

Islands Trust

MEMORANDUM

File No.: PLRZ20240055 (Denman
Conservancy)

DATE OF MEETING: October 21, 2025

TO: Denman Island Local Trust Committee

FROM: Marlis McCargar
Northern Team

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

REPORT SUMMARY

This report summarizes referral responses for application PL-RZ-2024-0055.

All relevant background information is posted to the Islands Trust [current applications webpage](#).

BACKGROUND

On May 20, 2025 the Denman Island Local Trust Committee (LTC) gave first and second readings to Proposed Byaw Nos. 256 (OCP) and 257 (LUB) and forwarded the bylaws to agencies and First Nations for comment. A summary of referral responses received to-date are included in this report.

The Denman Island LTC is considering a rezoning application from the Denman Conservancy Association (PL-RZ-2024-0055) to change the land use designation of these parcels away from forestry and resource extraction to conservation and environmental protection.

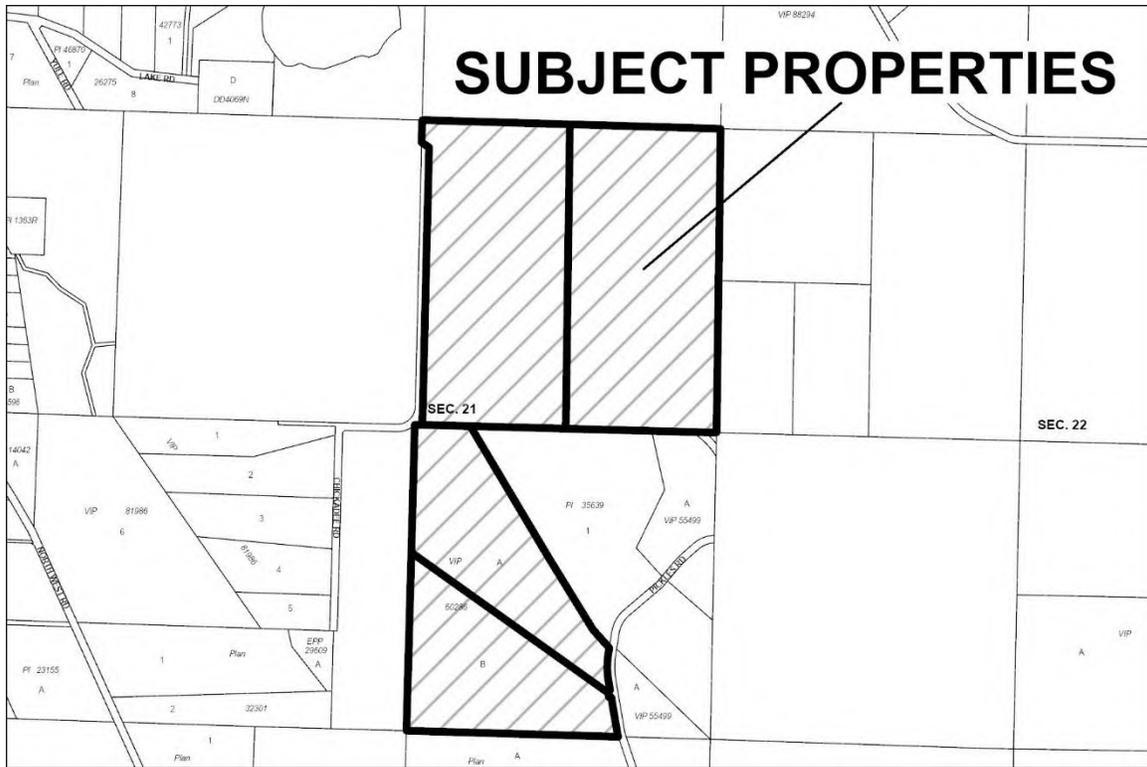


Figure 1. Location of Subject Properties

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

The Denman Island LTC passed the following resolution at the May 20, 2025 regular business meeting:

DE-2025-037

that the Denman Island Local Trust Committee request staff to schedule a community information meeting prior to a public hearing after the close of the referral period, for application PL-RZ2024-0055 (Denman Conservation Association) and Proposed Bylaw Nos. 256 and 257.

CARRIED

Staff are proposing an electronic Community Information Meeting and Public Hearing be scheduled in November/early December based on LTC and staff availability.

DE-2025-036

that the Denman Island Local Trust Committee request staff to refer proposed Bylaw No. 256 cited as “Denman Island Official Community Plan, 2008, Amendment No. 3, 2025” and proposed Bylaw No. 257 to cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025” the following First Nations, Local Governments and agencies for comment as presented in the May 20, 2025 Staff Report.

CARRIED

The Denman Island LTC gave first and second reading to Proposed Bylaw Nos. 256 and 257 and forwarded the bylaws to agencies and First Nations for comment. A summary of referral responses received to date are included in this report.

ANALYSIS

Issues and Opportunities

Staff have identified the following, discussed in more detail below:

- Summary of Referral Responses for Proposed Bylaw Nos. 256 (OCP) and 257 (LUB)
- Public hearing options

Summary of Referral Responses

A community information meeting (CIM) has not yet been held. Public input and referral responses on the proposed bylaws will be accepted until the close of the public hearing (date to be determined).

A summary of the referral responses that have been received are provided in Table 1:

Table 1. Summary of Referral Responses

First Nation/ Agency / Group	Summary Response	Staff Comments
Ministry of Housing and Municipal Affairs	The Ministry acknowledges the addition of residential density to the OCP’s Density Bank to account for the removal of development potential. This flexibility in land use will help support long-term housing needs on Denman Island while preserving the environmental and recreational objectives of these valuable conservation areas.	None.
Cowichan Tribes	<ul style="list-style-type: none"> No comment. Defer to communities closer to Denman Island. 	None.
Ts'uubaa-asatx Nation	<ul style="list-style-type: none"> Defer to the First Nation(s) whose traditional territory fronts this area. 	None.
Danaxdaxw First Nation	<ul style="list-style-type: none"> No comment at this time. 	None.
K'ómoks First Nation	<ul style="list-style-type: none"> No response has been received to the referral. As of October 1, 2025, KFN staff indicated the referral has not yet been brought before Council, but they hope to soon. 	Referral comments may still be submitted any time prior to the close of the public hearing.
Snuneymuxw First Nation	<ul style="list-style-type: none"> Defers comment on the referral. 	None.

Public Hearing

At its May 2025 meeting, the LTC provided direction to staff to schedule a Public Hearing as part of the bylaw amendment process. Now that the referral period has concluded, staff are seeking further direction on the format and logistics of public engagement leading up to the hearing.

Specifically, staff are requesting LTC input on the following:

1. Combined Community Information Meeting (CIM) and Public Hearing

Does the LTC prefer to hold a combined CIM and Public Hearing, or would it prefer a standalone CIM held in advance? A combined session may streamline the process and reduce scheduling demands, while a standalone CIM may allow for more in-depth public education and discussion prior to the formal hearing.

2. Electronic Format

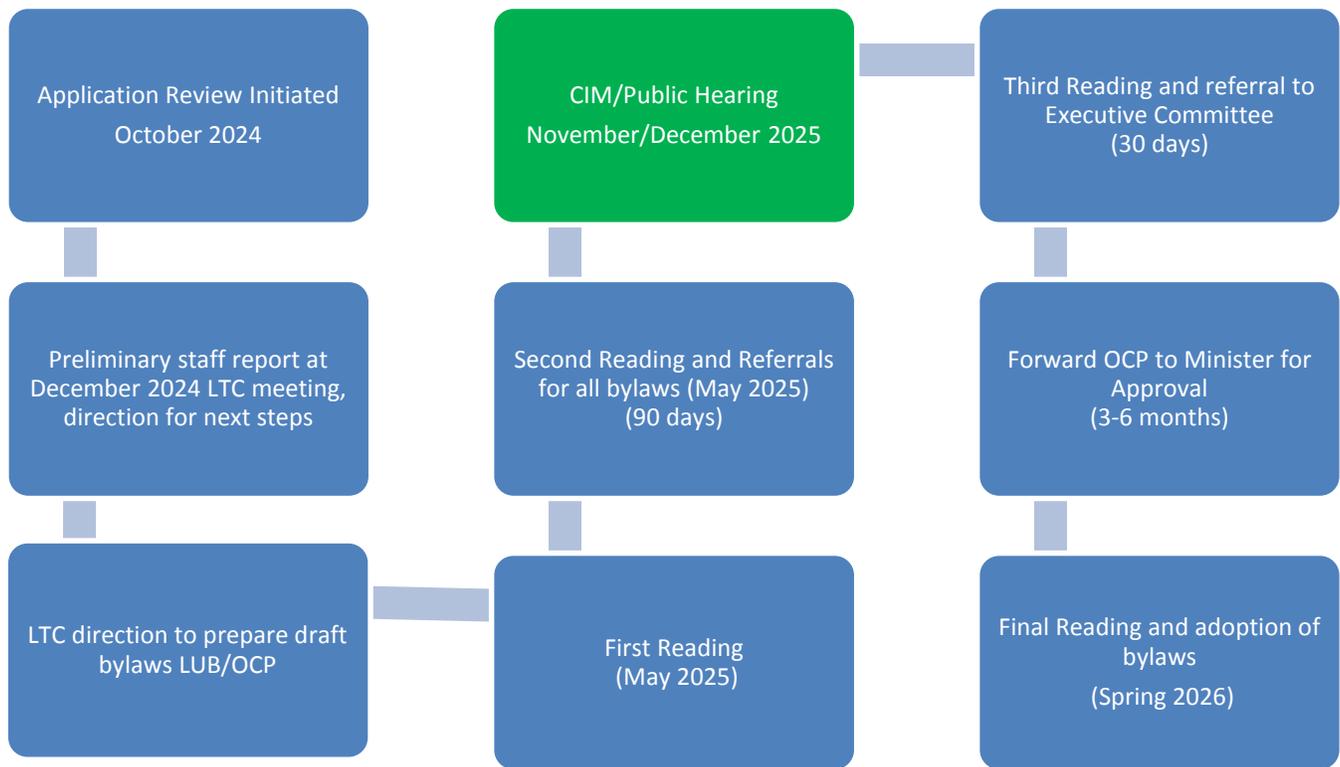
Would the LTC consider holding the Public Hearing and CIM electronically? This option may improve accessibility for participants and provide flexibility to hold sessions outside regular working hours.

3. Preferred Timing

Staff also request LTC direction on preferred timing for the Public Hearing and/or CIM, whether it should be held during the day or evening hours, taking into account anticipated public interest and accessibility. Or whether the LTC would prefer to have the CIM/public hearing scheduled as part of their regular business meeting on December 16, 2025.

Timeline

As the project involves an OCP amendment, the Local Government Act requires the LTC to consider opportunities for consultation with any persons, organizations, and authorities it believes may be affected. If the LTC wishes to pursue additional consultation beyond what staff have identified, please advise staff accordingly.



ALTERNATIVE

1. Direction to amend proposed bylaw

The LTC may wish to make amendments to the proposed bylaws. Recommended wording for the resolution is as follows:

That the Denman Island Local Trust Committee amend draft Bylaw No. 256, cited as the “Denman Island Official Community Plan Bylaw, 2008, Amendment No. 2, 2025” by...

That the Denman Island Local Trust Committee amend Proposed Bylaw No. 257, cited as the “Denman Island Land Use Bylaw, 2008, Amendment No. 3, 2025” by...

2. Proceed no further.

The LTC may choose this alternative at any stage in a bylaw amendment application’s process. If this alternative is selected the following resolution is recommended:

“That the Denman Island Local Trust Committee proceed no further with application PL-RZ-2024-0055 (Denman Conservancy Association) for the following reasons [insert rationale].”

NEXT STEPS

Should the LTC concur with the staff recommendations, staff will schedule the CIM and public hearing based on LTC feedback.

Submitted By:	Marlis McCargar, Island Planner	October 2, 2025
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	October 2, 2025

ATTACHMENTS

- 1. Proposed Bylaw No. 256 (OCP) – for reference
- 2. Proposed Bylaw No. 257 (LUB) – for reference

PROPOSED

DENMAN ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 256

A BYLAW TO AMEND DENMAN ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 185, 2008

The Denman Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Denman Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Denman Island Official Community Plan, 2008, Amendment No. 3, 2025”.

2. SCHEDULES

Denman Island Official Community Plan Bylaw No. 185, 2008 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS 20th DAY OF MAY, 2025

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20__

READ A SECOND TIME THIS 20th DAY OF MAY, 2025

READ A THIRD TIME THIS _____ DAY OF _____ 20__

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____ 20__

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS
_____ DAY OF _____ 20__

ADOPTED THIS _____ DAY OF _____ 20__

CHAIR

SECRETARY

**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;

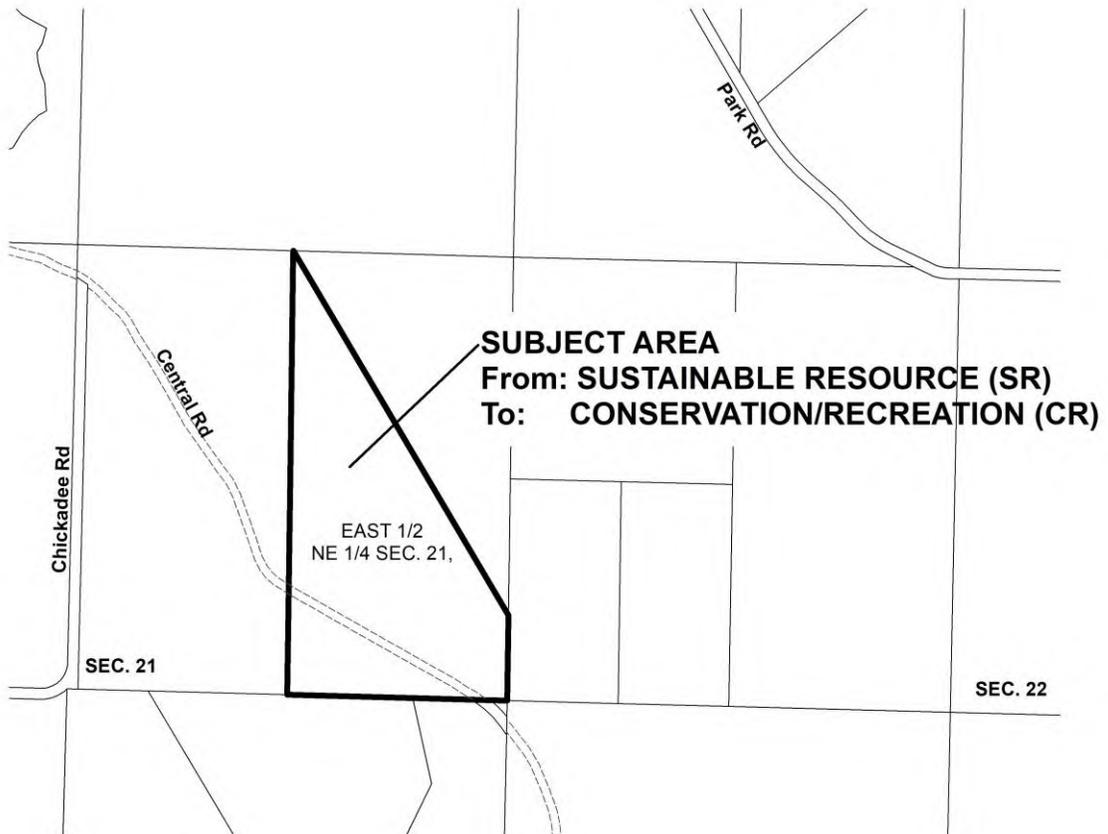
as shown on Appendix No. 1 attached to and forming part of this bylaw.

- 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

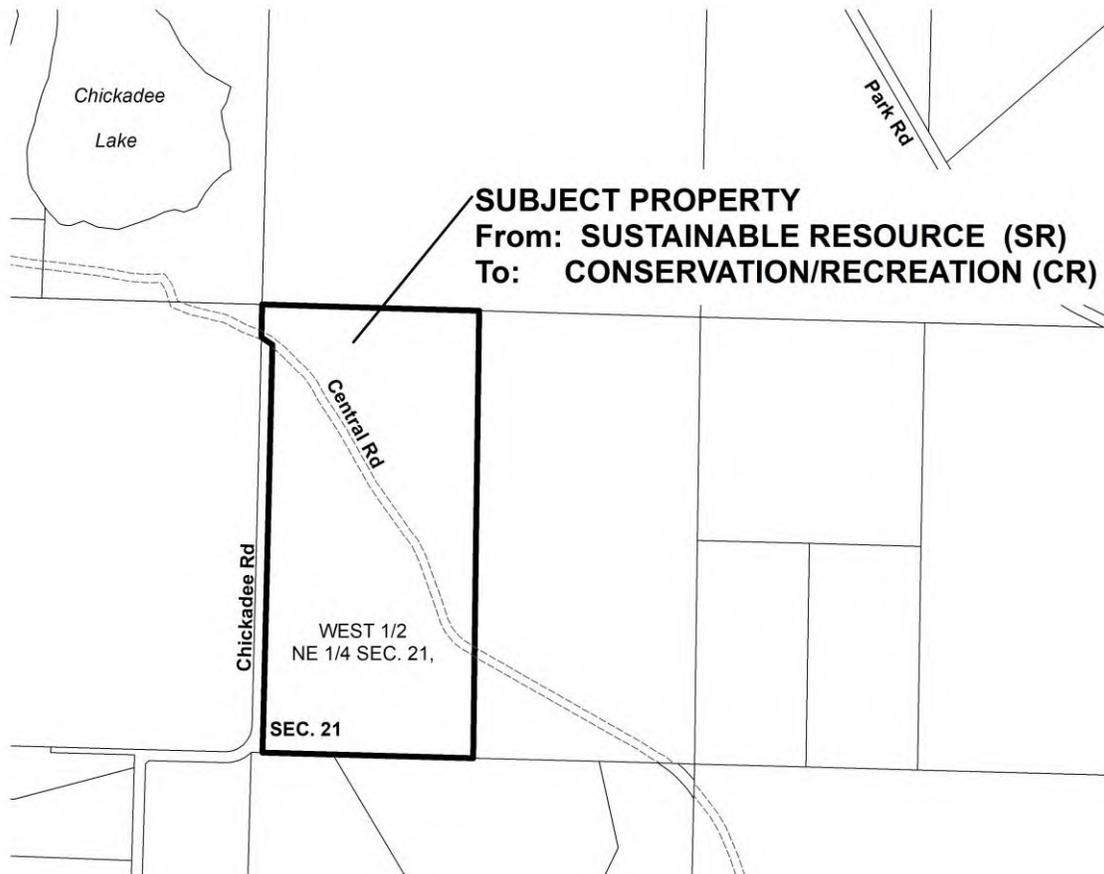
Appendix No. 1



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

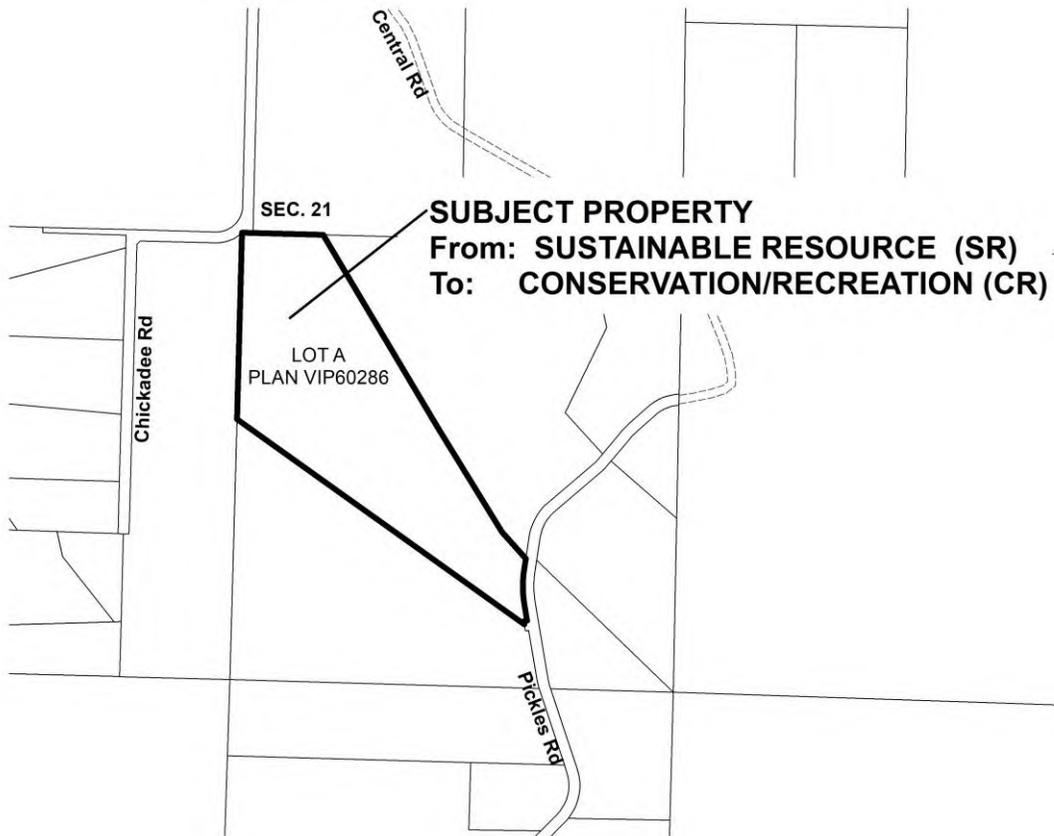
Appendix No. 2



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

Appendix No. 3



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

Appendix No. 4



PROPOSED

DENMAN ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 257

A BYLAW TO AMEND DENMAN ISLAND LAND USE BYLAW, 2008

The Denman Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Denman Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025”.

2. Denman Island Local Trust Committee Bylaw No. 186, cited as “Denman Island Land Use Bylaw, 2008,” is amended as per Schedule 1 attached to and forming part of this bylaw.

READ A FIRST TIME THIS 20TH DAY OF MAY , 2025

READ A SECOND TIME THIS 20TH DAY OF MAY , 2025

PUBLIC HEARING HELD THIS _____ DAY OF _____ , 202X

READ A THIRD TIME THIS _____ DAY OF _____ , 202X

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ , 202X

ADOPTED THIS _____ DAY OF _____ , 202X

Chair

Secretary

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

Schedule

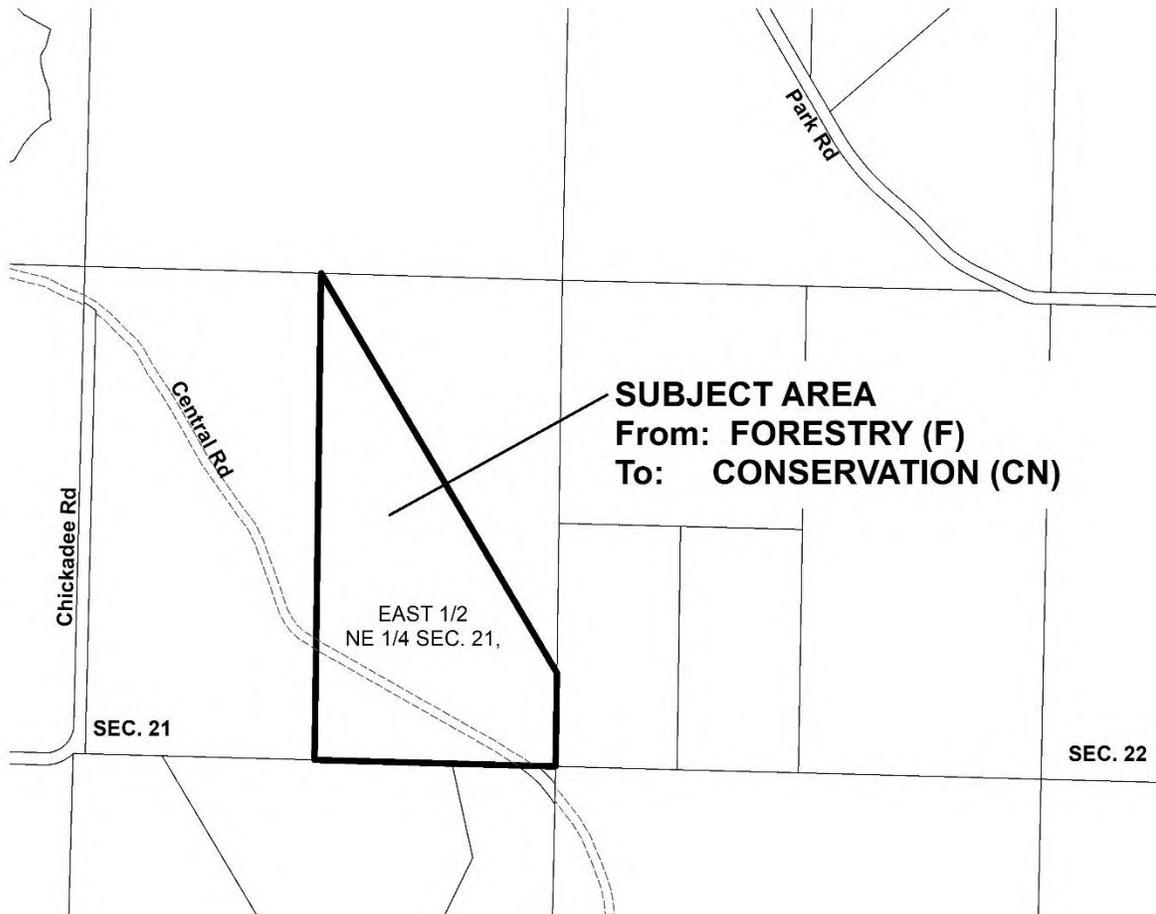
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1. Schedule “B” of Denman Island Land Use Bylaw, 2008, is amended as follows:
 - 1.1 Schedule “B” – North Map, is amended by changing the zoning classification of the non-Agricultural Land Reserve portion of THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 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 VIP78186as 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

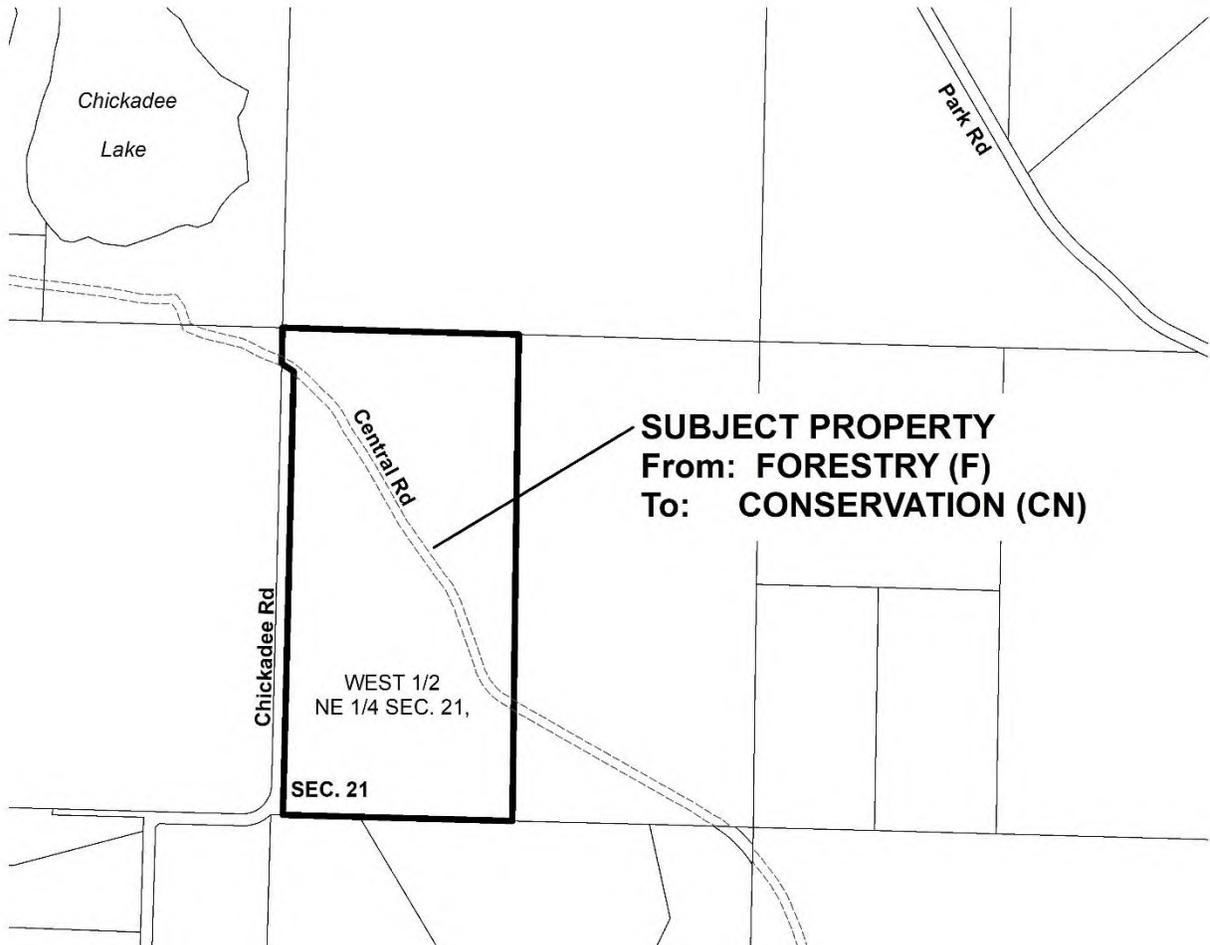
Appendix No. 1



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 220

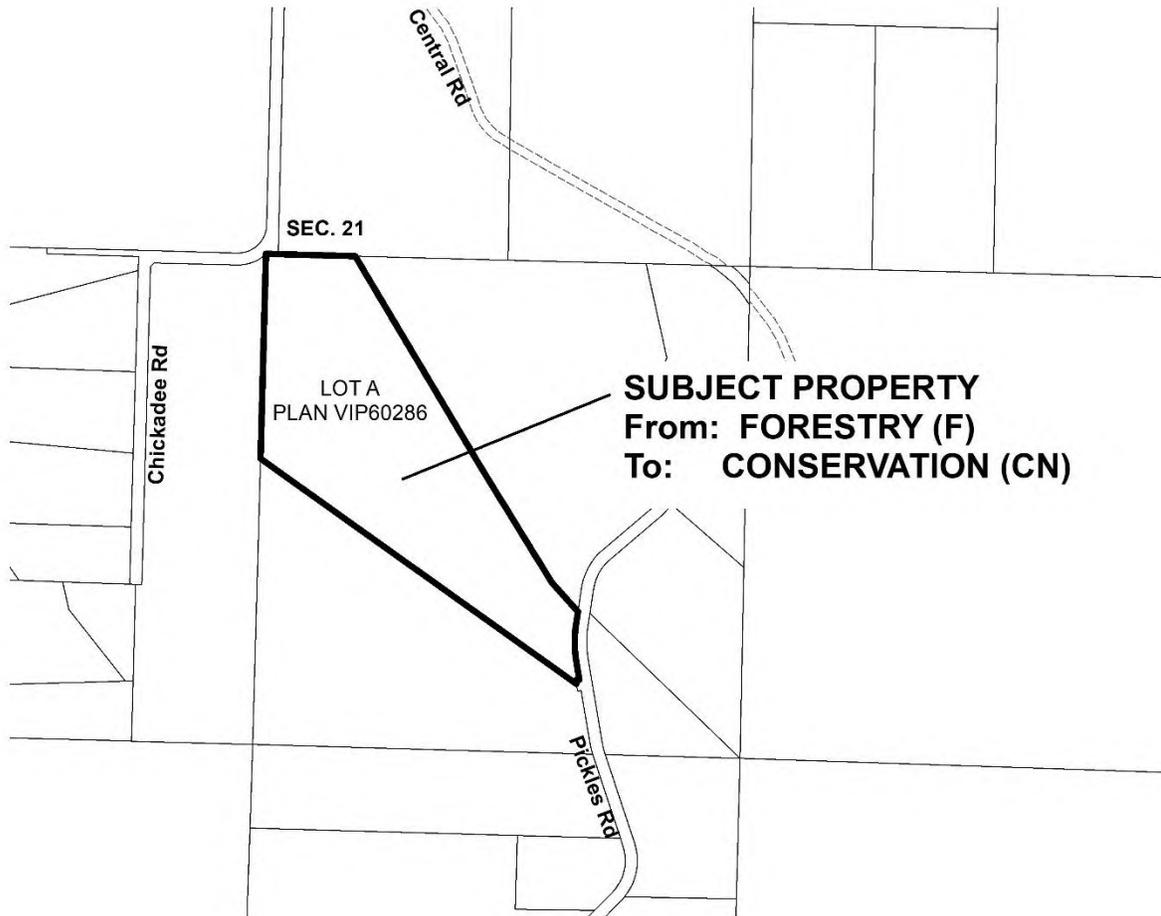
Appendix No. 2



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 257

Appendix No. 3



BYLAW NO. 257

Appendix No. 4

