

Marek Pawlowski

May 31st, 2026

Planning Department

Islands Trust – Denman Island Local Trust Committee

Re: Opposition to Rezoning Application PL-RZ-2025-0464 (3 Ravens Land Share Non-Profit Affordable Housing Co-operative) – 4100 Pinecrest Road (PID 028-639-928)

To Whom It May Concern,

I am writing to oppose rezoning application PL-RZ-2025-0464 for 4100 Pinecrest Road (PID 028-639-928). I live at [REDACTED] and will be directly affected. After reviewing the attached schematic showing seven dwelling units on Lot 5, I offer the following concerns.

1. Neighbourhood character and intensity

- Pinecrest Road is a quiet rural area of predominantly single-family dwellings (R2). Adding seven new dwellings—potentially ±30 residents—significantly intensifies use beyond the established rural pattern, with associated traffic, lighting, noise, and activity inconsistent with the area’s character.

2. Effective subdivision contrary to policy direction

- Siting the seven units along the southern boundary, roughly 300 m from the owner’s existing home, creates two distinct residential areas on Lot 5—functionally a subdivision “in all but name.”
- The Denman Island Official Community Plan (OCP) update direction emphasizes increasing rental housing options while discouraging further subdivision of rural lots. This proposal runs counter to that intent by creating multiple independent units clustered as if on separate parcels rather than advancing gentle, policy-supported rental forms within existing frameworks.
- Advancing de facto subdivision through rezoning circumvents the level of servicing scrutiny and policy testing ordinarily applied to lot splits.

3. Disproportionate impacts on adjacent neighbours

- The cluster is positioned to minimize effects on the owner's dwelling (screened by trees/bush) while shifting visual, noise, lighting, and privacy impacts onto neighbouring properties to the south and west. For example, the dwelling on [REDACTED] lies at roughly one-third the distance to the proposed buildings compared with the separation to the owner's home, concentrating impacts on that and the adjacent property.

4. Environmental health and servicing feasibility not demonstrated

- The application contemplates rainwater harvesting and composting toilets for a population of up to ~30 residents plus guests. Rainwater is not presently an accepted year-round potable source for legalized dwellings under current provincial/regulatory standards, notwithstanding potential future OCP direction.
- Composting systems at this scale raise unresolved questions about compliant storage, treatment, and lawful disposal of composted material, as well as odour, groundwater protection, and cumulative effects. Multiple cisterns, treatment units, and associated works would add ongoing visual and operational impacts incompatible with the rural setting.
- Vancouver Island has experienced several years of draught like conditions due to low snowpack and lack of consistent seasonal precipitation. With an on-going climate change an increase in population density in the form of cluster housing can only exasperate the situation and place greater strain on the limited water resources. This will inevitably make rainwater harvesting more challenging.
- Without regulator-approved, reliable potable water and wastewater solutions demonstrated up front, the rezoning should be rejected on this basis alone.

5. Transportation, access to services, and resident well-being

- Affordable/rental housing should be located where residents can access transportation, groceries, schools, medical care, emergency response, and the ferry. This site lacks public transit; there is no bus service to the Parklands development via the main feeder roads (Danes Rd and Park Road). It is 10 Km from Pinecrest Road to the "downtown" Denman core area.
- Road conditions compound access issues. Sections of the area feeder roads (Swan Road, Danes and Park Road) are gravel and at times in poor condition. In winter, snowfall can render the road difficult for vehicles without four-wheel drive and it is not always cleared promptly. These constraints can disrupt essential services (e.g., garbage collection) and delay emergency response, which is especially concerning with a higher concentration of households.

- The location's remoteness, absence of transit, and seasonal access limitations increase isolation and vehicle dependence—outcomes that undermine affordability and quality-of-life goals.

6. Governance and process: Islands Trust oversight

- Denman Island rezoning falls under the Islands Trust through the Denman Island Local Trust Committee. Any site-specific increase in density should be evaluated against the Trust Object, the OCP's rental-focused and anti-subdivision direction, rural character protections, and environmental safeguards—ideally via a policy-consistent pathway rather than a one-off up-zoning that effectively rewrites expectations for a single lot.

Requested action

- Decline rezoning application PL-RZ-2025-0464.
- If the proponent wishes to pursue community housing, direct them to policy-supported formats and locations that:
 - advance rental housing consistent with the OCP's intent;
 - meet accepted potable water and wastewater standards;
 - provide reasonable access to transportation and services; and
 - avoid de facto subdivision of rural lands.

Please add this letter to the public record and notify me of any hearings or decisions.

Sincerely,



Marek J Pawlowski



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