



**Denman Island Local Trust Committee
PUBLIC HEARING NOTICE
Rezoning – DE-RZ-2021.1 (Denman Green)
Denman Housing Association**

The Denman Island Local Trust Committee invites the public to attend a Public Hearing beginning at **7:00 p.m., May 30, 2022**, at the **Denman Community Hall, 1196 Northwest Road, Denman Island** to hear your views regarding **Proposed Bylaw Nos. 241 (Official Community Plan (OCP)), 242 (Land Use Bylaw (LUB)) and 243 (Housing Agreement (HA))**. A **Community Information Meeting** will be held prior to the Public Hearing at **6:30 p.m.**

What are Bylaw Nos. 241, 242 and 243 about?

Bylaw No. 241 will amend the OCP with new general policies to enable the transfer of density from one parcel to another for the purposes of multi-family affordable housing and require Energy Step Code compliance for any dwellings as a result of rezoning or density transfer.

Bylaw No. 242 will amend the LUB zoning of the

- **Donor parcel** - to reduce the maximum permitted density on the non Agricultural Land Reserve portion of the parcel from seven dwellings to four.
- **Receiver parcel (affordable housing 'Denman Green')** - to a site specific zone for Affordable Housing and introduce site specific regulations for up to twenty units of density, setbacks, height, lot coverage and maximum floor area.
- **Receiver parcels (market housing)** – to introduce site specific regulations for Energy Step Code Compliance and a revised minimum average lot size that would permit five lots.

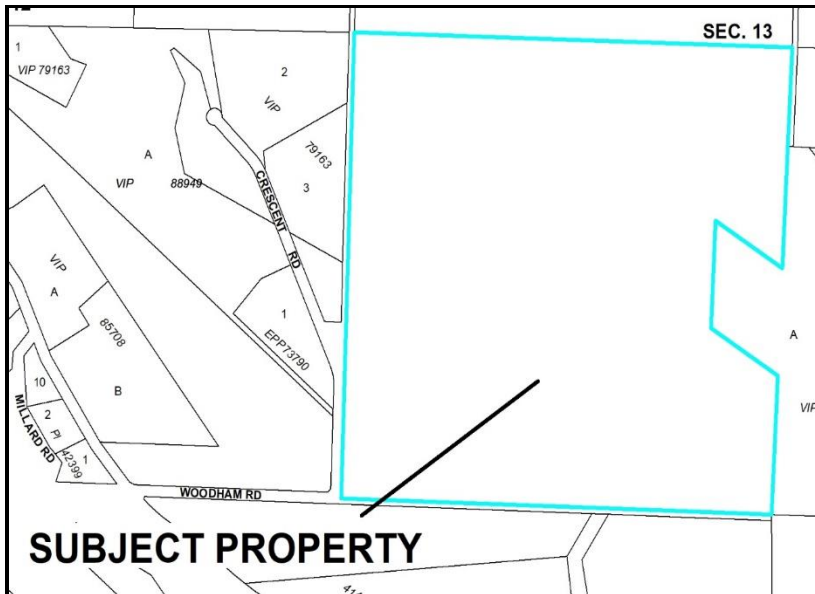
Bylaw No. 243 HA concerns a housing agreement with the owner of the **Receiver parcel (affordable housing)** that includes terms and conditions regarding the occupancy, tenure and availability to specified classes of persons of dwelling units located on those lands.

Where are the properties?

Donor parcel:

Subject Property Address: 6080 Woodham Road, Denman Island, BC

Parcel Identifier Number: 009-704-523



How Do I Get More Information?

A copy of the proposed bylaws and other information are available on the Current Applications webpage: www.islandstrust.bc.ca/islands/local-trust-areas/denman/current-applications/ and, at the Islands Trust Office at 700 North Road, Gabriola Island, BC, V0R 1X3. **May 19 to May 30, 2022.**

Enquiries?

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

Written Submissions?

Written submissions are welcome at the Public Hearing and can also be emailed to northphsub@islandstrust.bc.ca, or mailed to the Islands Trust office by May 29, 2022. Written comments made in response to this notice will be available for public review.

All submissions received become part of the public record.

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.

Please note, due to limited WiFi at the venue, live streaming and Zoom are **not available** and public participation will be limited to those attending **in person only**.