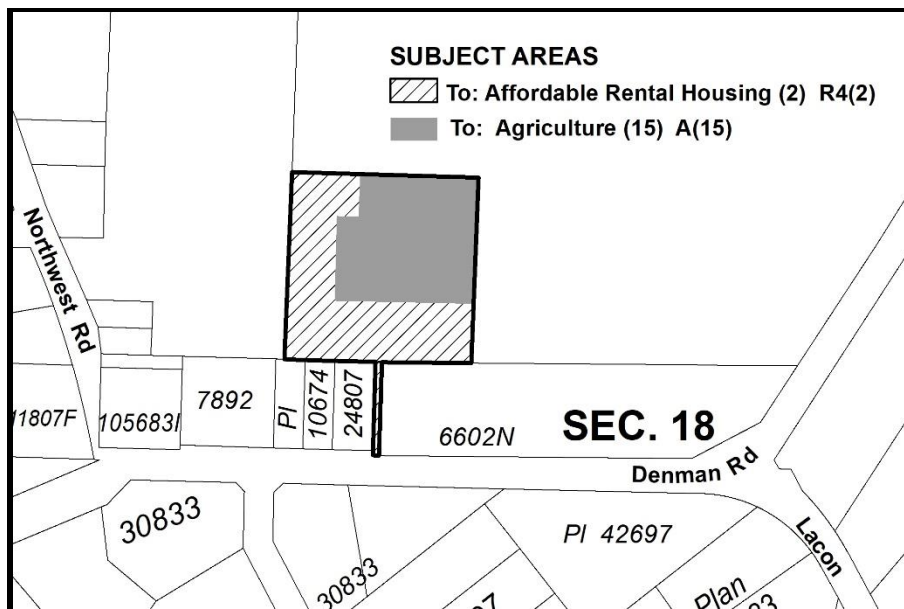
Bylaw No. 233 will amend the Denman Official Community Plan (OCP) by introducing new policies to: re-designate a 0.7 hectare portion of the subject property (see sketch map below) from ‘Sustainable Resource’ to ‘Residential’; allow subdivision to permit seniors affordable housing; require residential 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.

Bylaw No. 234 will amend the Denman 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.

The subject property is located at 3730 Denman Road and legally described as:

PID: 031-102-026, Lot A of Section 18, Denman Island, Nanaimo District, Plan EPP68031

As shown on the sketch map (below)



How Do I Get More Information?

A copy of the Bylaws and other information is available at the Islands Trust Northern Office from 8:30 a.m. to 4:00 p.m. March 3-4 and March 9-11, 2021, or **online** from March 3, 2021 to March 15, 2021 here:

www.islandstrust.bc.ca/islands/local-trust-areas/Denman/current-applications/

Enquiries?

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

Written submissions?

Send by 4:30 p.m., March 15, 2021 to: Islands Trust, 700 North Road, Gabriola Island, BC, V0R 1X3 or

Email: northphsub@islandstrust.bc.ca

To listen and/or view the meeting or participate in the Public Comments portion of the Public Hearing, on March 15, 2021, the public may join the meeting by:

- **Calling:** 833.955.1088 (Toll Free) or 833.958.1164 (Toll Free) (Press *9 to raise your hand and *6 to unmute)
- **Logging into:** <https://islandstrust.zoom.us/j/69587914025>
- **The Webinar ID number is:** 695 8791 4025
- **Live Stream (To watch only):** <https://collaboratevideo.net/islandstrust/C>

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.

**Becky McErlean,
Deputy Secretary**