

File No.: PLRZ20240055 (Denman Conservancy)

DATE OF MEETING: December 10, 2024
TO: Denman Island Local Trust Committee
FROM: Marlis McCargar
Northern Team
SUBJECT: Application to Amend the LUB 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 request staff to prepare a draft bylaw to amend the Denman Island Official Community Plan, 2008, to enable application PLRZ20240055 (Denman Conservancy Association).
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 PLRZ20240055 (Denman Conservancy Association).
3. That the Denman Island Local Trust Committee request staff to send an early referral of PLRZ20240055 (Denman Conservancy Association) to the Islands Trust Conservancy and Agricultural Land Commission for comment.

REPORT SUMMARY

This application proposes amendments to the Denman Island [Official Community Plan](#) (OCP) and [Land Use Bylaw](#) (LUB) to rezone four parcels of land from forestry to conservation. The parcels in question are owned and managed by the Denman Conservancy Association (DCA), the applicant for this proposal. One of the parcels is split-zoned between forestry and agriculture and is located within the Agricultural Land Reserve (ALR).

The preliminary staff report recommends that the Local Trust Committee (LTC) request forwarding the application for early referral. Additionally, the report suggests preparing draft bylaws for future consideration to facilitate the rezoning process. The intent of these amendments is to enhance conservation efforts on Denman Island by transitioning land use away from forestry and resource extraction towards protection and preservation on these parcels.

BACKGROUND

All relevant professional reports and background information are posted to the [Islands Trust applications page](#).

Project Rationale

The DCA, incorporated in 1991, is committed to engaging the Denman Island community in the protection of natural ecosystems. Through education, collaborative relationships, and effective land stewardship, the DCA envisions a future characterized by diverse and resilient ecosystems supported by an informed and engaged community.

The applicant has not conducted a community information meeting or provided documentation of community support. However, the two northern parcels have been protected under a conservation covenant since 2017, and the community has become accustomed to using these areas for passive recreation. The four parcels are currently used for conservation purposes. There are informal, narrow walking paths through a very small portion of the properties. No permanent buildings exist.

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.

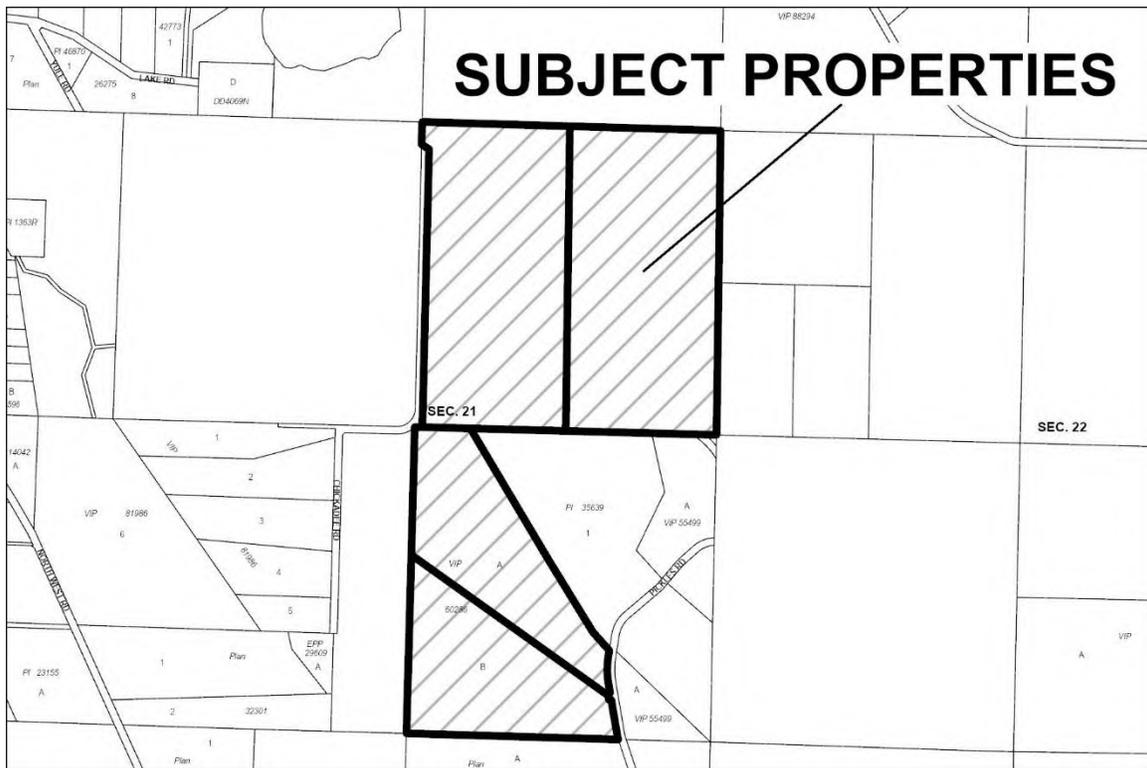


Figure 1. Location of Subject Properties

The following table provides relevant details of the subject properties, and existing and proposed OCP designations, zoning and density.

Table 1. Subject Property Details

Property	Parcel Area	Existing OCP Designation	Proposed OCP Designation	Existing LUB Zoning	Proposed LUB Zoning
PID 006-639-771	32.45 ha Non ALR portion 19.45 ha	Sustainable Resource (SR)/Agriculture (A) (change required)	Conservation/Recreation (CR)	Forestry and Agriculture (change required)	Conservation and Agriculture
PID 006-657-656	30.69 ha	Sustainable Resource (SR) (change required)	Conservation/Recreation (CR)	Forestry (change required)	Conservation
PID 023-005-424	16.08 ha	Sustainable Resource (SR) (change required)	Conservation/Recreation (CR)	Forestry (change required)	Conservation
PID 023-005-432	15.95 ha	Sustainable Resource (SR) (change required)	Conservation/Recreation (CR)	Forestry (change required)	Conservation

Executive Committee Fee Sponsorship

The Islands Trust Executive Committee (EC) passed the following resolution on July 3, 2024 to approve a development application fee sponsorship for this bylaw amendment application:

EC-2024-083

It was MOVED and SECONDED,

that the Executive Committee approve financial sponsorship for the \$8,115.12 application fee for rezoning application PLRZ20240055 from the Denman Conservancy Association.

CARRIED

ANALYSIS

Policy/Regulatory

A comprehensive site context analysis is provided for all parcels in Attachments 1-4. There are a number of Islands Trust policies and OCP policies that are pertinent to the consideration of this proposal, detailed in Attachment 5 and summarized as follows.

Islands Trust Policy Statement:

Staff note that an ITPS Checklist (Directives Only) will be completed at the time that draft bylaw amendments are presented to the LTC. Attachment 5 outlines Islands Trust Policy Statement (ITPS) and OCP policies that are relevant to the application for early consideration by the LTC.

Official Community Plan:

Attachment 5 of this report provides a comprehensive overview of relevant OCP policies related to this application. The subject parcels are designated “Sustainable Resource” in the OCP and will require an OCP amendment to align with the proposed Conservation zone in the LUB. Notably, one parcel (PID 006-639-771) has a split designation of “Agriculture” and “Sustainable Resource.” The applicant requests to retain the split designation, keeping the “Agriculture” portion unchanged.

The Sustainable Resource designation encompasses all large lot forest lands, where the principal use is forestry. The OCP guiding objective for Agriculture and Resource is: *“To ensure that land uses involving renewable resources are sustainable and compatible with the small-scale rural character of the Island.”*

Given that the application proposes rezoning to conservation, it is not appropriate to retain the OCP designation as Sustainable Resource. The objective of the Sustainable Resource designation is fundamentally different from that of conservation. While changing the zone will ensure the land remains undeveloped and conserved, maintaining a contradictory OCP designation would not be consistent with the long-term vision for the land. The OCP designation should reflect and support the conservation goals.

To complement the proposed conservation zone, an OCP amendment is required. The OCP guiding objective for Conservation/Recreation is: *“To protect land for conservation and recreation purposes.”*

Several relevant OCP policies specifically address issues pertinent to this application. These policies emphasize the importance of preserving and protecting forests, promoting stewardship of sensitive ecosystems, and supporting conservation initiatives. Together, they align closely with the objectives of the rezoning proposal, underscoring the community's commitment to sustainable land use and environmental protection. As a result, many of these policies support the proposal in principle, demonstrating its consistency with the overarching goals outlined in the OCP.

Development Permit Area (DPA)

All four parcels have portions of land that are located within DPA No. 4: Streams, Lakes, and Wetlands. A development permit (DP) is not required for this rezoning application, as none of the activities listed below are being triggered by the rezoning:

- a) Subdivision of land;
- b) Construction of, addition to, or alteration of a building or other structure;
- c) Alteration of land;
- d) Development as defined in the Riparian Areas Regulation, BC Fish Protection Act; or
- e) Installation of any structures within a stream or the natural boundary of a lake.

The rezoning does not initiate any activities within the DPA that would require a DP. However, it is important to note that if, in the future, any alteration of land occurs, a development permit application will be necessary.

Land Use Bylaw:

The subject properties require re-zoning to address the change in proposed use.

The Forestry Zone emphasizes low-density residential use, typically with large minimum lot sizes, and supports sustainable forestry practices. Forestry activities typically include tree planting, growth, and harvesting practices for forest management. Forestry activities in this zone include tree planting, growth, and harvesting for forest

management. The permitted uses listed in the LUB for the Forestry Zone include residential, agriculture, forestry, parks, and utilities.

In contrast, the Conservation Zone (CN) is significantly more restrictive. The only permitted use in this zone is passive recreation, along with associated buildings and structures for non-residential permitted uses, fences, and signs. Essentially, the change in zoning will prohibit any residential uses on the subject properties.

The minimum lot area permitted by subdivision in the CN zone is 64 hectares, meaning none of the subject properties will have any subdivision potential under this zoning. Additionally, with the transition to the Conservation Zone, density will be lost, as there is no longer a density bank.

Conservation Covenant

The conservation covenant registered on the title of two subject properties (PIDs 006-639-771 and 006-657-656) represents a legal agreement between the owner (Denman Conservancy Association) and the covenant holder (Islands Trust Conservancy). This covenant is designed to protect and preserve the natural state of the land, with a particular emphasis on safeguarding the habitat of the Taylor’s Checkerspot butterfly.

The covenant includes specific restrictions on land use to maintain its ecological integrity and outlines a comprehensive Management Plan to ensure ongoing care and monitoring of the conservation values. Importantly, the covenant allows for the use of any portion of the Eastern Lot within the Agricultural Land Reserve (ALR) (portion zoned Agriculture) for farm activities permitted under the Agricultural Land Reserve Use Regulations, thereby balancing conservation goals with agricultural practices. Overall, the covenant serves to uphold the land's conservation values while ensuring compliance with established environmental standards.

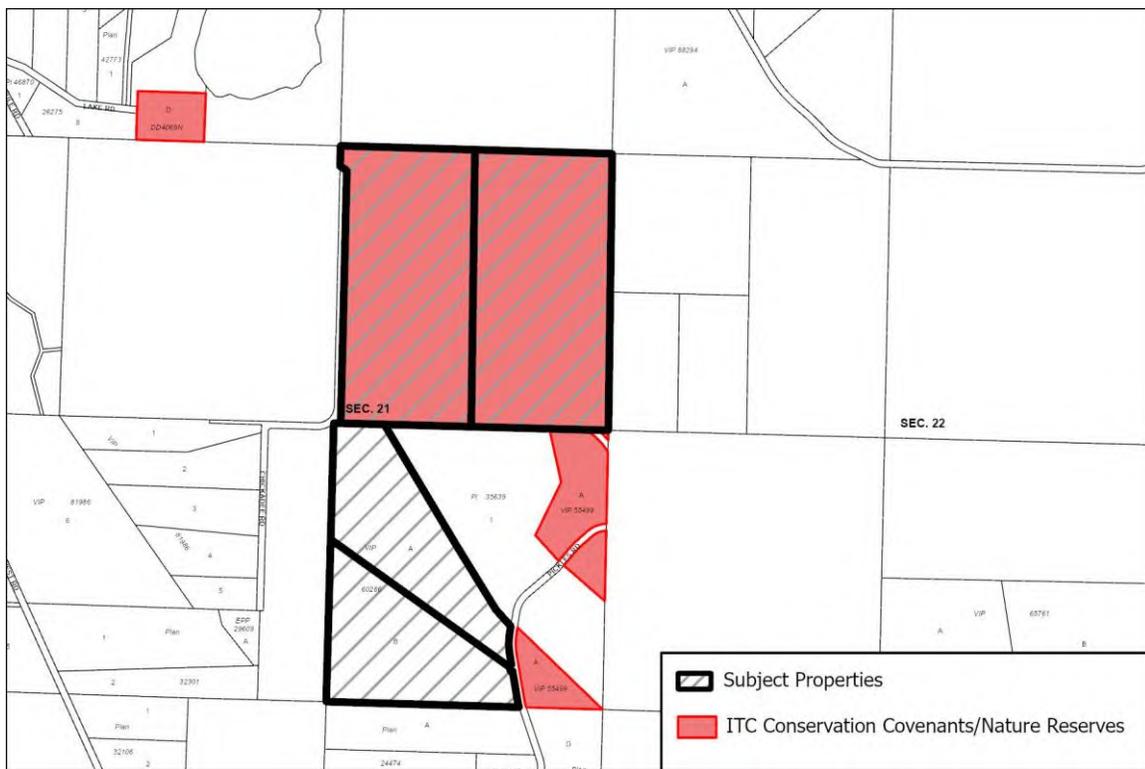


Figure 2. Subject Properties and ITC Conservation Covenants

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 Islands Trust Conservancy, K'omoks First Nation, Comox Valley Regional District and adjacent (Hornby Island) LTC.

Issues and Opportunities

All professional reports submitted by the applicant have been posted to the [application page](#). Staff have identified the following preliminary issues and opportunities, discussed in more detail below and in Attachment 5 (Relevant OCP policies):

- ALR
- Conservation Covenant

Agricultural Land Reserve (ALR)

The east portion of the parcel (PID 006-639-771), currently designated as ALR, is being considered for rezoning to Conservation. Under Section 22(2) of the [Agricultural Land Reserve Use Regulation](#), the use of agricultural land for biodiversity conservation, passive recreation, heritage preservation, wildlife, and scenery viewing is permitted but may be prohibited by a local government, provided that certain conditions are met.

Although conservation activities are generally allowed within the ALR, the applicant has not provided confirmation of Agricultural Land Commission (ALC) support for this application. While no exclusion application has been submitted for this change, and despite the presence of an existing conservation covenant, it should be noted that the covenant currently permits farm activities on any portion of the lot within the ALR, in accordance with the Agricultural Land Reserve Use Regulations.

However, if the property is rezoned entirely to Conservation, it would prevent the continued use of these areas for farm activities. When there is a conflict between zoning and a conservation covenant, the zoning regulations will govern land use, meaning the new zoning restrictions would override the rights granted under the covenant. As a result, the conservation covenant may need to be amended to align with the new zoning.

Given these considerations, staff recommend referring the application to the ALC. The ALC is likely familiar with the property's existing conservation status and its permitted use under the covenant.

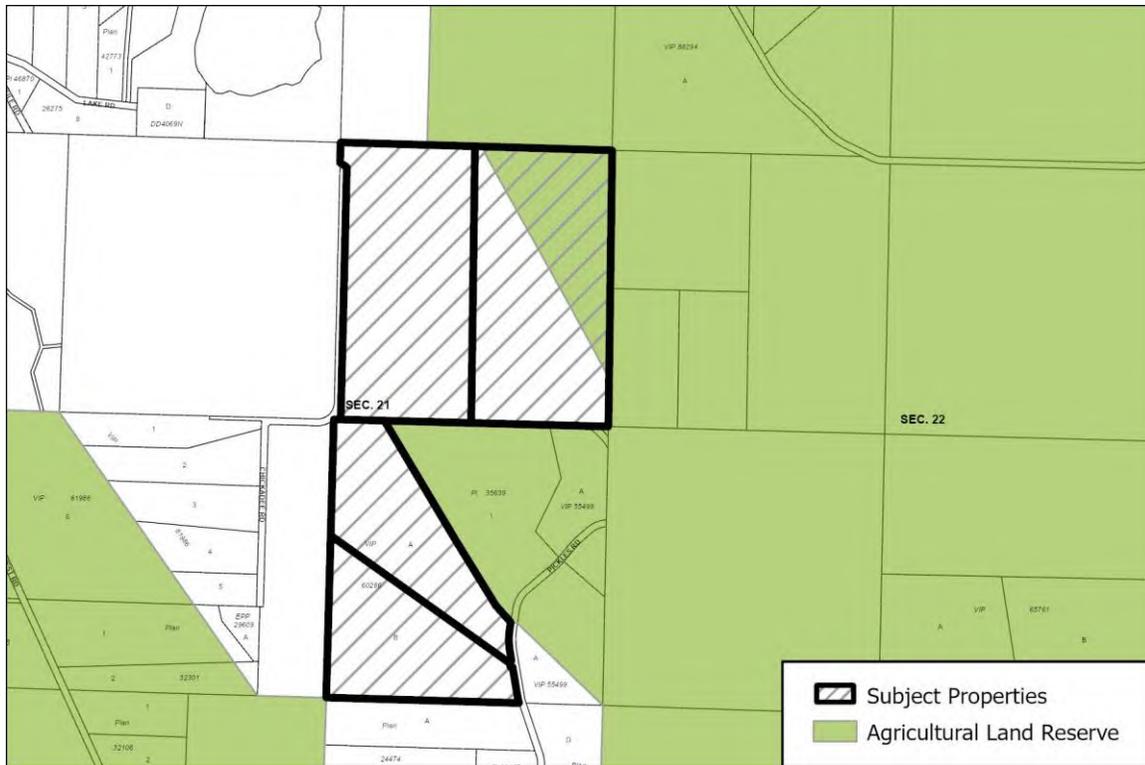


Figure 3. Subject Properties and ALR Land

Conservation Covenant on Two Additional Parcels

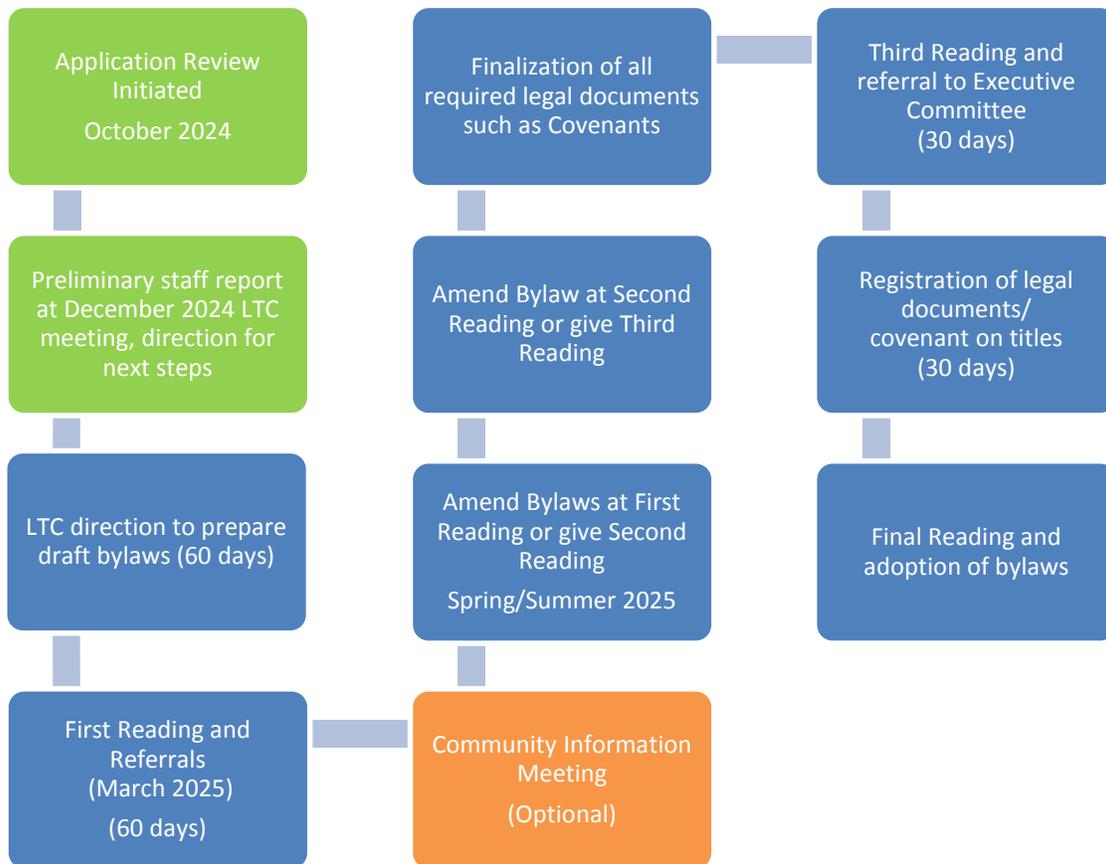
The Conservation Zone restricts land use and prohibits residential development but does not limit vegetation removal or land disturbance, except within designated Development Permit Areas (DPAs). This means that activities like clear-cutting or extensive vegetation removal could occur outside of DPA protections since conservation zoning alone does not prevent these actions.

To better preserve the ecological integrity and natural state of these lands, the LTC may consider establishing a conservation covenant on the two parcels currently lacking one (PIDs 023-005-424 and 023-005-434). A conservation covenant would create a legally binding agreement that offers stronger, perpetual protections than zoning regulations alone, safeguarding critical habitats, species, and ecological values through restrictions on vegetation removal and land alteration. Covenants typically include a management plan to guide ongoing stewardship, maintenance, and restoration efforts.

Although conservation covenants provide substantial environmental benefits, establishing and upholding them can involve considerable legal and administrative costs. Given this, staff recommend referring the matter to the Islands Trust Conservancy for a detailed analysis of the benefits, feasibility, and potential interest in implementing a conservation covenant on these parcels.

Application Process Steps and Timing

The following process steps and approximate timelines may assist in managing applicant and community expectations in how a LUB amendment application such as this, can be processed:



Rationale for Recommendations

Staff is recommending early referral to support advancement of the application and significantly inform the development and timing of draft bylaws.

ALTERNATIVE

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Denman Island Local Trust Committee request that the applicant submit to the Islands Trust a [insert request].

2. Hold the application in abeyance

The LTC may choose to hold the application in abeyance pending completion of a significant study or OCP process, etc.

3. Receive for information

The LTC may receive the report for information.

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 1, 2024
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	November 26, 2024

ATTACHMENTS

1. Site Context – PID: 006-639-771
2. Site Context – PID: 006-657-656
3. Site Context – PID: 023-005-424
4. Site Context – PID: 023-005-432
5. Relevant ITPS/OCP Policies

ATTACHMENT #1 – SITE CONTEXT FOR PID 006-639-771

FILE NO.: PLR20240055 (DENMAN CONSERVANCY ASSOCIATION)

LOCATION

Legal Description	THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 21, DENMAN ISLAND, NANAIMO DISTRICT
PID	006-639-771
Civic Address	n/a
Lot Size	32.45 ha

LAND USE

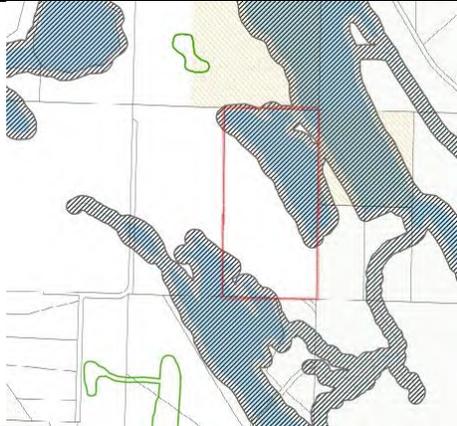
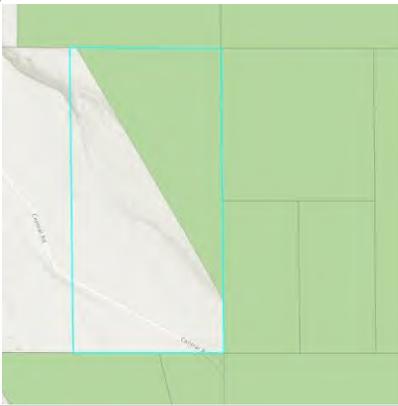
Current Land Use	Vacant land 
Surrounding Land Use	Vacant forested, agriculture (ALR), residential

HISTORICAL ACTIVITY

File No.	Purpose
DE-COV-2015.1	Settlement Lands Covenant
DE-RZ-2007.3	Application denied.

POLICY/REGULATORY

Official Community Plan Designations	Sustainable Resources (SR) and Agriculture - large forested and agriculture lots DPA 4 (RAR Applicable Streams, Lakes and Wetlands)
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Land Use Bylaw	Forestry (F) and Agriculture (A)(1) split zone
Other Regulations	ALR in the northeast portion of the lot 
Covenants/Interests Registered on Title	ITC Covenant CA6309115 Conservation Covenant Statutory Right of Way CA6309116 (Trust Fund Board) Rent Charge CA6309117 (Trust Fund Board) Right of Way 51870G Undersurface Rights 51868G (coal) Undersurface Rights EJ49175 (West Fraser Mills Ltd) Undersurface Rights EM21742 (Province)
Bylaw Enforcement	None.

SITE INFLUENCES

Islands Trust Conservancy (ITC)	This application does affect a property adjacent to an ITC-owned property or conservation covenant.
Regional Conservation Plan	n/a – This application does not appear to be inconsistent or contrary to the goals and objectives set out in the ITC Regional Conservation Plan.
Species at Risk	Invertebrate animal.
Sensitive Ecosystems	Wetland. Young Forest.
Hazard Areas	None mapped.
Archaeological Sites	No archaeological sites are noted within the property or within 100 metres.

	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.
Climate Change Adaptation and Mitigation	No anticipated climate-change induced hazards on the proposed property.
Shoreline Classification	Not Applicable
Shoreline Data in TAPIS	Not Applicable

ATTACHMENT #2 – SITE CONTEXT FOR PID 006-657-656

FILE NO.: PLR20240055 (DENMAN CONSERVANCY ASSOCIATION)

LOCATION

Legal Description	THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 21, DENMAN ISLAND, NANAIMO DISTRICT EXCEPT THAT PART IN PLAN VIP78186
PID	006-657-656
Civic Address	n/a
Lot Size	30.69 ha

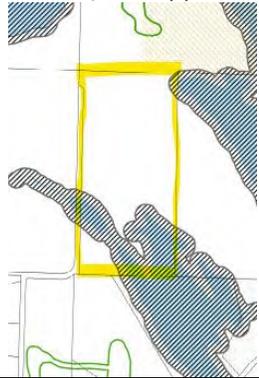
LAND USE

Current Land Use	<p>Vacant land</p> 
Surrounding Land Use	Vacant forested, agriculture (ALR), park, residential

HISTORICAL ACTIVITY

File No.	Purpose
DE-COV-2015.1	Settlement Lands Covenant

POLICY/REGULATORY

Official Community Plan Designations	<p>Sustainable Resources (SR) DPA 4 (RAR Applicable Streams, Lakes and Wetlands)</p> 
Land Use Bylaw	Forestry (F)

Other Regulations	
Covenants/Interests Registered on Title	ITC Covenant CA6309115 Undersurface Rights EJ49175 (West Fraser Mills Ltd) Undersurface Rights EM21743 (Province) Statutory Right of Way CA6309116 (Trust Fund Board) Rent Charge CA6309117 (Trust Fund Board)
Bylaw Enforcement	None.

SITE INFLUENCES

Islands Trust Conservancy (ITC)	This application does affect a property adjacent to an ITC-owned property or conservation covenant.
Regional Conservation Plan	n/a – This application does not appear to be inconsistent or contrary to the goals and objectives set out in the ITC Regional Conservation Plan.
Species at Risk	Invertebrate animal.
Sensitive Ecosystems	<p>Young forest Wetland. Small amount of mature forest mapped on west side. Connectivity areas as mapped below</p> 
Hazard Areas	None mapped.
Archaeological Sites	<p>No archaeological sites are noted within the property or within 100 metres.</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 property.
Shoreline Classification	Not Applicable
Shoreline Data in TAPIS	Not Applicable

ATTACHMENT #3 – SITE CONTEXT FOR PID 023-005-424

FILE NO.: PLR20240055 (DENMAN CONSERVANCY ASSOCIATION)

LOCATION

Legal Description	LOT A SECTION 21 DENMAN ISLAND NANAIMO DISTRICT PLAN VIP60286
PID	023-005-424
Civic Address	n/a
Lot Size	16.08 ha

LAND USE

Current Land Use	Vacant land 
Surrounding Land Use	Vacant forested, conservation, park, residential

HISTORICAL ACTIVITY

File No.	Purpose
DE-DP-1993.3	
DE-SUB-1993.3	

POLICY/REGULATORY

Official Community Plan Designations	Sustainable Resources (SR) DPA 4 (Non-RAR Applicable Streams, Lakes and Wetlands)
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Land Use Bylaw	Forestry (F)
Other Regulations	
Covenants/Interests Registered on Title	Undersurface Rights M76301 (Province) Undersurface Rights S13080 (Province) Covenant EH155086 (Section 215) Covenant EH155090 (Section 215) Covenant EH155092 (Section 215) Easement EJ46857
Bylaw Enforcement	None.

SITE INFLUENCES

Islands Trust Conservancy (ITC)	This application does affect a property adjacent to an ITC-owned property or conservation covenant.
Regional Conservation Plan	n/a – This application does not appear to be inconsistent or contrary to the goals and objectives set out in the ITC Regional Conservation Plan.
Species at Risk	None mapped.
Sensitive Ecosystems	Young forest Wetland.
Hazard Areas	None mapped.
Archaeological Sites	No archaeological sites are noted within the property or within 100 metres. 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.
Climate Change Adaptation and Mitigation	No anticipated climate-change induced hazards on the proposed property.
Shoreline Classification	Not Applicable

Shoreline Data in TAPIS	Not Applicable
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ATTACHMENT #4 – SITE CONTEXT FOR PID 023-005-432

FILE NO.: PLR20240055 (DENMAN CONSERVANCY ASSOCIATION)

LOCATION

Legal Description	LOT B SECTION 21 DENMAN ISLAND NANAIMO DISTRICT PLAN VIP60286
PID	023-005-432
Civic Address	n/a
Lot Size	15.95 ha

LAND USE

Current Land Use	Vacant land 
Surrounding Land Use	Vacant forested, residential

HISTORICAL ACTIVITY

File No.	Purpose
DE-DP-1993.3	
DE-SUB-1993.3	

POLICY/REGULATORY

Official Community Plan Designations	Sustainable Resources (SR) DPA 4 (Non-RAR Applicable Streams, Lakes and Wetlands)
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Land Use Bylaw	Forestry (F)
Other Regulations	
Covenants/Interests Registered on Title	Undersurface Rights M76301 (Province) Undersurface Rights S13080 (Province) Covenant EH155086 (Section 215) Covenant EH155090 (Section 215) Covenant EH155092 (Section 215)
Bylaw Enforcement	None.

SITE INFLUENCES

Islands Trust Conservancy (ITC)	This application does affect a property adjacent to an ITC-owned property or conservation covenant.
Regional Conservation Plan	n/a – This application does not appear to be inconsistent or contrary to the goals and objectives set out in the ITC Regional Conservation Plan.
Species at Risk	None mapped.
Sensitive Ecosystems	Young forest Wetland.
Hazard Areas	None mapped.
Archaeological Sites	No archaeological sites are noted within the property or within 100 metres. 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.
Climate Change Adaptation and Mitigation	No anticipated climate-change induced hazards on the proposed property.

Shoreline Classification	Not Applicable
Shoreline Data in TAPIS	Not Applicable

ATTACHMENT 5 – ITPS AND OCP POLICIES PLRZ20240055 (DENMAN CONSERVANCY ASSOCIATION)

ISLANDS TRUST POLICY STATEMENT

ITPS Policy	Complies	Planner Comments
3.1.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.	Pending receipt of additional information from the applicant	The LTC could consider requiring a baseline report describing the ecological features of parcels that do not have a conservation covenant attached. However, this would be a prerequisite for establishing a new conservation covenant.
3.1.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.	YES	Proposal seeks to formally protect land
3.2.2 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development and land-use	Pending further application review	By rezoning these parcels to conservation, the intent is to safeguard the ecological integrity of the forest ecosystems, minimizing the potential for fragmentation that may result from growth, development, and land-use changes. This rezoning would ensure that these lands remain undisturbed and are managed for conservation purposes, mitigating adverse impacts from development pressures. Referral to the Islands Trust Conservancy.
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	Referral to the Islands Trust Conservancy to assess the potential for a conservation covenant on parcels that do not currently have one.
4.1.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.	Pending receipt of additional information from the applicant	The proposed rezoning of the east portion of the parcel (PID 006-639-771) from ALR to Conservation may impact agricultural uses. While conservation activities are generally permitted within the ALR, the applicant has not provided confirmation of Agricultural Land Commission (ALC) support for this rezoning. Staff recommend referring the application to the ALC to ensure alignment with agricultural preservation goals.

DENMAN ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 185, 2008

OCP Objective/Policy	Complies	Planner Comments
C. 1 Lands and Forest Policy 1 The Local Trust Committee should work with other agencies to preserve and protect all upland, including forest, on Denman Island.	Yes	The application focuses on preservation, aligning with the conservation objective.
C. 1 Lands and Forest Policy 2 Stewardship is encouraged, and zoning regulations and amendments to zoning regulations should be designed to protect sensitive ecosystems and other features identified on Schedule D, and the steep slopes, bluffs, streams, lakes and wetlands, identified as development permit areas on Schedule E.	YES	The application aims to protect sensitive ecosystems, which may be present in the forestry areas.
C. 1 Lands and Forest Policy 9 Landowners are encouraged to protect forested lands, bluffs, meadows and grasslands through the establishment of conservation covenants or other protective measures. The Local Trust Committee should assist landowners wishing to establish conservation covenants on their land.	Yes and pending further application review	Encourages landowner initiatives for conservation, which fits with the proposed changes to protect these parcels. The LTC can consider requiring a conservation covenant for the two parcels that do not have one.
C.4 Climate Change Policy 7 - The Local Trust Committee should work with the Trust Fund Board and other conservation organisations to promote land conservation as a cost effective and important climate change mitigation strategy.	Yes	The proposal aligns with promoting land conservation as a climate change mitigation strategy.
D.2 Transportation and Utilities Policy 13 - All new trails should be constructed in such a way that negative impacts on the land is minimised and intrusion into environmentally sensitive areas and agricultural land is minimised.	Yes	No new trails are being proposed. However, if trails are created, they should minimize impacts, ensuring that future development aligns with environmental protection.
<p>E.3 Conservation/Recreation Policy 2 In the Conservation/Recreation designation:</p> <ul style="list-style-type: none"> • there should be no subdivision of land; • the uses and densities should be restricted to conservation or outdoor recreation and educational programs; • the only camping permitted should be in Fillongley Park; • Zoning regulations should establish that the principal use on land within the conservation/recreation designation is passive recreation. • zoning regulations should establish setbacks from lot lines for any allowed buildings and structures; • zoning regulations should establish sufficient setbacks to protect any 	Yes	The proposed rezoning complies as it restricts land use to conservation, prohibits subdivision, and establishes passive recreation as the primary use.

<p>watercourses and in the case of fish-bearing streams, setbacks should be adequate to protect the riparian habitat;</p> <ul style="list-style-type: none"> • zoning regulations should establish sufficient setbacks to protect the foreshore and coastal marine environment; and • zoning amendments should be undertaken to ensure land is retained for conservation and recreation uses. 		
<p>E.3 Conservation/Recreation Policy 3 The Local Trust Committee should encourage the use of land for conservation purposes.</p>	Yes	Proposal directly aligns with this policy. It aims to preserve and protect valuable ecological features, supporting long-term biodiversity and ecosystem health.
<p>E.3 Conservation/Recreation Policy 7 The following areas are identified as candidates for future parks and conservation areas, some of which are further identified on Schedule G:</p> <ul style="list-style-type: none"> • Chrome Island; • trails connecting residential areas, commercial areas, schools, parks, beaches and ferry terminals; • large parcels of undeveloped lands with environmental or cultural values; and • beach rights-of-way. 	Yes	The parcels are identified as candidates for conservation as they are large, the rezoning supports their intended use.
<p>E.3 Conservation/Recreation Policy 8 The Local Trust Committee should attempt to secure parks in the areas identified in Policy 7 under this section through a zoning amendment, subdivision, or voluntary donation. The donation or sale of a parcel of land for park may be considered a community amenity and the provisions for density transfer in Appendix C may apply</p>	Yes	This application facilitates securing the parcels for parks or conservation areas, contributing to community amenities. The proposal supports conservation goals by designating these lands for long-term ecological protection, which could contribute to the broader network of protected areas.
<p>E.3 Conservation/Recreation Policy 10 This Plan should be amended to add new parks to the Conservation/Recreation designation as they are acquired.</p>	Yes	The proposal aligns with the plan to add new parks to the Conservation/Recreation designation