

File No.: PL-RZ-2025-0368 (Denman
Community Housing
Society)

DATE OF MEETING: December 16, 2025

TO: Denman Island Local Trust Committee

FROM: Marlis McCargar
Northern Team

SUBJECT: Application to amend the OCP and LUB to allow for 8 units of Affordable Housing
Applicant: Simon Palmer on behalf of the Denman Community Housing Society
Location: PID 000-252-069; 3661 Piercy Road, Denman Island

RECOMMENDATION

1. That the Denman Island Local Trust Committee request staff to prepare a draft bylaw to amend the Denman Island Official Community Plan, 2008, to enable application PL-RZ-2025-0368 (Denman Community Housing Society).
2. That the Denman Island Local Trust Committee request staff to prepare a draft bylaw to amend Denman Island Land Use Bylaw, 2008, to enable application PL-RZ-2025-0368 (Denman Community Housing Society).
3. That the Denman Island Local Trust Committee request the applicant for PL-RZ-2025-0368 (Denman Community Housing Society) to submit the following to the Local Trust Committee prior to a public hearing being considered/scheduled:
 - a. Confirmation from a qualified professional that the subject property PID 000-252-069, have adequate conditions to support community sewage treatment or other approved systems, compliant with the BC Sewerage System Regulation under the *Health Act* for the proposed increase in density;
 - b. a copy of the provincial water license intended to supply water to the 8 units of affordable rental housing;
 - c. a water management plan based to address:
 - i. peak and expected water demand calculations;
 - ii. water conservation commitments to exceed BC Building Code requirements;
 - iii. minimum onsite storage capacity for potable, non-potable and fire suppression and types of storage being considered;

- iv. **emergency considerations should temporary demand be greater than designed storage or well capacity;**
 - v. **proposed plan for irrigation and grey-water re-use;**
 - vi. **proposed groundwater monitoring and reporting; and**
 - vii. **proposed stormwater management.**
4. **That the Denman Island Local Trust Committee request the applicant for PL-RZ-2025-0368 (Denman Community Housing Society) enter into a cost recovery agreement with the Islands Trust for the purposes of drafting:**
- a. **a housing agreement for 8 units of affordable rental housing; and**
 - b. **a restrictive covenant for water conservation, groundwater monitoring and to ensure all buildings meet BC Energy Step Code Level 2, or other energy-efficiency measures identified.**
5. **That the Denman Island Local Trust Committee request staff to send an early referral of PL-RZ-2025-0368 (Denman Community Housing Society) to K’omoks First Nation.**
6. **That the Denman Island Local Trust Committee request staff to send an early referral of PL-RZ-2025-0368 (Denman Community Housing Society) to the Denman Island Fire Department and Islands Trust Freshwater Specialist for comment.**

REPORT SUMMARY

This application proposes amendments to the Denman Island [Official Community Plan](#) (OCP) and [Land Use Bylaw](#) (LUB) to rezone a portion of PID 000-252-069 (Proposed Lot A) from Institutional to R4 Community Housing, which would permit the development of up to eight units of affordable housing.

The intent of the proposal is to enable the construction of eight rent-controlled, affordable housing units near Denman Village. The units would be owned and managed by the Denman Community Housing Society (DCHS, the applicant), which has signed a Memorandum of Understanding (MOU) with the property owner, Emcon. Under the MOU, DCHS would acquire a portion of the property for the purpose of developing the housing units, with the transfer of title contingent upon completion of the required OCP and LUB amendments described in this staff report.

This preliminary staff report recommends that the Local Trust Committee (LTC) request additional information and direct staff to prepare draft bylaws for future consideration.

BACKGROUND

All relevant professional reports and background information are posted to the [Islands Trust applications page](#). The Islands Trust Council (TC) will review sponsorship of this bylaw amendment application on December 2, 2025.

PROJECT RATIONALE

The DCHS, a registered non-profit on Denman Island, has submitted an application to Trust Council requesting sponsorship of the development application fee. DCHS is dedicated to providing permanently affordable, below-market rental housing for low- and modest-income households and seniors. The society was formed through the amalgamation of the Denman Community Land Trust Association (DCLTA) and the Denman Housing Association (DHA), continuing the long-standing mandate of both organizations to address local affordable housing needs.

Emcon Services Inc., the current owner of the land proposed for acquisition, has agreed that, upon completion of the rezoning process, title to the rezoned parcel will be transferred to DCHS. Emcon originally entered into a Memorandum of Understanding (MOU) with DCLTA, of which DCHS is now the successor.

Housing need on Denman Island continues to be significant. In 2023, the Denman Island Housing Advisory Planning Commission Final Report, identified at least 147 households in core housing need. Earlier, a 2013 Housing Needs Study commissioned by the DHA found that approximately 120 residents were living in sub-standard or unaffordable rental housing. The Islands Trust Housing Needs Assessment (2018) similarly identified a need for up to 80 affordable units. Many residents live in conditions that do not meet basic standards of health, safety, or affordability, including inadequate heating, unsafe structures, limited water supply, and unaffordable rents.

Key considerations for the proposed project include:

- The one-bedroom units (~526ft²) are designed to be compact and economically constructed.
- Local fundraising and island-based financial contributions will be sought to support project viability.
- Construction may occur in stages, depending on funding availability.
- The proposed site is well-situated, close to village amenities and within walking distance of the ferry terminal.

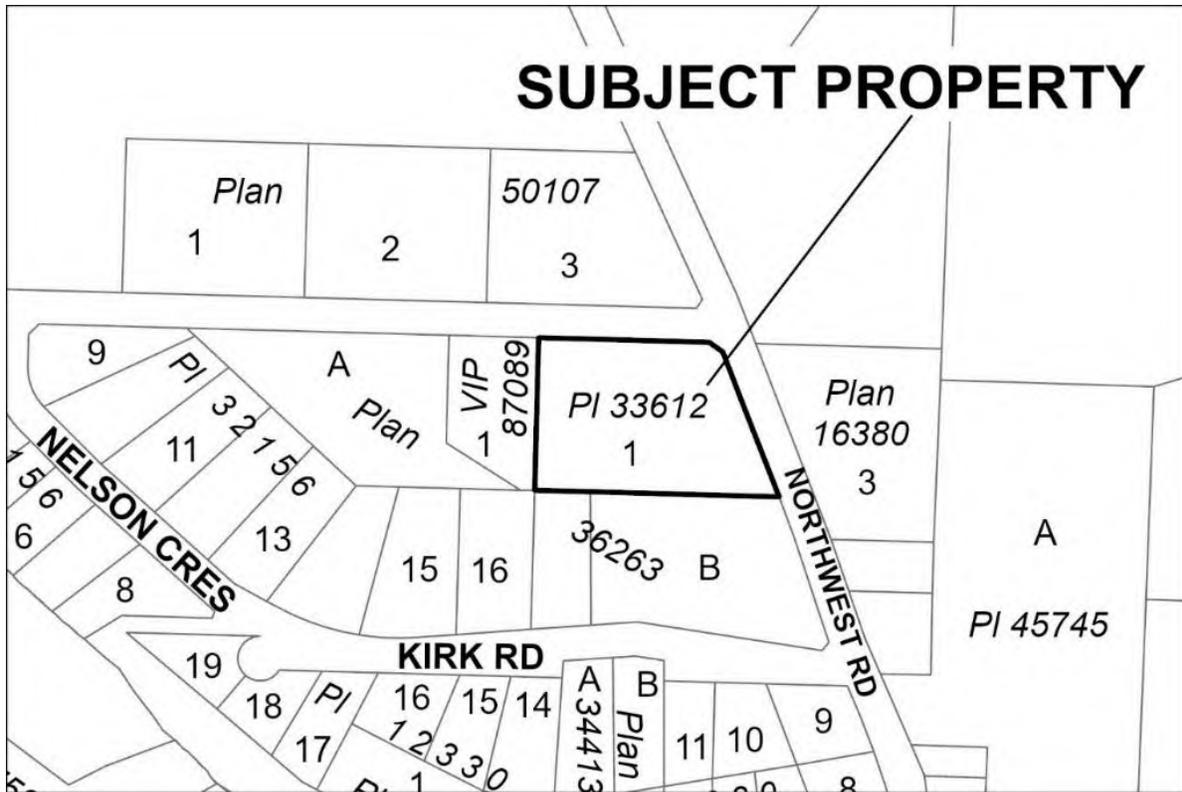


Figure 1: Subject Property Map

SITE CONTEXT

In 2022, the property highlighted in yellow and zoned R4(2) in Figure 2 was rezoned to permit eight seniors’ affordable housing units. DCHS also owns the adjacent 1.34-hectare parcel, highlighted in yellow as R4(1), which was rezoned in early 2023 to allow 20 affordable housing units. To date, neither site has proceeded to development.

This illustrates that rezoning alone does not guarantee that housing will be built, and that densities allocated through rezoning can remain unused for extended periods. Importantly, both rezonings drew from the Density Bank and count toward the overall residential density cap under Policy 12. As a result, these unused densities remain “tied up,” limiting the availability of density for other proposals that may be ready to proceed with construction. This dynamic is one of the reasons why the Density Bank and Policy 12 are not be functioning as effective density management tools for supporting actual housing delivery.

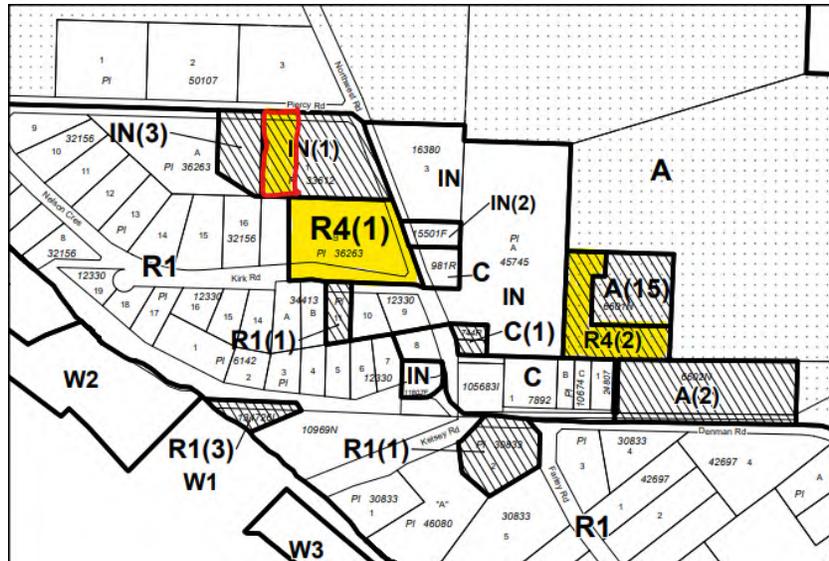


Figure 2: Affordable Housing Zones in Village Area
(Subject property outlined in red)

Site and Concept Plan

Figure 3 illustrates the proposed concept site plan. The applicant is proposing the following features as part of the project:

- 8 units of affordable rental housing;
- Adequate groundwater supply is available from the Emcon well located off the subject property. Water quality meets Canadian Maximum Acceptable Concentration criteria for inorganic parameters; detected coliform bacteria are attributed to the distribution system and are expected to be managed through the treatment/filtration system;
- Certified sewage disposal;
- Environmental review has determined that the western portion of the site is low risk for off-site contamination, with no additional remediation required prior to subdivision or building approval; and



Figure 3: Proposed Concept Site Plan for 8 units of affordable rental housing

Proposal Summary:

There are two concurrent applications necessary to achieve the intended result of permitting affordable rental housing:

1. **Development Variance Permit Application** – The subject property is 1.16 ha. The application proposes to subdivide a 0.3 ha portion for transfer to DCHS. Following this subdivision, the remainder parcel will be approximately 0.8 ha, which is smaller than the minimum 1 ha lot size required for properties in the Institutional (IN) zone. As a result, a DVP will be required to vary the minimum lot size for the remainder parcel to permit the subdivision to proceed.
2. **Subdivision Referral Application** – The subdivision application is required to allow the parcel to be subdivided, enabling a 0.3 ha portion to be transferred to DCHS, pending successful rezoning. The entire parcel is currently zoned Institutional (IN); the proposed subdivision would facilitate rezoning a portion for affordable housing purposes. The application was submitted to the Ministry of

Transportation and Transit in July 2025. As of the date of this report, a referral has not yet been received by Islands Trust.

3. Bylaw Amendment Application (rezoning and OCP) PL-RZ-2025-0368

- a. Rezone proposed lot A to 'R4(3) to allow up to 8 units of rental affordable housing (Figure 4).

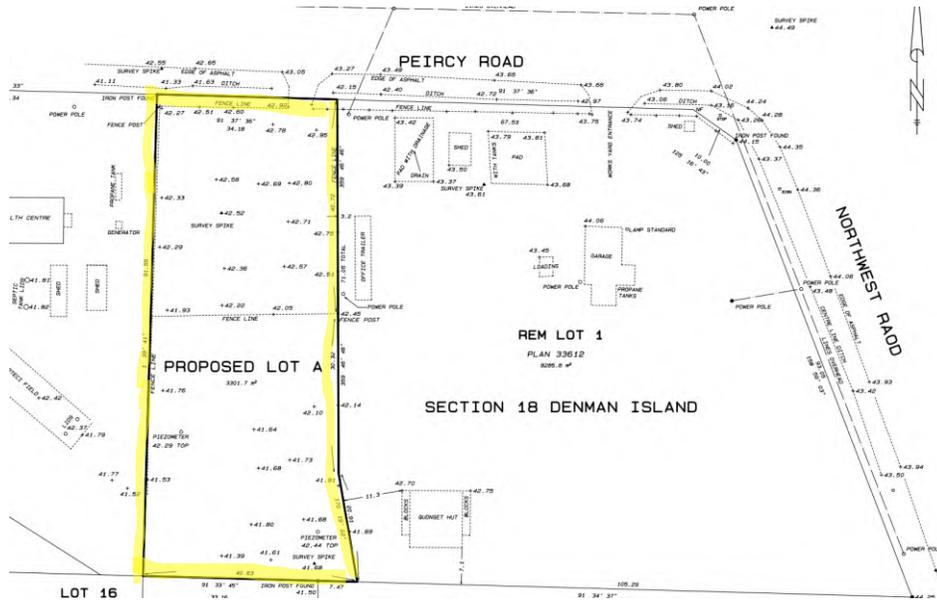


Figure 4: Proposed Lot A

ANALYSIS

Policy/Regulatory

A comprehensive site context analysis is in Attachments 1. There are a number of Islands Trust policies, OCP policies and LUB regulations that are pertinent to the consideration of this proposal, detailed in Attachment 2 and summarized as follows.

Official Community Plan:

The subject parcel is designated “Institutional” in the OCP and requires an OCP amendment, as the guiding objective for this designation is:

“To support community-based fire, ambulance, health and support services, to encourage cultural enrichment and community education facilities and services, and to realise the need for many diverse community activities.”

Several OCP policies are applicable to this application, including those addressing freshwater protection, climate change, transportation, water management, waste management, and housing needs. Overall, a number of OCP policies support this proposal in principle.

Housing Policies

The proposed development consists of 8 affordable rental housing units on the 0.3 ha “proposed Lot A.” OCP Policy 30 provides guidance for the LTC when considering zoning amendment applications for affordable housing projects. Policy 30 indicates that the LTC should consider such proposals provided that:

- The proposal is not located in a connectivity area identified on Schedule D;
- The proposal does not negatively impact adjacent properties;
- The proposal is small-scale;
- The development is clustered, and the siting and height are sensitive to surrounding land uses;
- The proposal can demonstrate an adequate supply of potable water and an adequate sewage disposal system;
- Any environmentally sensitive areas on the lot are identified, and the applicant undertakes a conservation covenant to protect these areas;
- The development will not place a strain on existing public services and infrastructure; and
- The proposal is not located within the Agricultural Land Reserve.

Based on the information provided to date, the proposed development appears generally consistent with Policy 30. Water supply is proposed from an existing well on an adjacent property, with sufficient yield to accommodate the 8-unit development. Wastewater planning remains to be confirmed through a qualified professional assessment. The subject parcel is an already-cleared works yard with no identified environmentally sensitive features. The proposed clustered layout and small building footprints are consistent with the scale and siting considerations of Policy 30.

Land Use Bylaw:

The subject property requires re-zoning with site specific regulations to address use, density, siting, size and subdivision potential.

Timeline

As the project would involve an OCP amendment, the LTC is required by the *Local Government Act* to consider opportunities for consultation with persons, organizations and authorities it considers will be affected. The LTC will be asked to consider if it wishes to undertake additional consultation than what will be identified by staff, when draft bylaws are considered for first reading.

Protocols

Protocols and agreements exist and are relevant to the consultation/engagement process for this file with the Comox Valley Regional District and adjacent (Hornby Island) LTC.

Issues and Opportunities

Staff have identified the following preliminary issues and opportunities, discussed in more detail below and in Attachment 2 (Relevant OCP policies):

- Density Considerations
- Water Management Planning
- Wastewater Treatment
- Energy Efficiency and Climate Considerations
- First Nations

Density Considerations

The proposal involves creating a new 0.3 ha parcel (“proposed Lot A”) to accommodate eight affordable rental housing units. This represents an increase in density from zero to eight dwelling units on the proposed lot and would require rezoning to the R4 Affordable Housing zone.

Two OCP mechanisms are available to support increases in residential density for affordable housing projects: Policy 12 (5% density increase) and Appendix D – Density Banking.

OCP Policy 12 – 5% Affordable Housing Density Increase

Policy 12 allows the LTC to permit “an increase of approximately 5 percent” in overall residential density island-wide to accommodate affordable and special-needs housing. A baseline density calculation identified 994 residential densities existing or permitted under zoning. Five percent of this baseline yields 49 densities available island-wide for affordable housing. Since adoption of the policy, a number of these densities have been allocated through various rezonings, leaving 7 densities remaining under the 5% provision. Policy 12 does not require an OCP amendment for their use, provided the units are secured as affordable housing.

Appendix D – Density Banking

Appendix D provides a separate mechanism that enables the LTC to allocate banked densities for affordable housing projects. The Density Bank currently contains 7 recorded units. Two rezoning applications currently in process would affect the Density Bank:

- DE-RZ-2024.1 proposes to withdraw 4 densities from the bank.
- PL-RZ-2024-0055 proposes to contribute 4 densities.

Both applications remain under consideration and have not been approved or advanced to public hearing. As such, these proposed changes cannot be relied upon for the purposes of this application. If the proposed development were to rely solely on the Density Bank, the currently available 7 units would be insufficient to support 8 dwelling units.

Summary

In practice, the proposal may be supported through a combination of Policy 12 (remaining 5% densities) and existing banked densities, provided the units are secured as affordable housing through a housing agreement. Staff note that density allocation will require careful coordination with other in-process rezoning applications to ensure that available densities are not over-allocated. A housing agreement will be required to ensure long-term affordability in accordance with OCP policy direction and the requirements of Appendix D.

OCP Review Context

The current proposal is being considered under the existing OCP policies, including Policy 12 and Appendix D – Density Banking. The LTC is also undertaking a broader OCP review that may update how residential densities are allocated in the future. This ongoing review does not affect the current application but provides context for potential long-term policy changes.

Water Management Planning

Water Supply and Hydrogeology

The 0.3 ha “proposed Lot A,” intended for 8 units of affordable rental housing, will be supplied by the existing Emcon Well, which is not located on the subject property but on the adjacent parcel at 1400 Northwest Road (Figure 4). Emcon holds an easement that grants legal access to the well and the associated water-supply infrastructure. A hydrogeological assessment indicates that the 32.8 m deep well provides a conservative sustainable yield of 0.25 L/s (21,600 L/day), and the applicant has submitted a water-licence application to the Province for this purpose.

As per Denman Land Use Bylaw, Section 2.8.14, Proof of Potable Water requirements, the applicant will be required to register an easement and statutory right-of-way in favour of the new lot concurrently with subdivision approval.

The assessment included four pumping tests, groundwater-level monitoring in neighbouring wells, and analysis of groundwater flow. Pumping at the planning rate of 0.25 L/s caused no measurable impact on the nearby dug well or on the community well 150 m to the north.

Under Denman Land Use Bylaw Section 2.8.9, the required 1,200 L/day per dwelling unit totals 9,600 L/day for the development; the hydrogeological assessment confirms that the well yield of 21,600 L/day exceeds this requirement.

It is unclear whether the applicant has explored the option of sourcing water from the adjacent property, which they own, is zoned for 20 units of affordable housing, and has an existing water licence. While an easement or statutory right-of-way would provide legal access to the Emcon well for the proposed development, the applicant would not own the land on which the well is located. Although the easement would secure access, it does not offer the same degree of control over long-term maintenance, system upgrades, protection of the well site, or the implications of future changes in land ownership as would direct ownership of the water source.

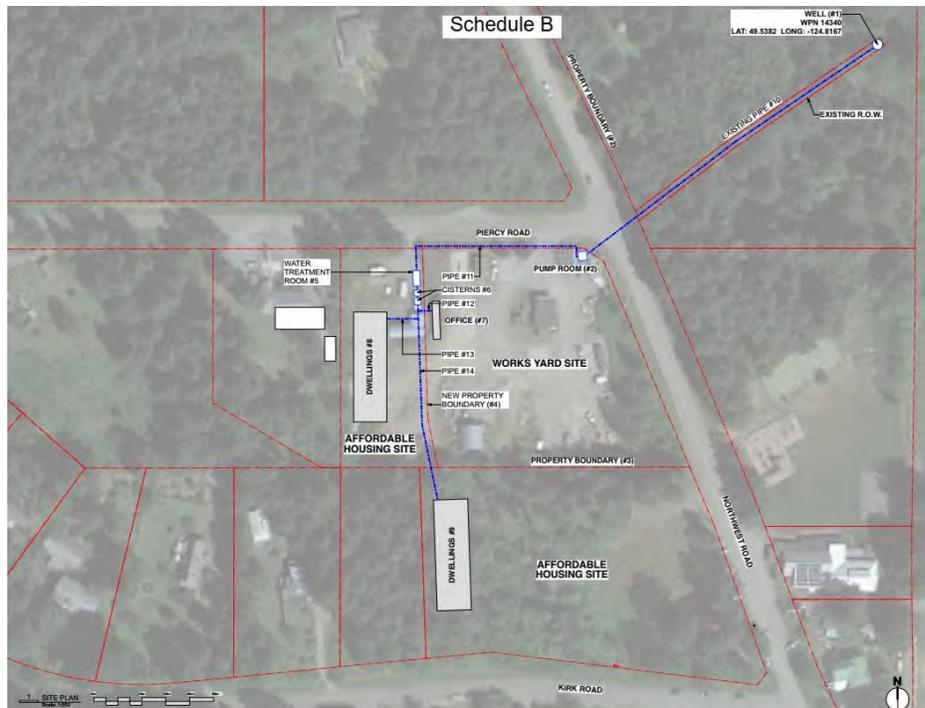


Figure 4. Emcon Well Location

Water Quality

Water quality results indicate that the source water meets the Canadian Drinking Water Quality Guidelines for all inorganic parameters. Coliform bacteria were detected in the 2001 and 2024 tap samples; however, both were collected from the distribution system rather than at the well head, and the report concludes that the likely source is the piped system rather than the aquifer. Sodium and chloride concentrations were at or slightly above aesthetic objectives (taste-based) but well below health-based limits.

Under Denman Land Use Bylaw Section 2.8.15, potable water must meet guidelines at the tap; therefore, treatment and filtration requirements will need to be addressed at the subdivision stage. The hydrogeological report also notes the absence of evidence of a required 5 m sanitary seal around the well casing, which may need to be confirmed or remedied to meet provincial well construction requirements prior to final subdivision approval.

Subdivision Considerations

As this rezoning application is being reviewed concurrently with a subdivision application, several technical and regulatory matters related to potable water will be addressed through the subdivision referral. These include registration of the easement and statutory right-of-way for the off-site water supply (per Section 2.8.14), confirmation that the required daily potable water volumes per unit are met at the tap (Regulations 9–15), and any required measures to ensure water quality, including treatment and sanitary seal compliance. The subdivision review will ensure that all site-specific water management requirements are satisfied before final approval.

Staff Recommendations

While the hydrogeological report states the off-site well can supply enough water for the proposed 8-unit development, a water management plan is recommended to confirm that peak demand, irrigation, and

emergency needs can be met, and that the off-site well and local aquifer are protected. Given the draft bylaw stage, staff recommend that a comprehensive water management plan be submitted addressing:

- i. peak and expected water demand calculations;
- ii. Water conservation measures consistent with, or in addition to, BC Building Code requirements, where feasible;
- iii. minimum onsite storage capacity for potable, non-potable, and fire suppression, including types of storage;
- iv. emergency contingencies if temporary demand exceeds well capacity;
- v. proposed plan for irrigation and grey-water re-use;
- vi. proposed groundwater monitoring and reporting; and
- vii. proposed stormwater management.

Staff also recommend preparing a draft restrictive covenant to ensure ongoing monitoring and maintenance. Copies of the water license and any applicable Island Health quality and quantity criteria should be provided to the LTC prior to the public hearing. Early referral to the Islands Trust Freshwater Specialist is encouraged to assist in technical interpretation of the water management plan.

Wastewater Treatment

The applicant has not submitted a formal report prepared by a qualified professional assessing soils and groundwater conditions for the site. Only a schematic wastewater system design has been provided.

Staff Recommendation

Staff recommend that a qualified professional confirm that the subject property has adequate conditions to support community sewage treatment or other approved systems, in accordance with the BC Sewerage System Regulation under the Health Act, for the proposed increase in density.

Energy Efficiency and Climate Considerations

The OCP contains several policies directing the LTC to consider energy efficiency, GHG reduction, and climate-adaptation measures in all rezoning applications, with specific support for affordable housing projects that incorporate such measures. Housing Policy 28 encourages applicants seeking rezonings to meet or exceed BC Energy Step Code Level 2 standards. Compliance with Step 2 can be required as a condition of rezoning, typically secured through a restrictive covenant or site-specific zoning regulation.

The current proposal does not yet address how the 8-unit development will meet these energy-efficiency expectations. Staff recommend that the LTC request additional information from the applicant identifying the intended Step Code level and any proposed energy-efficient or climate-responsive design features, and that these commitments be secured through covenant.

First Nations

Early notification of this application has not yet been sent to the K'ómoks First Nation. Staff will issue early notification if the LTC decides to move forward with the application after considering this preliminary staff report. The subject property appears to be outside the K'ómoks First Nation's designated areas of high archaeological potential.

Rationale for Recommendations

Staff is recommending a number of key information pieces to support advancement of the application and significantly inform the development and timing of draft bylaws.

ALTERNATIVE

1. Receive for information

The LTC may receive the report for information.

2. Request water and sewerage information prior to bylaw adoption

The LTC may wish to request that the applicant provide any or all of the pieces of information listed in recommendation 3 of this report prior to adoption of the bylaws instead of prior to the public hearing. If the LTC chooses this option, the motion in recommendation 3 should be amended to replace the words “...a public hearing being considered/scheduled” with “final adoption of the bylaws.”

NEXT STEPS

Should the LTC move forward with staff recommendations, staff will advise the applicant of necessary next steps and prepare draft bylaws for LTC consideration.

Submitted By:	Marlis McCargar, Island Planner	November 27, 2025
Concurrence:	Renee Jamurat, RPP MCIP, Regional Planning Manager	November 28, 2025

ATTACHMENTS

- 1. Site Context
- 2. Relevant ITPS and OCP Policies

LOCATION

Legal Description	LOT 1, SECTION 18, DENMAN ISLAND, NANAIMO DISTRICT, PLAN 33612
PID	000-252-069
Civic Address	3661 Piercy Rd, Denman Island
Lot size	1.16 ha (2.86 acres)

LAND USE

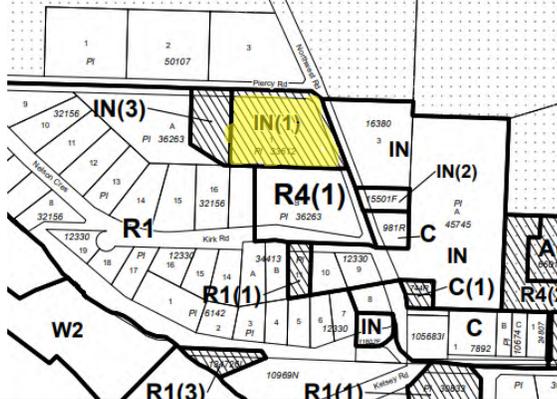
Current Land Use	Works yard; institutional
Surrounding Land Use	North: residential East: institutional South: residential (vacant land zoned for affordable housing) West: institutional

HISTORICAL ACTIVITY

File No.	Purpose

POLICY/REGULATORY

Official Community Plan Designations	Institutional (IN) No DPAs OCP Schedule D: The subject property is not within a “Sensitive Area”. OCP Schedule F: The subject property is not a Beach Right-of-Way. OCP Schedule G: The subject property is within an area that the Comox Valley Regional District envisions for a “North-South multi-use trail/greenway”.
Land Use Bylaw	Institutional (IN1)

	
Other Regulations	
Covenants	117553G Undersurface Rights 288733G Right of Way S13099 Undersurface Rights No Covenants registered on title.
Bylaw Enforcement	None.

SITE INFLUENCES

Regional Conservation Strategy	n/a – This application does not appear to be inconsistent or contrary to the goals and objectives set out in the ITC Regional Conservation Strategy.
Species at Risk	None mapped.
Sensitive Ecosystems	No Protected Areas data identified. Islands Trust Ecosystem Mapping (ITEM) identifies the subject property as “developed”.
Hazard Areas	None mapped.
Archaeological Sites	<p>No archaeological sites are noted within the property or within 100 metres. The subject property is outside K’omoks First Nation area of high archeological potential; however, all coastal areas are identified as having the potential to contain recorded or unrecorded areas of archeological and cultural significance.</p> <p>Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the <i>Heritage Conservation Act</i>. If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.</p>
Climate Change Adaptation and Mitigation	No anticipated climate-change induced hazards on the proposed development.

Shoreline Classification	Not Applicable
Shoreline Data in TAPIS	Not Applicable

ATTACHMENT 2 – ITPS AND OCP POLICIES

PL-RZ-2025-0368 (DENMAN COMMUNITY HOUSING SOCIETY)

ISLANDS TRUST POLICY STATEMENT

ITPS Policy	Complies	Planner Comments
3.1.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.	Pending receipt of additional information from the applicant	Staff recommend: water management plan for affordable rental housing development and approved water license
3.3.2 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.	Pending receipt of additional information from the applicant	Rezoning should trigger requirement for a comprehensive water management plan for the affordable rental housing development proposal.
4.4.2 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure: <ul style="list-style-type: none"> neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for. 	Pending receipt of additional information from the applicant	water management plan for affordable rental housing development and approved water license.
4.4.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses.	Pending receipt of additional information from the applicant	Staff recommend: water management plan for affordable rental housing development and approved water licence.
5.2.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.	YES	Application addresses positive social impacts of development through provision of affordable rental housing.
5.2.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address means for	YES	Application will utilize density bank and OCP policy provisions. Only 7 units in the density bank.

ITPS Policy	Complies	Planner Comments
achieving efficient use of the land base without exceeding any density limits defined in their official community plans.		
5.3.7 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.	YES	Location of affordable rental housing development in proximity to village and ferry terminal.
5.6.2 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.	Pending further application review	Proposed development provides an opportunity for LTC and K'omoks First Nation consideration pending further consultation with K'omoks.
5.8.6 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.	YES	Proposal seeks to address community's current and projected housing requirements for affordable housing.

DENMAN ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 185, 2008

OCP Objective/Policy	Complies	Planner Comments
C.2 Freshwater Policy 9 - Zoning regulations should encourage rainwater collection to reduce consumption of groundwater resources; however, adequate controls should be in place to ensure above ground storage tanks are not unsightly.	Yes and pending further application review	A comprehensive groundwater and water management plan is recommended to confirm that potable water supply, peak demand, irrigation, and emergency needs can be met, and to ensure long term protection and monitoring of the off-site well and local aquifer.
C.4 Climate Change Policy 2 - The Local Trust Committee should consider energy efficiency attributes, the reduction of greenhouse gas emissions, and climate change adaptation and impacts mitigation in all rezoning applications that propose an increase in density or change of use.	pending further application review	The current application does not provide information on compliance with the BC Building Code 2023 energy provisions, Step Code targets, or any other climate adaptation or mitigation measures.
C.4 Climate Change Policy 4 - The Local Trust Committee should support zoning amendment applications for affordable housing that incorporate climate change adaptation and mitigation measures, such as energy efficiency and shared facilities.	pending further application review	See above.

<p>D.1 Services, Education and Culture Policy 2 - In the Institutional designation, the size of new lots created by subdivision may not be less than 1.0 hectare, except for lots where the use does not create waste or require a supply of water, in which case smaller lots may be created.</p>	<p>Pending further application review</p>	<p>The proposed subdivision would create a 0.3 ha residential lot and a 0.8 ha residential Institutional lot, both of which are below this minimum. The LTC may need to consider this in the context of the proposed rezoning and subdivision, and whether a variance is appropriate given the intended uses of the lots.</p> <p>While there may be limited water use and minor operational waste associated, the scale of these uses is likely low. As such, the proposed lot sizes may reasonably align with the intent of the Policy 2 exception, but final determination would depend on confirmation of the works yard's operational water and waste requirements.</p>
<p>D.2 Transportation and Utilities Policy 8 - When considering zoning changes, the Local Trust Committee should ensure that the proposed zoning change supports non-automotive transportation.</p>	<p>Pending further application review</p>	<p>Rezoning process can identify options to ensure non automotive transportation is adequately incorporated into the proposal (i.e. requirements for bicycle parking)</p>
<p>D.3 Water Management Policy 6 -When considering a zoning amendment application in an area of scarce ground water supply, the Local Trust Committee should consider requiring mitigating measures to conserve water and protect the ground water resource.</p>	<p>Pending receipt of additional information from the applicant</p>	<p>LTC can consider options once adequate data has been provided from the applicant in the form of an approved water management plan.</p>
<p>D.4 Waste Management Policy 5 - Community sewage treatment should be required for any zoning amendment where the sewage disposal capability of a lot is inadequate for the proposed use.</p>	<p>pending further application review</p>	<p>The applicant has not submitted a formal report prepared by a qualified professional to assess the soils and groundwater conditions of the subject property. Currently, only a schematic wastewater system design has been provided. Given the proposed increase in density and the importance of ensuring that the wastewater treatment system meets regulatory standards and is suitable for the site, staff recommend that the applicant submit a detailed report from a qualified professional. The report will help confirm that the site can support the proposed system and that the system will function properly for the anticipated density increase.</p>
<p>E.1 Housing Policy 1 - In the Residential designation, the size of new lots created by subdivision may not be less than 1.0 hectare except for lots created for the purpose of allowing multi-family affordable housing. In areas where the subdivision potential of the existing parcel may have negative impacts on the natural environment, the Local Trust Committee should consider increasing the minimum parcel size in the zoning regulations</p>	<p>YES</p>	<p>The proposed subdivision will result in a new lot size of 0.3 hectares, which is below the 1.0 ha minimum typically required. However, as the lot is intended for affordable housing, the policy allows for an exception to the minimum parcel size requirement.</p>
<p>E.1 Housing Policy 8 and 9 - In the Residential and the Rural designation, the principal use should be single family residential with the exception of the following:</p>	<p>YES</p>	<p>Meets this policy</p>

<ul style="list-style-type: none"> The existing cabins on the R1(2) zoned parcel and the rental accommodation on the two R1(1) zoned parcels as permitted by the Denman Island Land Use Bylaw, and Multi-family affordable housing through the completion of successful rezoning application. 		
<p>E.1 Housing Policy 12 - The overall residential density on Denman Island should generally not increase beyond that permitted by existing zoning on the date this Plan was adopted except that an increase of approximately 5 percent may be permitted to accommodate zoning amendments for special needs and affordable housing, secondary dwelling units approved by the Denman Island Local Trust Committee under a Temporary Use Permit and site-specific zoning amendment applications under Policy 27, 28 and 29 of this Section.</p> <p>Notwithstanding the foregoing, secondary suites contained within the footprint of conforming dwelling units are not deemed to contribute to density calculations for the purposes of this policy.</p>	<p>YES</p>	<p>Density increase is consistent with this policy. There are 7 densities remaining (see standing resolutions from 2020, 2023 and HAPC Housing Report)</p>
<p>E.1 Housing Policy 17 - Landowners are encouraged to cluster houses and buildings accessory to a residential use to leave areas of undeveloped space.</p>	<p>Yes</p>	<p>Applicant's site plan attempts to cluster housing and accessory buildings.</p>
<p>E.1 Housing Policy 18 - The Local Trust Committee should encourage the establishment and work of non-profit land trusts for affordable housing.</p>	<p>Yes</p>	<p>Financial sponsorship for the bylaw amendment fees has been applied for; however, the outcome is unknown as of the time of writing this report.</p>
<p>E.1 Housing Policy 24 - Zoning regulations should establish sufficient setbacks for septic disposal systems:</p> <ul style="list-style-type: none"> to ensure that the waste water has been cleaned before entering the sea, wetlands, lakes and other watercourses; and to protect adjacent properties from effluent or odours. 	<p>Pending further application review</p>	<p>Not yet confirmed wastewater planning. A qualified professional assessment is recommended.</p>
<p>E.1 Housing Policy 28 - Applicants applying for a zoning amendment prior to 2032 for new single family or multi-family dwellings should be required to meet or exceed BC Energy Step Code Level 2 standards for new construction, either by way of a site specific amenity zone or by way of a restrictive covenant registered on title.</p>	<p>Pending further application review</p>	<p>The application does not provide details on how it will meet this policy. Staff recommend that the applicant provide additional information outlining the intended Step Code level and any proposed energy-efficient or climate-responsive design features. These commitments should be secured through a restrictive covenant or a site-specific zoning regulation as a condition of rezoning.</p>
<p>E.1 Housing Policy 30 - The Local Trust Committee should consider zoning</p>	<p>Yes and pending further</p>	<p>The subject site is not located in a connectivity area and is outside the ALR. No environmentally sensitive areas have been identified on the</p>

<p>amendment applications for affordable housing projects provided:</p> <ul style="list-style-type: none"> • that the proposal is not located in a connectivity area identified on Schedule D; • that the proposal does not impact negatively on adjacent properties; • that the proposal is small-scale; • that the proposal is clustered and the siting and height are sensitive to surrounding land uses; • that the proposal proves an adequate supply of potable water and an adequate sewage disposal system; • that any environmentally sensitive areas on the lot are identified and the applicant undertakes a conservation covenant to protect such areas; • that the proposed development will not place a strain on existing public services and infrastructure; • that the proposal is not located within the Agricultural Land Reserve. 	<p>application review</p>	<p>property. Adjacent land uses include vacant land zoned for affordable housing, a works yard, and a community hall. While the proposal appears to be compatible with surrounding uses, additional information on potential impacts to adjacent properties is recommended.</p> <p>To meet the requirements of the policy, a Water Management Plan and a wastewater assessment should be submitted to ensure the proposed development provides adequate services.</p>
<p>E.1 Housing DAI Policy 33 - The areas designated Residential and Rural in this Plan are designated to encourage housing that accommodates the needs of a variety of families and individuals while protecting the natural environment, the social fabric and the rural character of the community. The objectives of the designation of this area as an area within which development approval information may be required, include ensuring that housing options are sensitive to ground water availability and sewage disposal capability; guarding against contamination of ground water; preserving the rural nature of the Island; ensuring that housing BL 199 BL241 02/2023 Denman Island Official Community Plan, 2008 56 options preserve human diversity in our community; supporting the establishment of affordable housing, rental opportunities and special needs housing; and providing the opportunity for Island seniors to remain in the community, especially in their own or their families' homes. Development approval information may be required to help the Local Trust Committee to determine appropriate uses, density and siting of development in the Residential and Rural designations.</p>	<p>pending further application review</p>	<p>The proposal aligns with the OCP's objectives to support diverse and affordable housing. However, further information is required to ensure compliance with environmental and community safeguards:</p> <ul style="list-style-type: none"> • Groundwater and Water Management: A comprehensive water management plan is recommended to confirm potable water supply, peak demand, irrigation, and emergency needs, and to ensure long-term protection and monitoring of the off-site well and local aquifer. • Wastewater: Wastewater planning should be completed through a qualified professional assessment. • Stormwater Management: A detailed plan is recommended to demonstrate protection of local aquifers, with monitoring and verification during and after construction. • Tenant Selection: Criteria should be specified in a housing agreement to align with OCP objectives supporting diverse community housing needs. • Housing Design and Accessibility: While the 8 small units limit housing diversity, universal design features should be incorporated where feasible to support seniors and people with mobility challenges.

		<ul style="list-style-type: none"> • Site Access and Integration: The site's proximity to the village core supports integration with local services, and a site access plan should demonstrate safe vehicular, pedestrian, and cycling circulation.
<p>E.2 Economic Activities Policy 6 - The Local Trust Committee encourages applicants applying for zoning amendments to permit new construction to meet or exceed the Canadian Green Building Council certification, or to provide details on green technology alternatives if meeting the certification requirements is not possible.</p>	<p>YES</p>	<p>The application does not provide information on achieving Canadian Green Building Council certification or alternative green technologies. The applicant should provide details on proposed energy efficiency measures, sustainable building materials, or other green technologies to demonstrate alignment with the OCP's objectives for environmentally responsible development. Where full certification is not feasible, a summary of achievable green building strategies, including energy, water, and materials efficiency, is recommended.</p>