

Justification for Rezoning Four Parcels from Forestry to Conservation

In the Denman Island Official Community Plan, Bylaw No. 185 2008 as amended by the Denman Island Local Trust Committee, Bylaws 198, 199, 210 the following pertinent references for looking favourable on rezoning from Forestry to Conservation were found:

- **Part C2 Freshwater – Objective 4** “ To encourage and support the conservation of wetlands and other freshwater bodies”
There are numerous wetlands on these properties, along with freshwater inlets and outlets to other streams and creeks.
- **Climate Change Adaption and Mitigation Policy 7**-“The local Trust Committee should work with the Trust Fund Board and other local conservation organizationsto promote land conservation as a cost effective and important climate change mitigation Strategy”
- **E.3 Conservation/Recreation Objective 2** –“To increase the amount of land designated for parks, conservation lands and / or recreation lands”
- **E.3 Conservation/Recreation Objective 3** –“to acquire and protect parks, conservation lands and recreation lands”
- **E.3 Conservation/Recreation Policy 2, Bullet 8** - “zoning amendments should be undertaken to ensure land is retained for conservation and recreation”
- **E.3 Conservation/Recreation Policy 3** – “The Local Trust Committee should encourage the use of land for conservation purposes”
- **E.3 Conservation/Recreation Advocacy Policy 5** – “The Islands Trust Fund, the Ministry of Environment and the Denman Conservancy Association are encouraged to acquire and protect land for conservation purposes”

No OCP amendment necessary for this rezoning application.

The ALR portion of the east Settlement land lot (PID 006-639-771) will not be rezoned to Conservancy. The ALR supports conservancy under its property uses in the Agricultural Land Use regulation (BC Reg. 36/2022) Section 22 as follows:

22 (1) *The following uses of agricultural land are permitted but may be prohibited as described in section 20:*

*(a) an open land park established by a local government or a first nation government, other than an aboriginal governing body referred to in paragraph (b) of the definition of "first nation government" in the Act, for biodiversity **conservation**, passive recreation, heritage, wildlife or scenery viewing purposes;*

(b) converting non-forested land to forested land on parcels less than 20 ha, other than for a farm use as described in section 10 [forestry].

*(2) The use of agricultural land for biodiversity **conservation**, passive recreation, heritage, wildlife and scenery viewing purposes, other than in a park referred to in subsection (1) (a), is permitted, but may be prohibited as described in section 20, if both of the following conditions are met:*

(a) the area occupied by any associated structures does not exceed 100 m² for each parcel;

(b) the purpose does not include the creation of a wetland intended to manage urban runoff or waste.

Identification of Bylaw 186 amendment: Schedule B on North Zoning Map

The existing use of the land is conservancy. There are narrow walking paths through a very small portion of the properties. No permanent buildings exist on the properties.

The future use of the properties will remain the same. No construction of buildings is planned. Small wooden benches may be built to overlook certain land features. At this time, there are no plans for additional trails to be built on the properties.

Adjacent properties consist of Residential, Agricultural and Conservation zoning