



File No.: PL-RZ-2024-0055
(Denman Conservancy)

DATE OF MEETING: June 23, 2026

TO: Denman Island Local Trust Committee

FROM: Marlis McCargar, Island Planner
Northern Office

SUBJECT: LUB Amendment Application to Rezone Four Parcels to Conservation

Applicant: Steven Carballeira on behalf of the Denman Conservancy Association

Location: PID 006-639-771; 006-657-656; 023-005-424; 023-005-432
Denman Island

RECOMMENDATION

1. That the Denman Island Local Trust Committee Bylaw No. 256 cited as “Denman Island Official Community Plan, 2008, Amendment No. 3, 2025”, be adopted.
2. That the Denman Island Local Trust Committee Bylaw No. 257 cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025”, be adopted.

REPORT SUMMARY

The purpose of this staff report is to present Bylaw No. 256 (OCP Amendment) and No. 257 (LUB Amendment) to the Denman Island Local Trust Committee (LTC) for consideration of adoption. If adopted, these bylaws propose to re-designate the land use and rezone four parcels of land from forestry to conservation.

BACKGROUND

The LTC held a Public Hearing for Bylaw No. 256 and No. 257 on February 17, 2026, gave the proposed Bylaws Third Reading and forwarded them to Islands Trust Executive Committee, and Bylaw No. 256 to the Minister for approval. The Bylaws have been approved by Executive Committee on February 25, 2026 and Bylaw No. 256 was approved by the Minister of Housing and Municipal Affairs on May 12, 2026.

Summary of Proposed Bylaws

Bylaw No. 256 Bylaw No. 256 will amend the Denman Island Official Community Plan (OCP) to re-designate four parcels from “Sustainable Resource” to “Conservation/Recreation”. The amendment also adds four residential units to the Density Bank.

Bylaw No. 257 will amend the Denman Island Land Use Bylaw (LUB) to rezone three parcels and the Forestry portion of a fourth parcel from Forestry (F) to Conservation (CN) to reflect their use as

protected natural areas. The other half of this split parcel, which is designated as Agriculture and lies within the ALR, will remain zoned Agriculture (A), in accordance with ALC direction.

RATIONALE FOR RECOMMENDATIONS

The recommendations to adopt the bylaws are supported because:

- The proposed bylaws have been determined to be consistent with the Islands Trust Policy Statement by the LTC;
- A Public Hearing was held in accordance with legislative requirements; and
- Executive Committee and the Minister have approved the bylaw.

ALTERNATIVES:

1. Request more information.

The LTC can defer consideration of bylaw adoption until such a time that the applicant has submitted additional information. If this option is considered it may significantly delay final adoption as new information may be subject to legislative requirements for an additional public hearing.

2. Proceed no further.

The LTC could choose to proceed no further with the proposed bylaws, this option would conclude the application without amending the OCP or LUB.

Next Steps

If the LTC concurs with the staff recommendations, staff will consolidate and update the OCP and LUB to reflect the policy and regulatory changes. The applicant can conclude the covenant discharge process.

Submitted By:	Marlis McCargar, Island Planner	May 29, 2026
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	June 1, 2026

ATTACHMENTS

1. Proposed Bylaw No. 256 (OCP)
2. Proposed Bylaw No. 257 (LUB)

**DENMAN ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 256**

SCHEDULE 1

1. That the Residential Density Bank table of Appendix D, “Density Banking” be amended by the addition of a new entry, in sequential order, which reads as follows:

Authorising Bylaw	Date Added to or transferred from the Bank	Legal Description	Number of residential dwelling units added or deleted	Cumulative Total of residential dwelling units in the bank
2XX	[date of adoption]	<p>The east 1/2 of the north east 1/4 of Section 21, Denman Island, Nanaimo District</p> <p>The west 1/2 of the north east 1/4 of Section 21, Denman Island, Nanaimo District except that part in plan VIP78186</p> <p>Lot A, Section 21 Denman Island, Nanaimo District, Plan VIP60286</p> <p>Lot B, Section 21 Denman Island, Nanaimo District, Plan VIP60286</p>	+4	<p>4 + 7 = 11</p> <p>(*as per standing resolution #2023-073)</p> <p>(* Final cumulative totals will be reconciled upon adoption of all relevant bylaws.)</p>

2. Schedule C [Land Use Designations Map] is amended by changing the land use designations as follows:

- a) On portions of land legally described as THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 21, DENMAN ISLAND, NANAIMO DISTRICT the land use designation is changed:

from a split “Sustainable Resource” and “Agriculture” designation to a split “Conservation/Recreation” and “Agriculture” designation;

as shown on Appendix No. 1 attached to and forming part of this bylaw.

- b) On portions of land legally described as THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 21, DENMAN ISLAND, NANAIMO DISTRICT EXCEPT THAT PART IN PLAN VIP78186 the land use designation is changed:

- from a “Sustainable Resource” designation to
“Conservation/Recreation”;

- as shown on Appendix No. 2 attached to and forming part of this bylaw.

- c) On portions of land legally described LOT A SECTION 21 DENMAN ISLAND NANAIMO DISTRICT PLAN VIP60286 the land use designation is changed:

- from a “Sustainable Resource” designation to
“Conservation/Recreation”;

- as shown on Appendix No. 3 attached to and forming part of this bylaw.

- d) On portions of land legally described as LOT B SECTION 21 DENMAN ISLAND NANAIMO DISTRICT PLAN VIP60286 the land use designation is changed:

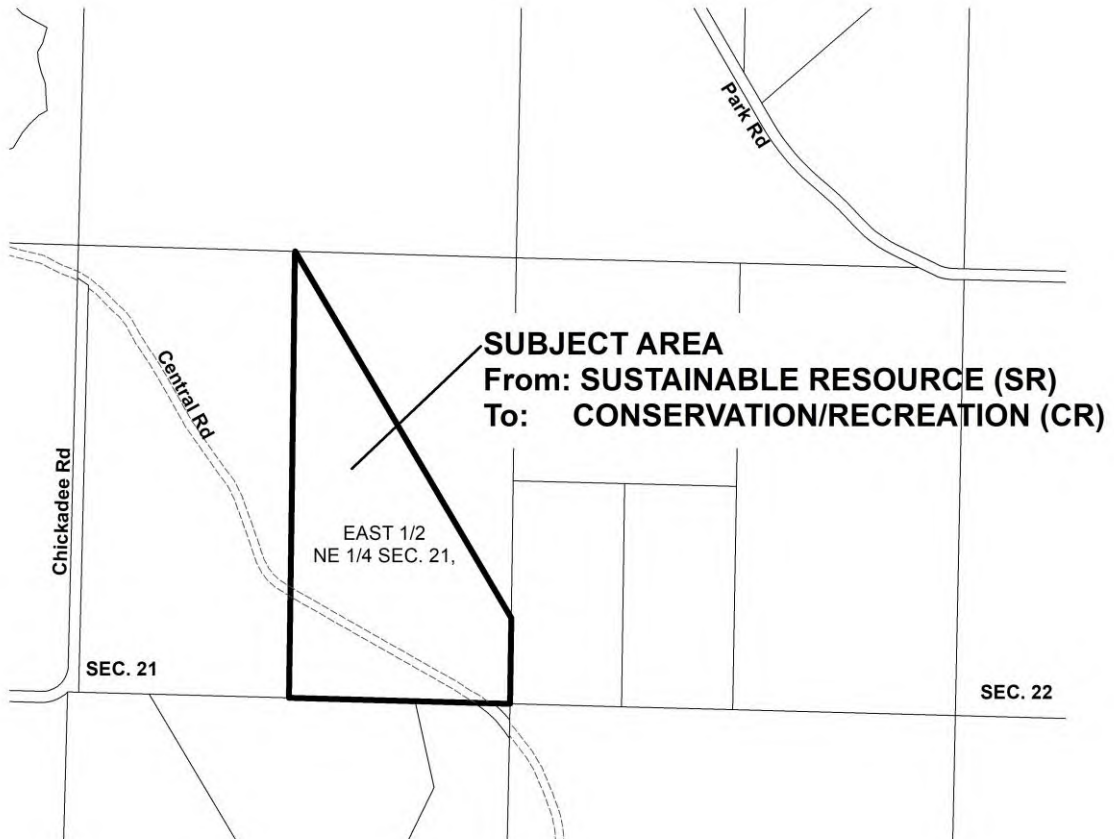
- from a “Sustainable Resources” designation to
“Conservation/Recreation”;

- as shown on Appendix No. 4 attached to and forming part of this bylaw.

DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

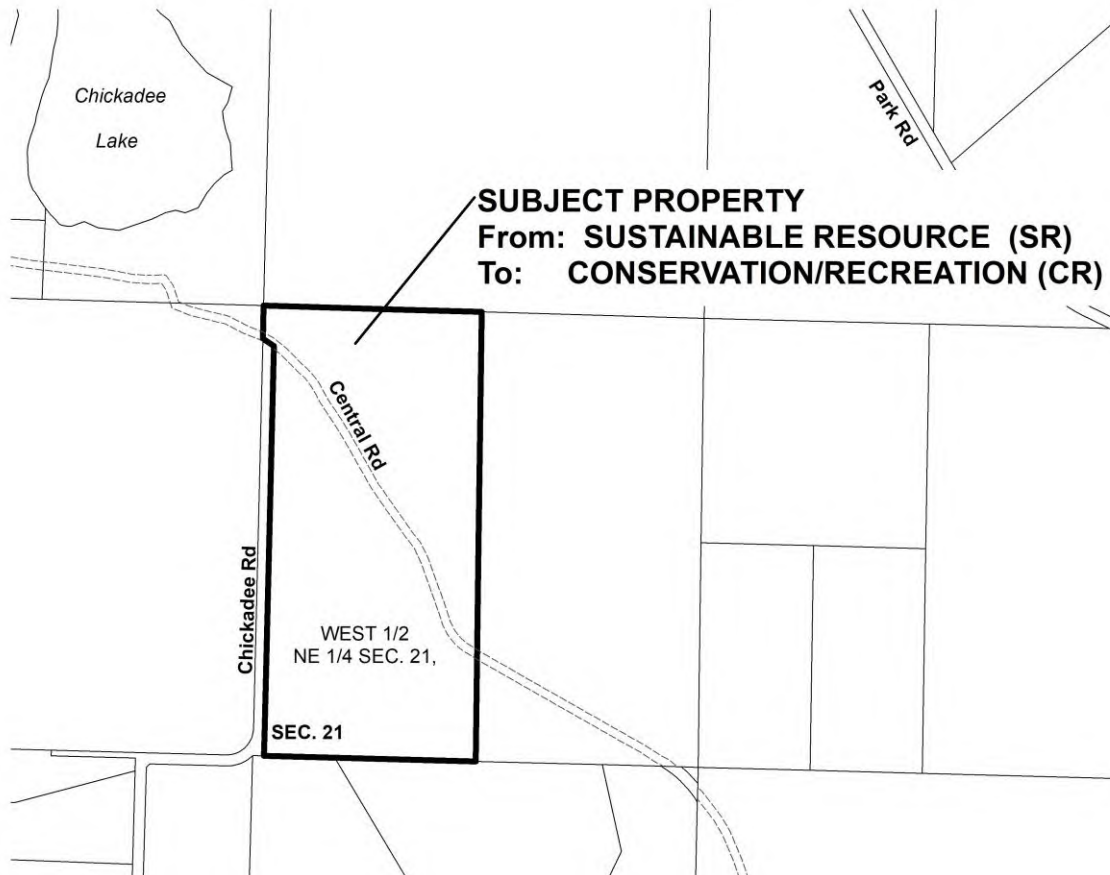
Appendix No. 1



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

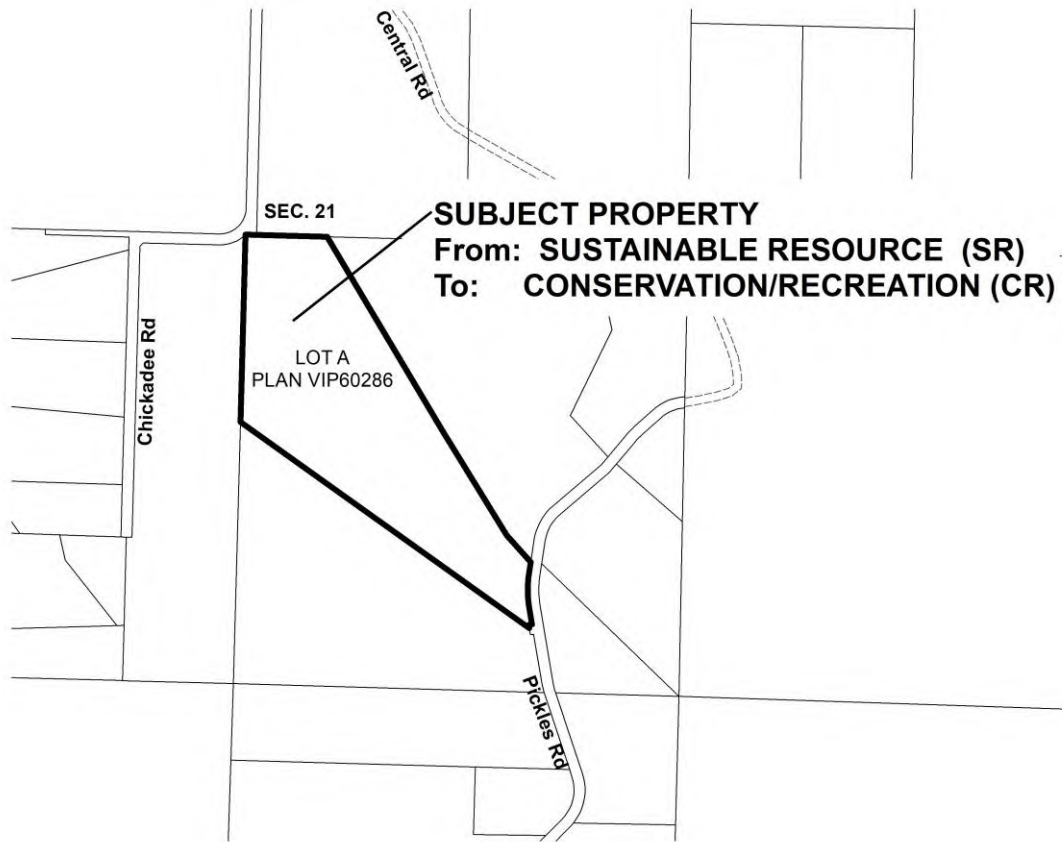
Appendix No. 2



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

Appendix No. 3



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

Appendix No. 4



**DENMAN ISLAND LOCAL TRUST
COMMITTEE BYLAW NO. 257**

Schedule

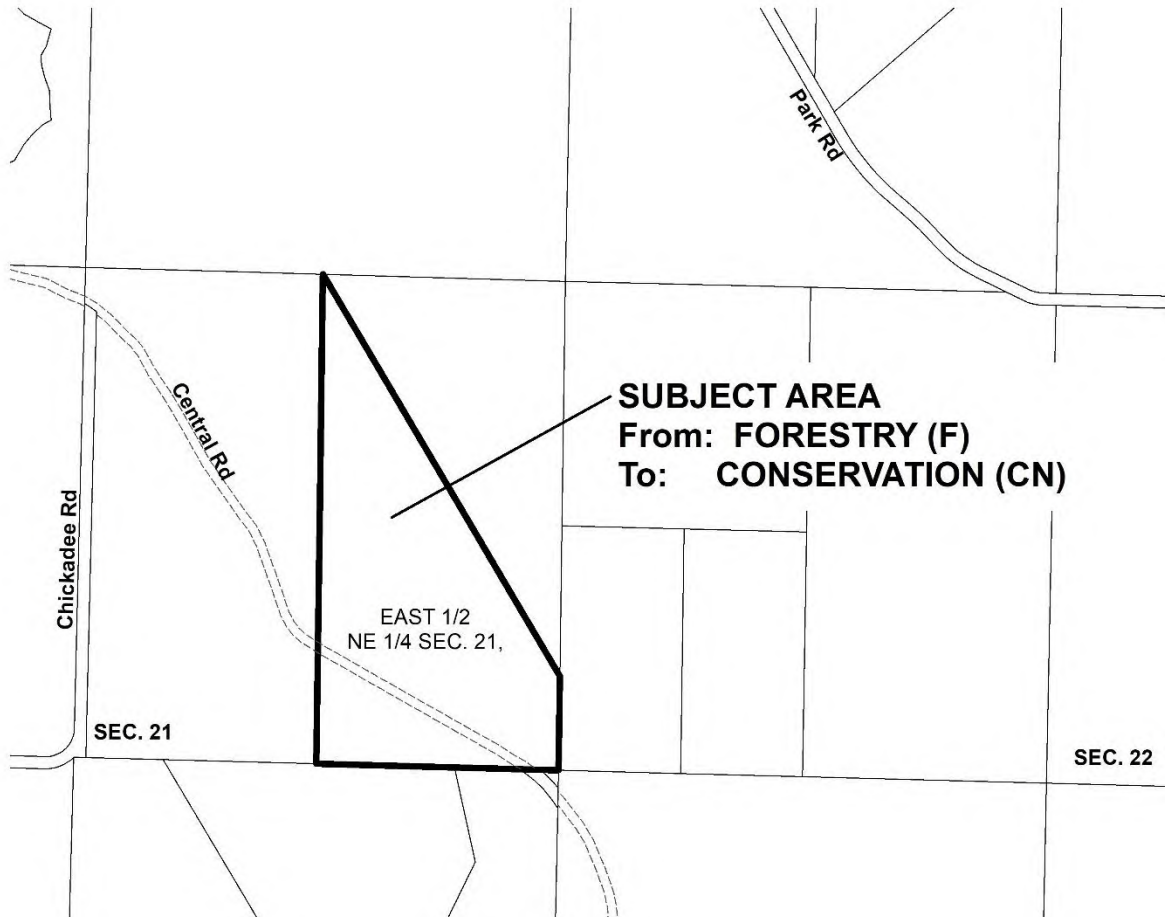
1

1. Schedule “B” of Denman Island Land Use Bylaw, 2008, is amended as follows:
 - 1.1 Schedule “B” – North Map, is amended by changing the zoning classification of the non-Agricultural Land Reserve portion of THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 21, DENMAN ISLAND, NANAIMO DISTRICT (PID 006-639-771) as shown on Appendix No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 186 as are required to effect this change.
 - 1.2 Schedule “B” – North Map, is amended by changing the zoning classification of PID 006-657-656 THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 21, DENMAN ISLAND, NANAIMO DISTRICT EXCEPT THAT PART IN PLAN VIP78186 as shown on Appendix No. 2 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 186 as are required to effect this change.
 - 1.3 Schedule “B” – North Map, is amended by changing the zoning classification of PID 023-005-424 LOT A SECTION 21 DENMAN ISLAND NANAIMO DISTRICT PLAN VIP60286 as shown on Appendix No. 3 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 186 as are required to effect this change.
 - 1.4 Schedule “B” – North Map, is amended by changing the zoning classification of PID 023-005-432 LOT B SECTION 21 DENMAN ISLAND NANAIMO DISTRICT PLAN VIP60286 as shown on Appendix No. 4 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 186 as are required to effect this change.

DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 257

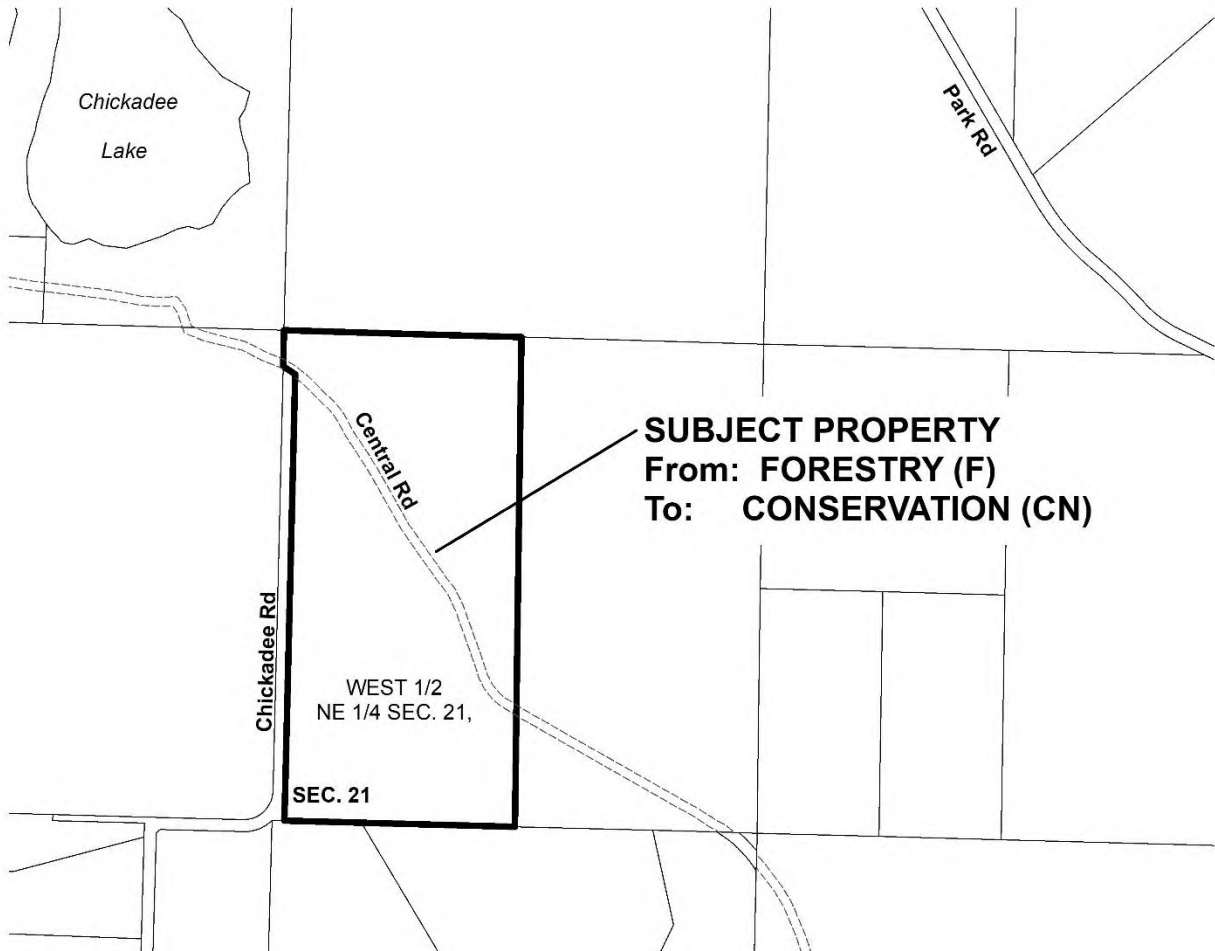
Appendix No. 1



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 220

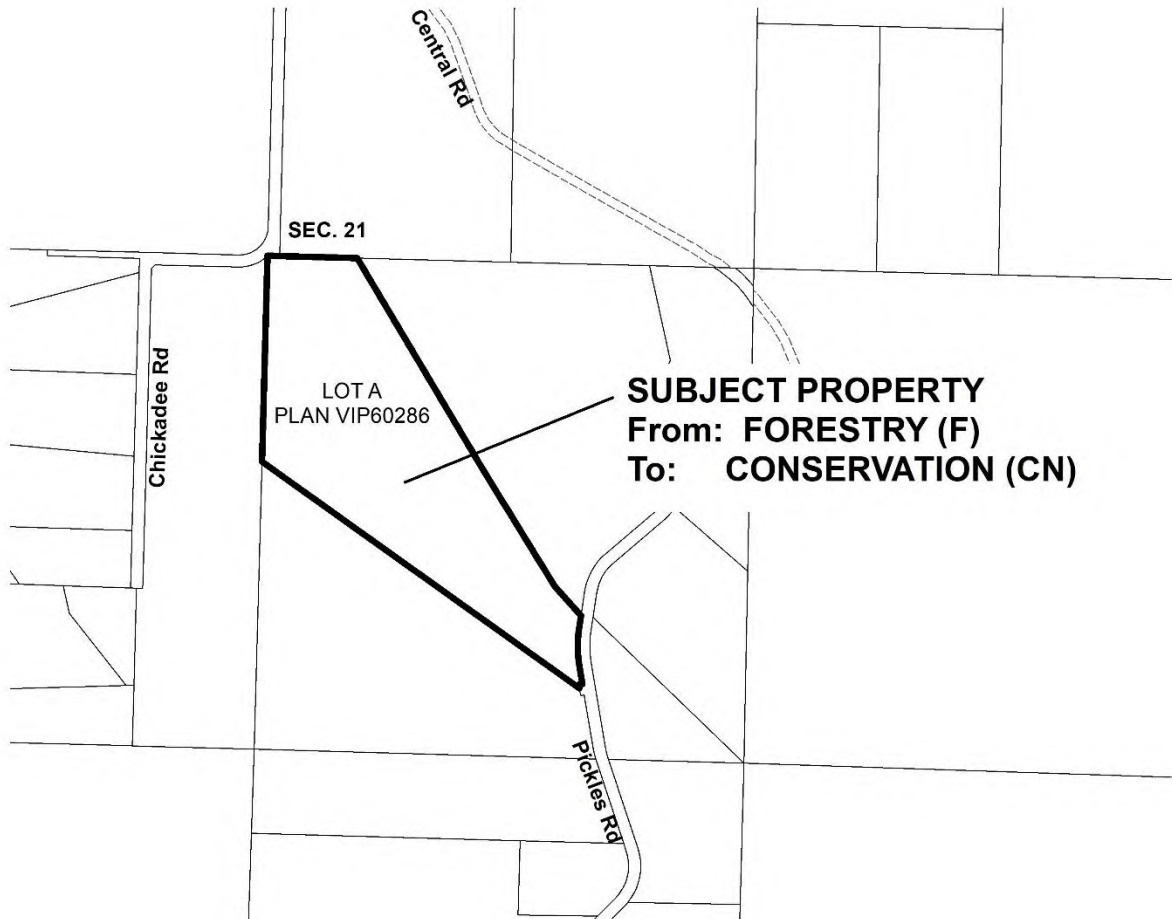
Appendix No. 2



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 257

Appendix No. 3



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 257

Appendix No. 4

