



# **PUBLIC HEARING**

## **DENMAN ISLAND LOCAL TRUST COMMITTEE**

**February 17, 2026**  
**Electronic Meeting**

**PROPOSED BYLAW NO. 256**  
(Denman Island Official Community Plan, 2008, Amendment No. 3, 2025)  
**AND**

**PROPOSED BYLAW NO. 257**  
(Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025)

### **PL-RZ-2024-0055 Denman Conservancy Association**

#### **RELEVANT BACKGROUND INFORMATION REFERENCE BINDER**

#### **TABLE OF CONTENTS**

- 1. CHAIRPERSON'S OPENING STATEMENT**
- 2. BYLAW MANAGEMENT CHECKLIST**
- 3. PUBLIC HEARING NOTICE**
- 4. PROPOSED BYLAW NO. 256 (OCP)**
- 5. PROPOSED BYLAW NO. 257 (LUB)**
- 6. APPLICATION DE-RZ-2024-0055 DENMAN CONSERVANCY ASSOCIATION**
- 7. REFERRAL TO INDIGENOUS GOVERNING BODIES AND AGENCIES**

| <b><u>ITEM</u></b> | <b><u>DESCRIPTION</u></b>   |
|--------------------|---|
| 7.1                | BYLAW 256 Bylaw Referral Form                                     |
| 7.2                | BYLAW 256 Indigenous Governing Bodies Referral Responses Received |
| 7.3                | BYLAW 256 Agency Referral Responses Received                      |



Islands Trust

**8. STAFF REPORTS**

| <u>ITEM</u> | <u>DATE</u> | <u>REPORT</u> |
|-------------|-------------|---------------|
| 8.1         | 2024-12-10  | STAFF REPORT  |
| 8.2         | 2025-05-20  | STAFF REPORT  |
| 8.3         | 2025-12-16  | STAFF REPORT  |
| 8.4         | 2026-02-17  | STAFF REPORT  |

**9. RELEVANT MINUTES/RESOLUTIONS WITHOUT MEETINGS**

| <u>ITEM</u> | <u>DATE</u> | <u>REPORT</u>                                 |
|-------------|-------------|---|
| 9.1         | 2024-12-10  | DENMAN LOCAL TRUST COMMITTEE (LTC)<br>MINUTES |
| 9.2         | 2025-05-20  | DENMAN LTC MINUTES                            |
| 9.3         | 2025-12-16  | DENMAN LTC MINUTES                            |

**10. PUBLIC CORRESPONDENCE - NONE**

**11. PUBLIC HEARING SUBMISSIONS**

**12. COMMUNITY CONSULTATION - NONE**

**13. OTHER INFORMATION - NONE**

## **CHAIRPERSONS OPENING STATEMENT**

The following is an example of an opening statement to be made by the Chairperson of the Local Trust Committee at the beginning of the Public Hearing.

*“This Public Hearing is being convened pursuant to Section 465 of the Local Government Act in order to consider:*

**PROPOSED BYLAW NO. 256**  
**(Denman Island Official Community Plan, 2008, Amendment No. 3, 2025)**  
**AND**  
**PROPOSED BYLAW NO. 257**  
**(Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025)**

*All persons who believe that their interest in property is affected by the proposed bylaw(s) will be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw(s). Those wishing to speak should commence their presentation by clearly stating their name.*

*Members of the Local Trust Committee may, if they wish, ask questions of you following your presentation; however, the main function of the Local Trust Committee members is to listen to the views of the public. It is not the function of Committee members to debate the merits of the proposed bylaw(s) with individual citizens.*

*Everyone will be given a reasonable opportunity to be heard and none should feel discouraged from presenting their views.*

*In considering the proposed bylaw(s), the Local Trust Committee has received documents which may influence its decision. Those documents are available for review during this hearing, as available on our website and indicated in the Public Hearing notice.*

*Any person who wishes to present a written submission to the Local Trust Committee may do so, and all written submissions are available for review during this hearing. Written submissions must be received by the Local Trust Committee before the close of the hearing.*

*Your final opportunity to comment on the proposed bylaw(s) is during this hearing, as members of the Local Trust Committee may not receive further submissions, nor discuss the proposed bylaw with the public after the close of the hearing.*

*After this Public Hearing has concluded, the Local Trust Committee may, without further notice, make whatever decision it deems proper with respect to the bylaw(s) that are the subject of the hearing.”*

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Trust Area: Denman Island Local Trust Committee

Type: Official Community Plan Bylaw

Bylaw No.: DE-256

Application No.: PLRZ2024005

Trust Initiated: No

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**Proofread By:**

Clerk: Yes  
Planner: Yes

Technical Staff: Yes

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First Reading Date: 20-May-2025

Bylaw Sent to Referrals: Yes  
Date Proposed Bylaw to Web: 20-May-2025

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**Resolutions:**

Resolution Waiving Public Hearing: No  
Resolution Authorizing Public Hearing: Yes  
Resolution to Proceed no Further Date:

---

**Secretary Signature Block:**

Secretary's Signature: Mourao, Nadine

Date: 05-Feb-2026

File complete and ready for Public review: Yes

---

**Public Hearings:**

Location: Electronic  
Proofread By: Mourao, Nadine

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Legal Paper: Island Grapevine  
First Publish Date: 05-Feb-2026

Second Publish Date: 12-Feb-2026

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Alternate Paper: Comox Valley Echo  
First Publish Date:

Second Publish Date:

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Mailout Date: 29-Jan-2026

Delivery Notices:  
Date Public Hearing Held: 17-Feb-2026

Second Reading Date: 20-May-2025

Third Reading Date:

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Trust Area: Denman Island Local Trust Committee

Type: Land Use Bylaw

Bylaw No.: DE-257

Application No.: PLRZ20240055

Trust Initiated: No

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**Proofread By:**

Clerk: Yes  
Planner: Yes

Technical Staff: No

---

First Reading Date: 20-May-2025

Bylaw Sent to Referrals: Yes  
Date Proposed Bylaw to Web: 20-May-2025

---

**Resolutions:**

Resolution Waiving Public Hearing: No  
Resolution Authorizing Public Hearing: Yes  
Resolution to Proceed no Further Date:

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**Secretary Signature Block:**

Secretary's Signature: Mourao, Nadine

Date: 05-Feb-2026

File complete and ready for Public review: Yes

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Mailout Date: 29-Jan-2026

Delivery Notices:  
Date Public Hearing Held: 17-Feb-2026

Second Reading Date: 20-May-2025

Third Reading Date:



# Denman Island Local Trust Committee PUBLIC HEARING NOTICE

Proposed Bylaw Nos. 256 and 257  
PL-RZ-2024-0055 Denman Conservancy Association

The Denman Island Local Trust Committee invites the public to attend a Public Hearing beginning at **10:00 am, Tuesday, February 17, 2026, via electronic meeting**, to hear your views regarding **Proposed Bylaw Nos. 256 and 257**.

- **10:00 AM – Community Information Meeting** will be held before the Public Hearing for you to learn more about the bylaws and to ask questions
- **10:15 AM – Public Hearing**

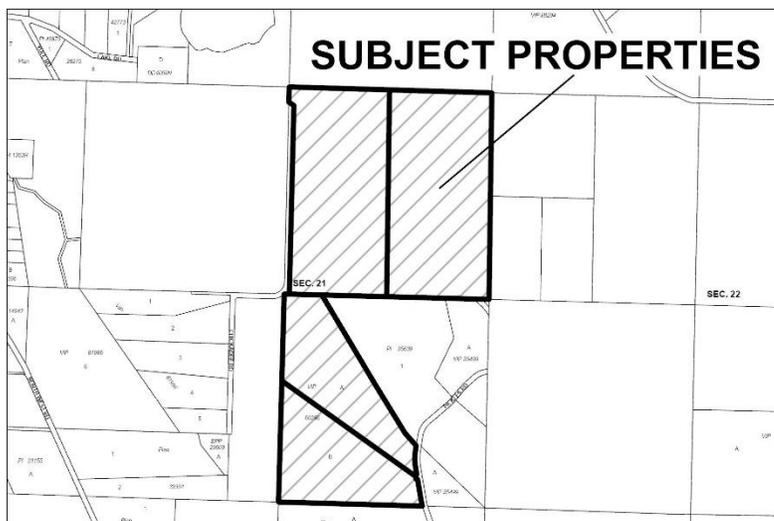
## What are Bylaw Nos. 256 and 257 about?

**Bylaw No. 256** proposes to amend the 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** proposes to rezone three parcels and the Forestry portion of a fourth parcel (PID: 006-639-771) from Forestry (F) to Conservation (CN) to reflect their use as protected natural areas.

These bylaw amendments will apply to:

- THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 21, DENMAN ISLAND, NANAIMO DISTRICT (PID: 006-639-771);
- 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);
- LOT A SECTION 21 DENMAN ISLAND NANAIMO DISTRICT PLAN VIP60286 (PID: 023-005-424); and
- LOT B SECTION 21 DENMAN ISLAND NANAIMO DISTRICT PLAN VIP60286 (PID: 023-005-432)



## How Do I Get More Information?

Copies of the proposed bylaw, the Public Hearing Binder and other information is available **online** from February 6, 2026 to February 17, 2026 here: <https://islandstrust.bc.ca/island-planning/denman/projects/> and at the Islands Trust Northern Office, 700 North Road, Gabriola, BC V0R 1X3 from 8:30 a.m. to 4:00 p.m., Tuesday – Thursday excluding statutory holidays.

## Enquiries?

Contact the Islands Trust Northern Office, by **email**: [northinfo@islandstrust.bc.ca](mailto:northinfo@islandstrust.bc.ca), or **phone**: 250-247-2063.

## Written submissions?

**Written submissions will be accepted until 4:30 p.m., February 16, 2026 to:** Islands Trust, 700 North

Road, Gabriola Island, BC, V0R 1X3 or **email**: [northphsub@islandstrust.bc.ca](mailto:northphsub@islandstrust.bc.ca)

Written submissions made in response to this notice will be available for public review.

**NO WRITTEN OR ORAL REPRESENTATIONS WILL BE RECEIVED BY THE DENMAN ISLAND LOCAL TRUST COMMITTEE, OR ITS MEMBERS, AFTER THE CONCLUSION OF THE PUBLIC HEARING.**

**Nadine Mourao,  
Deputy Secretary**

# PROPOSED

## DENMAN ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 256

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

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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 20<sup>th</sup> DAY OF MAY, 2025

PUBLIC HEARING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

READ A SECOND TIME THIS 20<sup>th</sup> 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\_\_

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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:

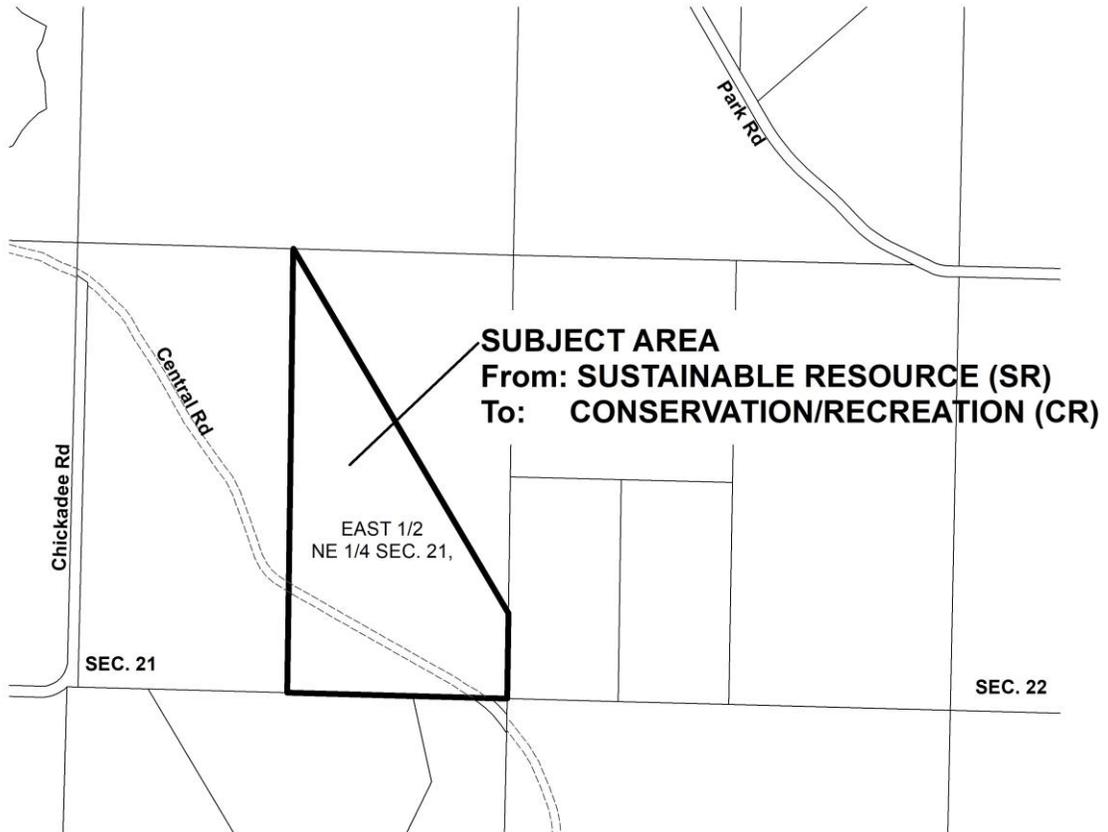
- a) On portions of land legally described as THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 21, DENMAN ISLAND, NANAIMO DISTRICT the land use designation is changed:
- from a split “Sustainable Resource” and “Agriculture” designation to a split “Conservation/Recreation” and “Agriculture” designation;
- 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

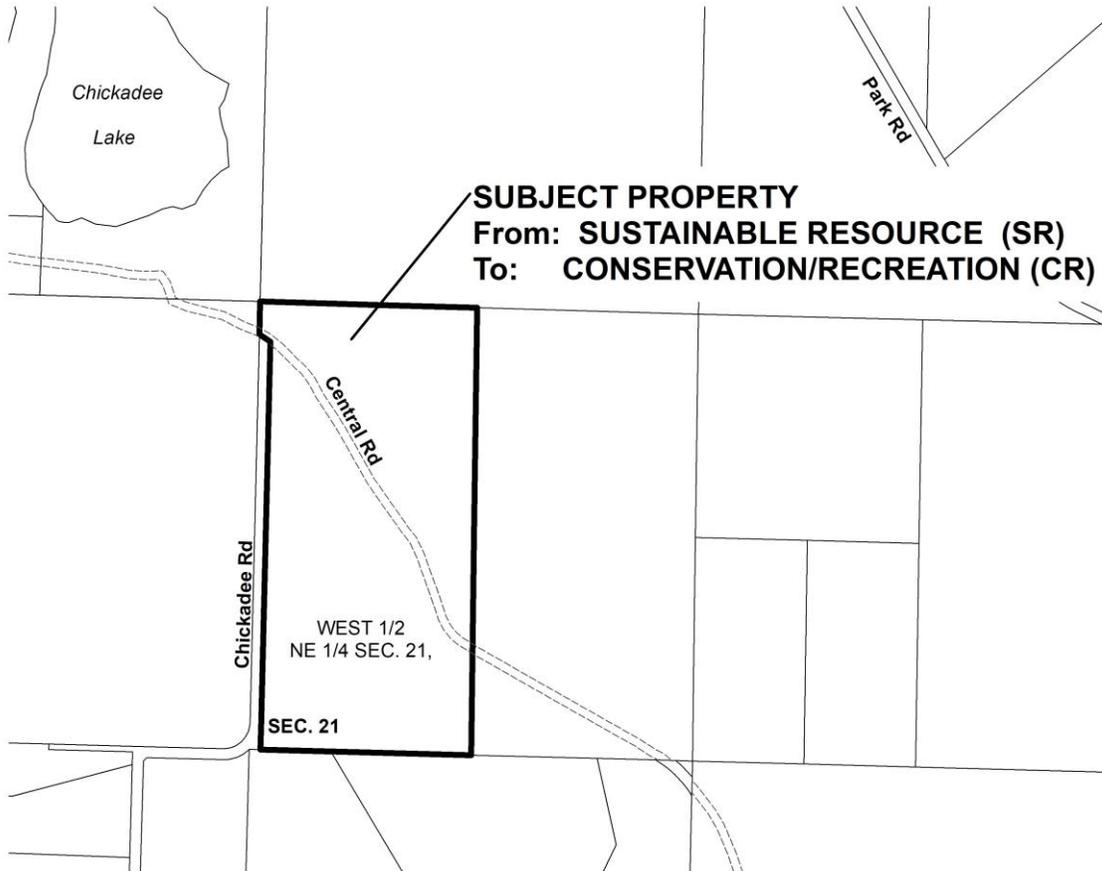
Appendix No. 1



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

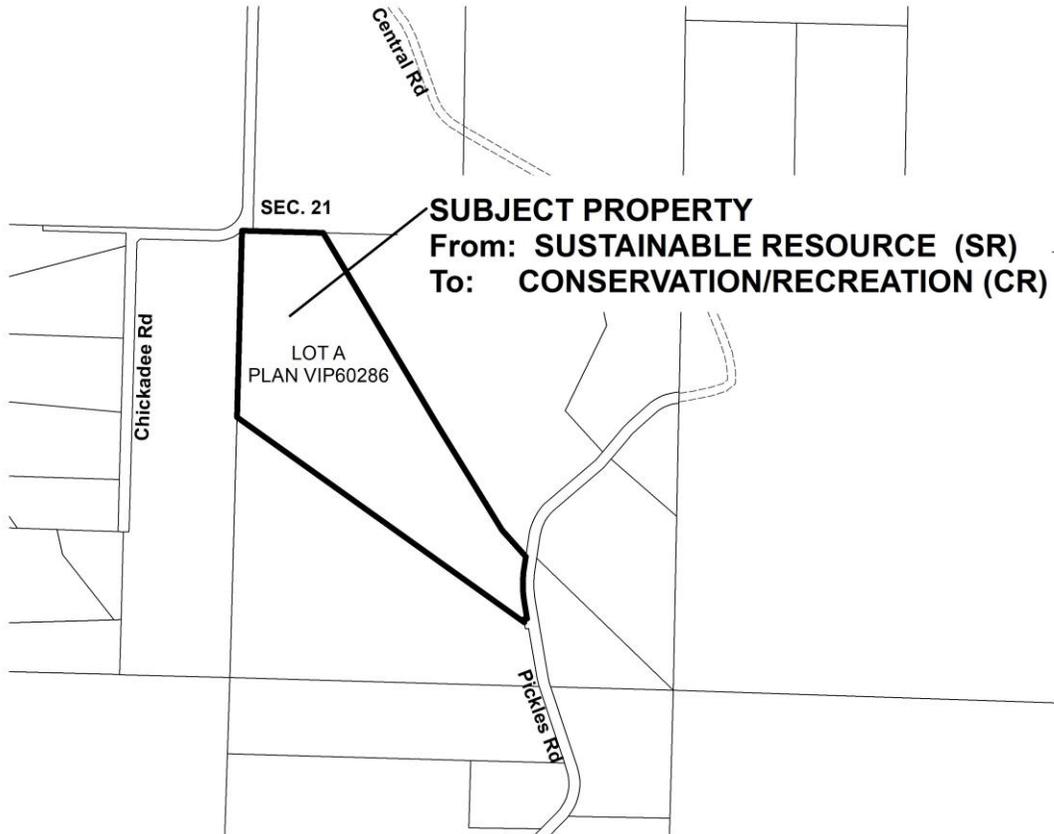
Appendix No. 2



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

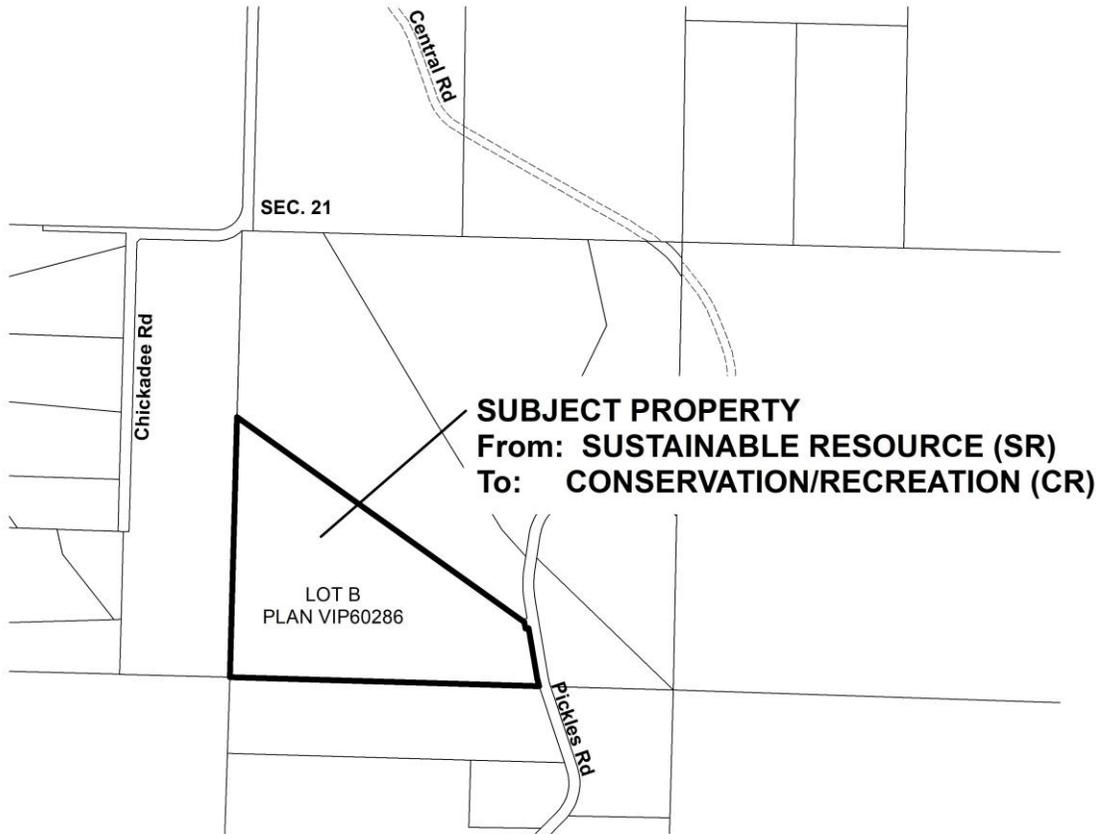
Appendix No. 3



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

Appendix No. 4



# PROPOSED

## DENMAN ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 257

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### A BYLAW TO AMEND DENMAN ISLAND LAND USE BYLAW, 2008

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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            20<sup>TH</sup>            DAY OF            MAY            , 2025

READ A SECOND TIME THIS        20<sup>TH</sup>            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

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Chair

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Secretary

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

**Schedule**

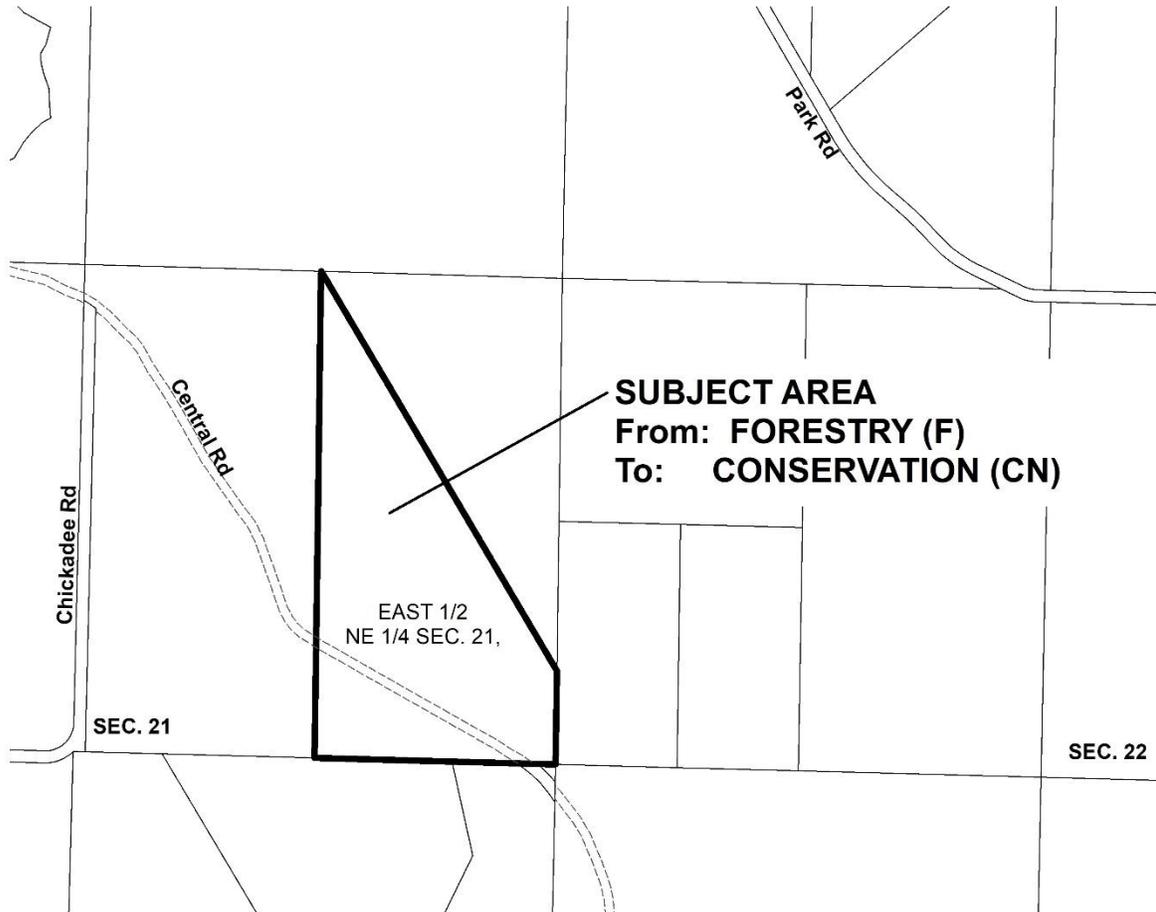
**1**

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

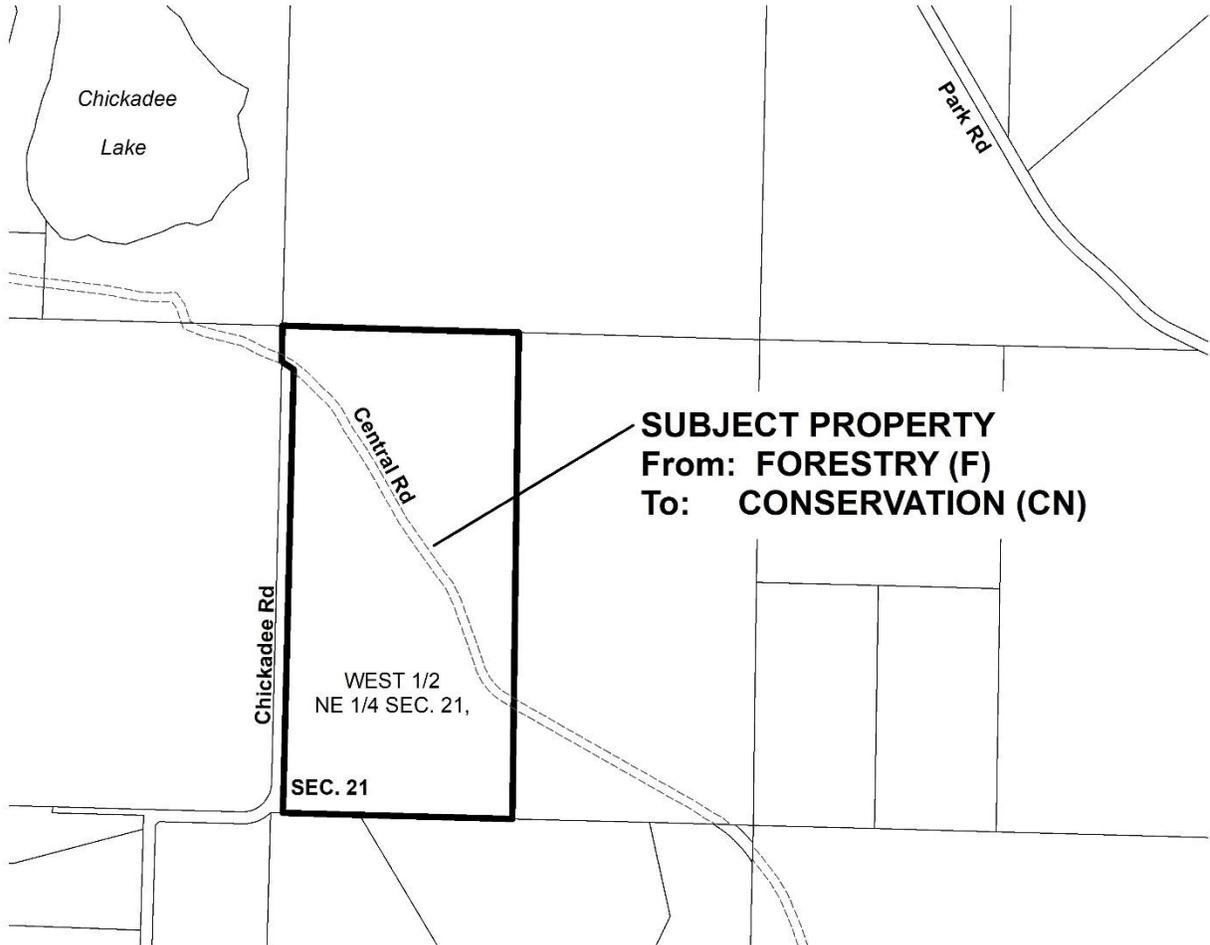
Appendix No. 1



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 220

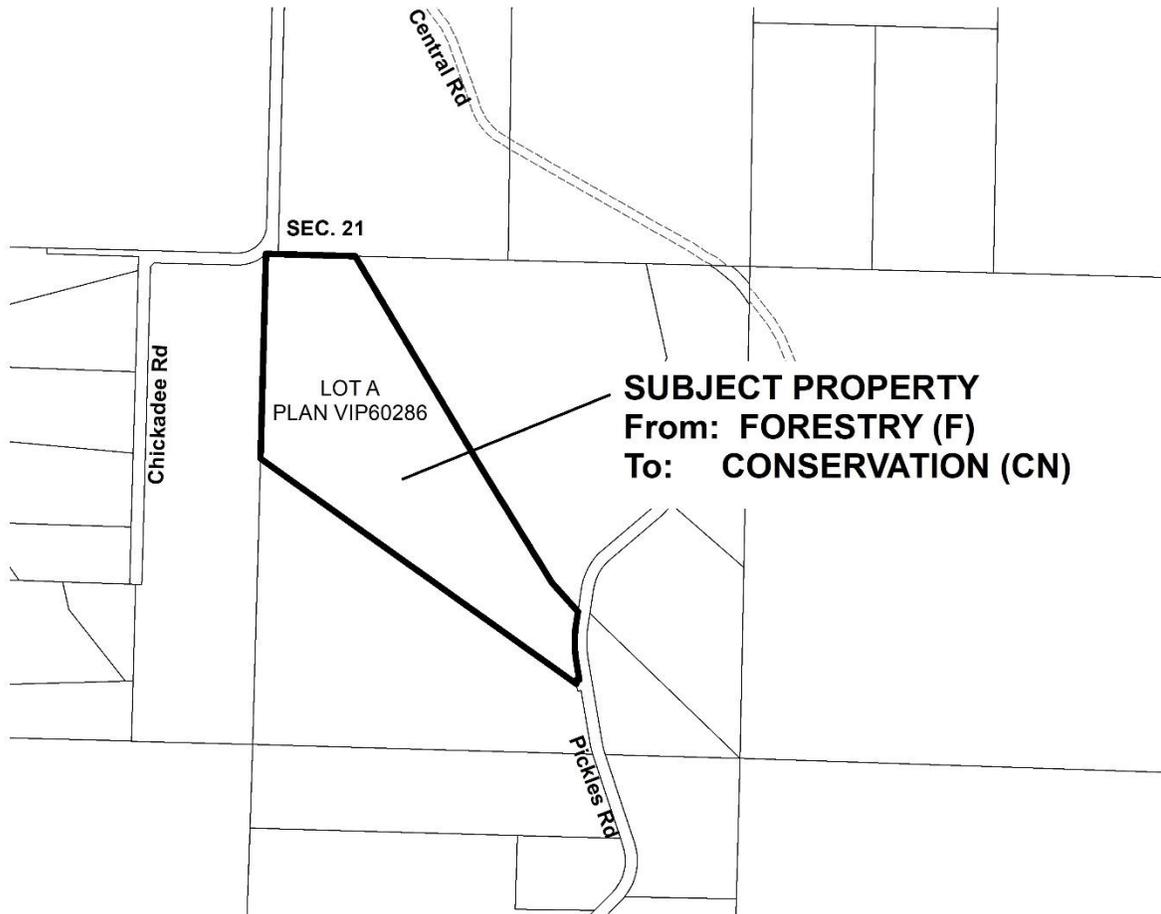
Appendix No. 2



DENMAN ISLAND LOCAL TRUST COMMITTEE

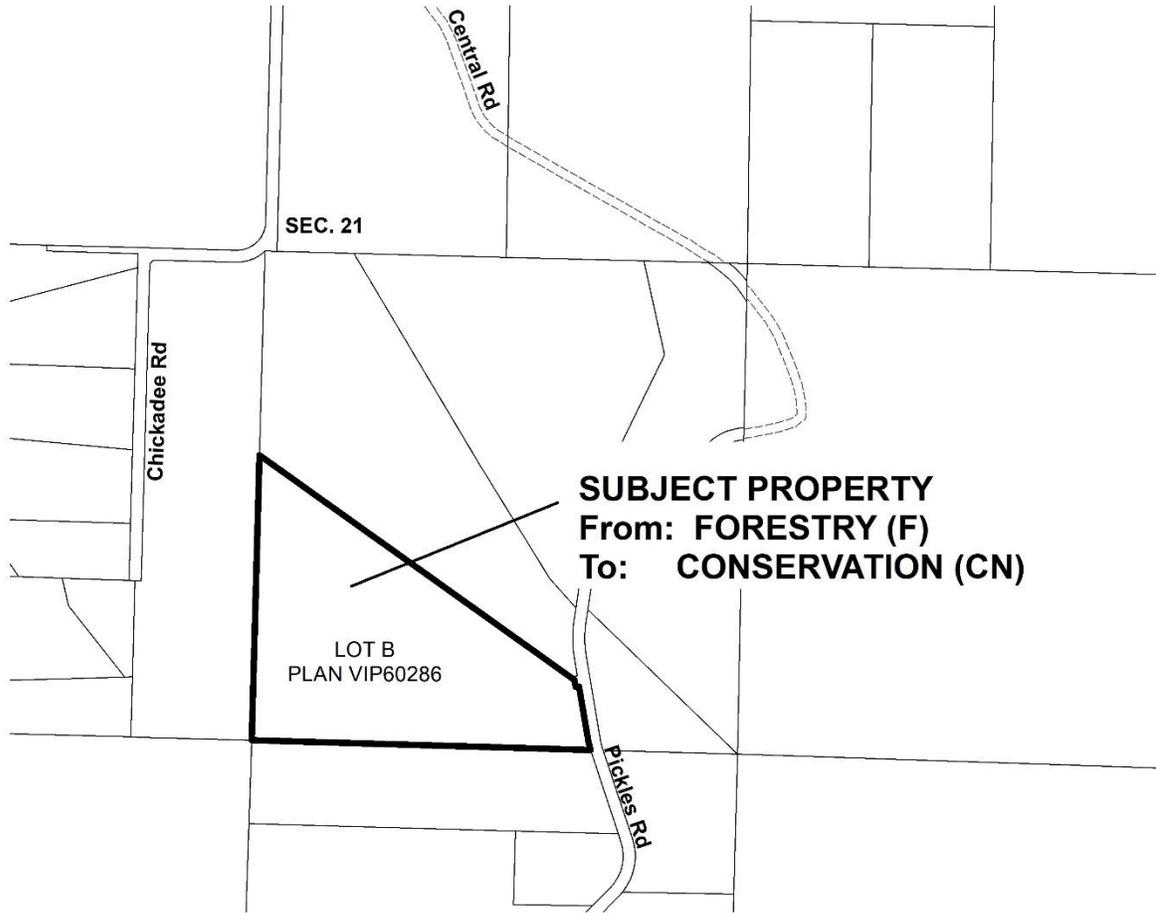
BYLAW NO. 257

Appendix No. 3



BYLAW NO. 257

Appendix No. 4





Victoria Office  
 200 - 1627 Fort Street  
 Victoria, BC V8R 1H8  
 (250) 405-5151  
[information@islandstrust.bc.ca](mailto:information@islandstrust.bc.ca)

Salt Spring Office  
 1 – 500 Lower Ganges Road  
 Salt Spring Island, BC V8K 2N8  
 (250) 537-9144  
[ssiinfo@islandstrust.bc.ca](mailto:ssiinfo@islandstrust.bc.ca)

Northern Office  
 700 North Road  
 Gabriola Island, BC V0R 1X3  
 (250) 247-2063  
[northinfo@islandstrust.bc.ca](mailto:northinfo@islandstrust.bc.ca)

Galiano, Mayne, North Pender,  
 Saturna, South Pender Islands

Salt Spring Island

Denman, Gabriola, Gambier, Hornby,  
 Lasqueti, Thetis, Ballenas-  
 Winchelsea Islands

## Land Use Application

**Application Type:** *Check all that apply*

*See Associated Schedules for Information and Application Requirements*

|  |   |   |  |            |
|--|---|---|--|------------|
| <input type="checkbox"/> Bylaw Amendment             | <input type="checkbox"/> OCP                  | <input checked="" type="checkbox"/> Land Use / Rezoning | <input type="checkbox"/> Land Use Contract | Schedule A |
| <input type="checkbox"/> Development Permit          | <input type="checkbox"/> Renewal or Amendment |   |  | Schedule B |
| <input type="checkbox"/> Development Variance Permit | <input type="checkbox"/> Renewal              |   |  | Schedule C |
| <input type="checkbox"/> Heritage Alteration Permit  |   |   |  | Schedule D |
| <input type="checkbox"/> LCRB License                | <input type="checkbox"/> Liquor               | <input type="checkbox"/> Temporary Change               | <input type="checkbox"/> Cannabis Retail   | Schedule E |
| <input type="checkbox"/> Order - Board of Variance   |   |   |  | Schedule F |
| <input type="checkbox"/> Siting & Use Permit         |   |   |  | Schedule G |
| <input type="checkbox"/> Soil Deposit / Removal      | <input type="checkbox"/> Registration         | <input type="checkbox"/> Permit                         |  | Schedule H |
| <input type="checkbox"/> Strata Conversion           |   |   |  | Schedule I |
| <input type="checkbox"/> Subdivision Review          | <input type="checkbox"/> Boundary Adjustment  |   |  | Schedule J |
| <input type="checkbox"/> Temporary Use Permit        | <input type="checkbox"/> Renewal              |   |  | Schedule K |

**Description of Subject Property:**

|   |     |
|---|-----|
| Civic Address   | PID |
|   |     |
| Legal Description   |     |
| See Attached page for legal descriptions of four properties |     |
|   |     |

**Purpose of Application:** *Provide a brief description (attached additional pages if needed)*

|   |
|---|
| Denman Conservancy Association is seeking to rezone four parcels from Forestry to Conservation. |
| Associated densities would be donated to the Islands Trust Density Bank for Affordable Housing. |

**Applicant:**

|   |                                |
|---|--------------------------------|
| <i>Name</i>                             | <i>Company</i>                 |
| Denman Conservancy Association          | Denman Conservancy Association |
| <i>Mailing Address</i>                  |                                |
| P. O. Box 60, denman Island, BC V0R 1T0 |                                |
|   |                                |
| <i>Phone</i>                            | <i>Email</i>                   |
| -                                       | info@denmanconservancy.org     |

**Declaration:**

*As the owner or agent authorized to act on behalf of the owner(s) of the subject property, I declare the information submitted in support of this application is true and correct in all respects.*

|           |
|-----------|
|           |
| Signature |

**Office Use Only:**

|               |               |           |            |             |     |           |              |
|---------------|---------------|-----------|------------|-------------|-----|-----------|--------------|
| Date Received | June 18, 2024 | Fees Paid | \$8,115.12 | Receipt No. | EFT | TAPIS No. | PLRZ20240055 |
|---------------|---------------|-----------|------------|-------------|-----|-----------|--------------|

**Owner Authorization:**

As the registered owner(s) of the subject property, I/we declare that the information submitted in support of this application is true and correct in all respects. I/we hereby authorize Islands Trust staff or their contractors to conduct site inspections of the subject property for the purpose of processing this application, and hereby authorize and appoint:

Steven Carballeira

Print Name (Complete if applicant is not the owner(s))

... to serve as the agent for this application, and communicate with Islands Trust staff and Islands Trust bodies on our behalf.

**All registered owners on title must be listed on and sign the application. Corporations must include a list of directors.**

|                   |            |
|-------------------|------------|
| Name/Company Name | Signature  |
| Mailing Address   |            |
| Phone             | Print Name |
| Email             | Date       |

|                   |            |
|-------------------|------------|
| Name/Company Name | Signature  |
| Mailing Address   |            |
| Phone             | Print Name |
| Email             | Date       |

|                   |            |
|-------------------|------------|
| Name/Company Name | Signature  |
| Mailing Address   |            |
| Phone             | Print Name |
| Email             | Date       |

**Application Checklist** The following materials must accompany the application:

- Completed application form
- Current title search (issued within 30 days)
- Copies of all title charges (restrictive covenants, rights-of-way, etc.)
- Application fee (see applicable Local Trust Committee Fees Bylaw for current fees)
- If applicable, [a BC Contaminated Sites Regulation Disclosure Statement \(Schedule 1\)](#) must be completed
- If applicable, QEP Report registered in Province of BC Riparian Areas Regulation (RAR) Notification System
- Required plans, drawings, reports and other information as noted on the applicable schedules and DAI Bylaws**

**NOTE** A complete application and fee must be received before the application will be processed. Fees may be paid using cash, cheque or interac e-transfer (contact Islands Trust for e-transfer procedure). Applicants are advised that processing times may depend on applications volumes and timing of local trust committee meetings. Applicants are encouraged to apply for permission well in advance of scheduled development.

**Freedom of Information**

The collection of personal information, for the purpose of processing this application, is authorized under the Local Government Act, Community Charter and section 26(c) of the Freedom of Information and Protection and Privacy Act. Enquiries may be directed to a Deputy Secretary at any of the Islands Trust Offices, as noted on page 1 of this form. A request for information, under the Freedom of Information and Protection of Privacy Act may be made to: FOI Coordinator, Islands Trust, 200-1627 Fort Street, Victoria, BC V8R 1H8, Tel. (250) 405-5151, Fax (250) 405-5155.

**Denman Conservancy Association Directors**

Signing as a Director for the application to rezone the Settlement Lands and Raven Woods and Wetlands from Forestry to Conservation and donate 4 densities to the Islands Trust Density Bank for the use of affordable housing.

Douglas Bell \_\_\_\_\_  
\_\_\_\_\_

Patti Willis \_\_\_\_\_  
\_\_\_\_\_

Erica Bland \_\_\_\_\_  
\_\_\_\_\_

Steve Carballeira \_\_\_\_\_  
\_\_\_\_\_

Luise Hermanutz \_\_\_\_\_  
\_\_\_\_\_

John Millen \_\_\_\_\_  
\_\_\_\_\_

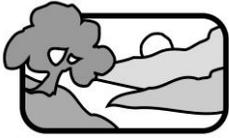
Francis van dem Dam \_\_\_\_\_  
\_\_\_\_\_

Stirling Fraser \_\_\_\_\_  
\_\_\_\_\_

Steve Morgan \_\_\_\_\_  
\_\_\_\_\_

Susan Marie Yoshihara \_\_\_\_\_  
\_\_\_\_\_

DD Fuchs \_\_\_\_\_  
\_\_\_\_\_



Islands Trust

# BYLAW REFERRAL FORM

700 North Road  
Gabriola Island BC V0R 1X3  
Ph: (250) 247-2063  
Fax: (250) 247-7514  
northinfo@islandstrust.bc.ca  
www.islandstrust.bc.ca

**Island:** Denman Island Local Trust Area      **Bylaw No.:** 256 (OCP) and 257 (LUB)      **Date:** July 3, 2025

You are requested to comment on the attached Bylaws for potential effect on your Nation/Agency's interests. We would appreciate your response within 90 days, by **September 26, 2025**. If you require support in reviewing this referral, our project planner is available to schedule a virtual meeting at your earliest convenience. Please contact our office directly with any questions. A Public Hearing to consider the Bylaws is anticipated in late 2025.

**APPLICANTS NAME / ADDRESS:**

Denman Island Conservancy

**PURPOSE OF BYLAW:**

Proposed **Bylaw No. 256** proposes amendments to the Official Community Plan (OCP) to re-designate four parcels from "Sustainable Resource" to "Conservation/Recreation," aligning the land use designations with the proposed Conservation zoning under Proposed Bylaw No. 257. This change reflects the parcels' current use as protected natural areas, prohibits residential and commercial development, and supports conservation and recreation objectives. Additionally, the amendment adds residential densities to the OCP's Density Bank to account for the permanent removal of development potential on these properties.

Proposed **Bylaw No. 257** proposes to rezone three parcels and a portion of a fourth parcel from Forestry (F) to Conservation (CN) to reflect their existing use as protected natural areas. The rezoning restricts the land to passive recreation and conservation uses only, prohibiting residential and commercial development. This ensures consistency between zoning and current land use, supports environmental protection, the portion of the parcel within the Agricultural Land Reserve will remain zoned Agriculture.

**GENERAL LOCATION:**

Central Denman Island (off Pickles Rd and Central Rd)

**LEGAL DESCRIPTION:**

PID 006-639-771, 006-657-656, 023-005-424 and 023-005-432

**SIZE OF PROPERTY AFFECTED:**

32.45 ha (Non ALR portion 19.45 ha),  
30.69 ha, 16.08 ha and 15.95 ha

**ALR STATUS:**

Yes, on a northeast portion of one property

**OFFICIAL COMMUNITY PLAN DESIGNATION:**

Sustainable Resource (SR)

**OTHER INFORMATION:**

The Denman Island Local Trust Committee gave First Reading to proposed Bylaw No. 256 and 257 on May 20, 2025. A copy of the staff report and the proposed bylaw is included in this referral for background information. All relevant background information, including staff reports and public correspondence received is posted to the Denman Island Current Applications webpage: <https://islandstrust.bc.ca/island-planning/denman/current-applications/>

Please direct any communications regarding this referral to Marlis McCargar at 250-247-2210, or by email to mmccargar@islandstrust.bc.ca.

Please fill out the Response Summary on the back of this form. If your Nation or Agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

(Signature)

Name: Marlis McCargar

Title: Island Planner

**This referral has been sent to the following agencies:**

**First Nations**

- Cowichan Tribes
- Da'naxda'xw First Nation
- Halalt First Nation
- Homalco First Nation
- K'omoks First Nation
- Lyackson First Nation
- Mamaliklikulla First Nation

Nanwakolas Council  
Penelakut Tribe  
Qualicum First Nation  
Snaw-Naw-As First Nation  
Snuneymuxw First Nation  
Stz'uminus First Nation  
Te'mexw Treaty Association  
Tla'amin Nation  
Tlowitsis Nation  
Ts'uubaa-asatx First Nation  
We Wai Kai Nation  
We Wai Kum First Nation

**Provincial Agencies**

Agricultural Land Commission  
Ministry of Agriculture and Food  
Ministry of Housing and Municipal Affairs

**Adjacent Local Trust Committees and Municipalities**

Hornby Island Local Trust Committee  
Comox Valley Regional District

# BYLAW REFERRAL FORM RESPONSE SUMMARY

Approval Recommended for Reasons Outlined Below

Approval Recommended Subject to Conditions Outlined Below

Interests Unaffected by Bylaw

Approval Not Recommended Due to Reason Outlined Below

\_\_\_\_\_  
Denman Island Trust Area  
(Island)

\_\_\_\_\_  
(Your Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
256 (OCP) and 257 (LUB)  
(Bylaw Number(s))

\_\_\_\_\_  
(Print Your Name, Your Title)

\_\_\_\_\_  
(First Nation/Agency)

# PROPOSED

## DENMAN ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 256

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

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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 20<sup>th</sup> DAY OF MAY, 2025

PUBLIC HEARING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

READ A SECOND TIME THIS 20<sup>th</sup> 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:

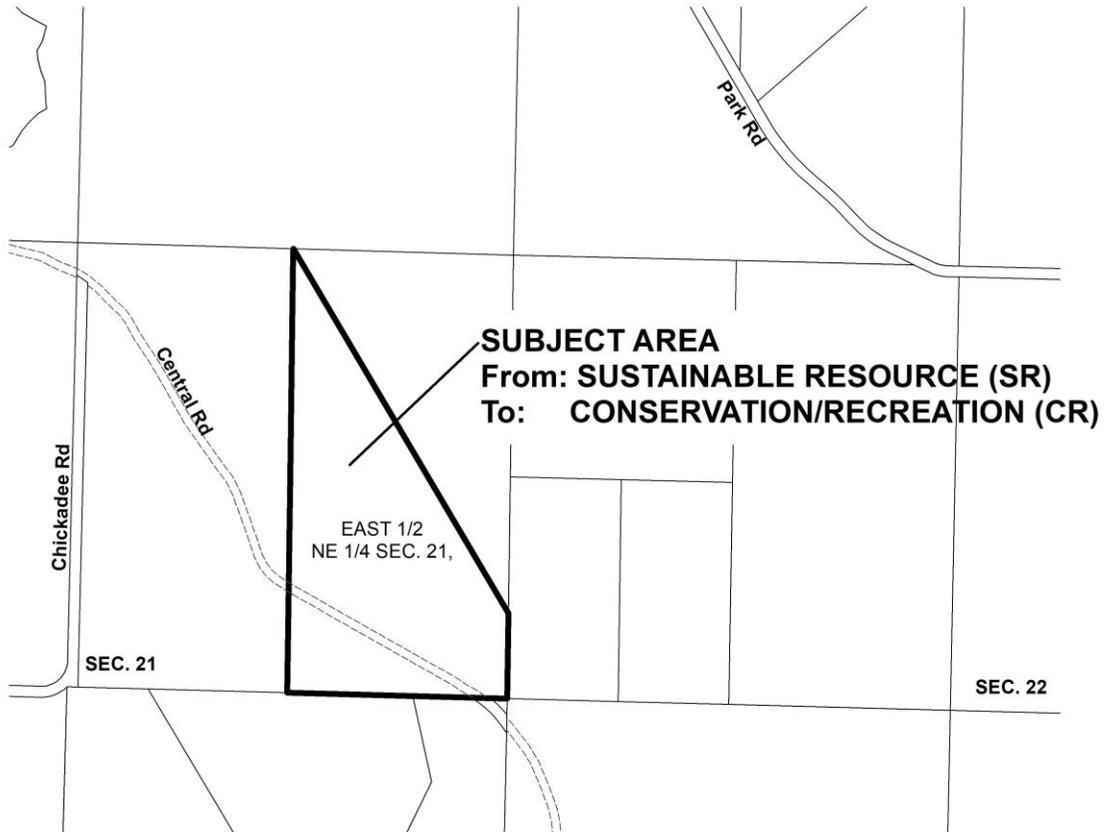
- a) On portions of land legally described as THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 21, DENMAN ISLAND, NANAIMO DISTRICT the land use designation is changed:
- from a split “Sustainable Resource” and “Agriculture” designation to a split “Conservation/Recreation” and “Agriculture” designation;
- 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

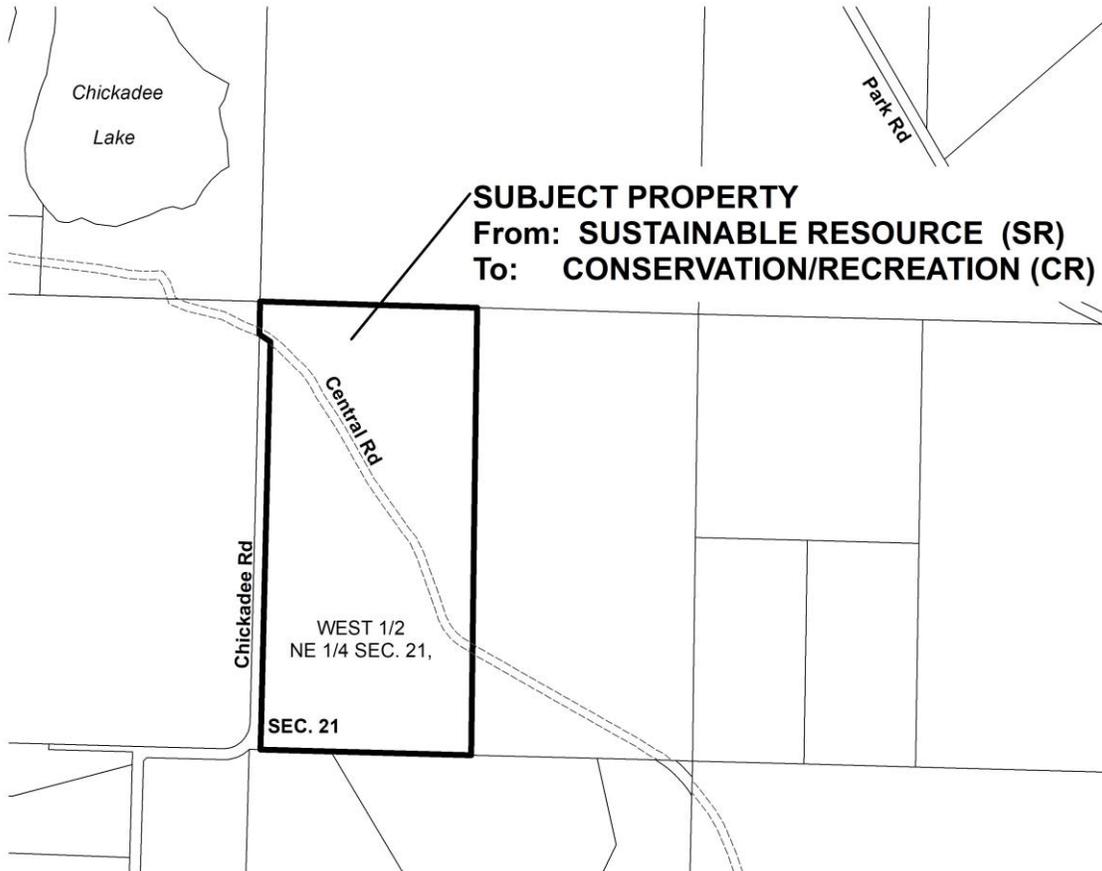
Appendix No. 1



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

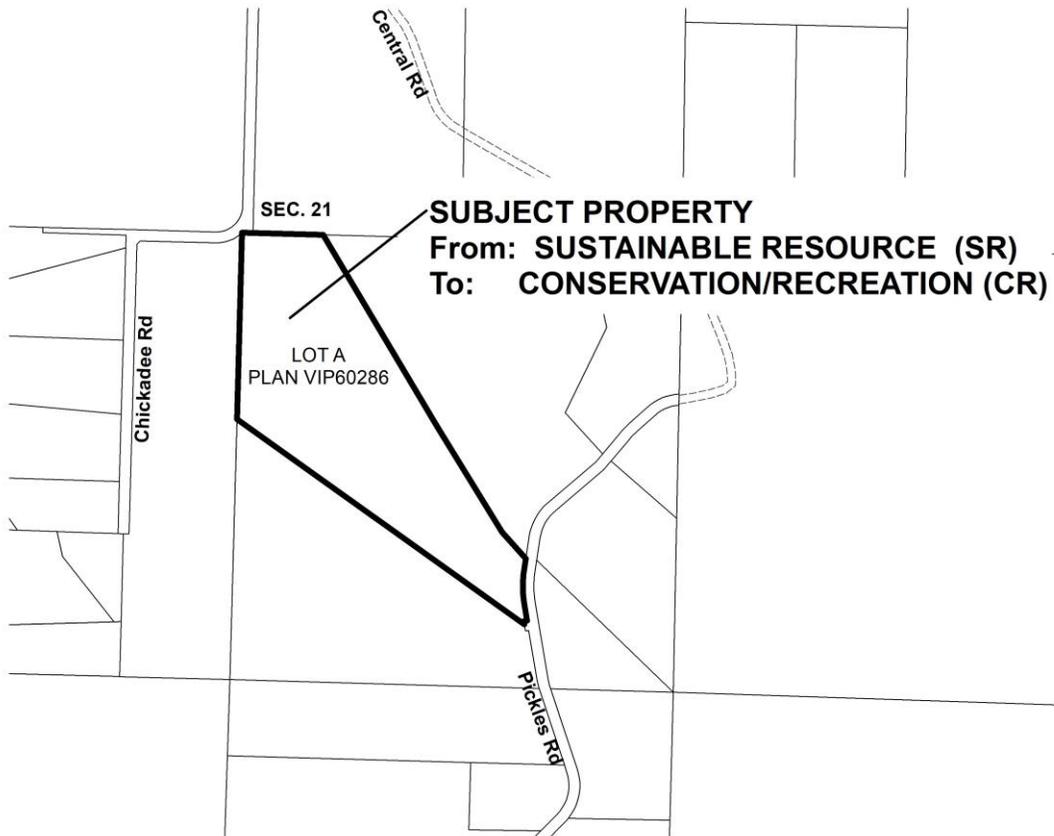
Appendix No. 2



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

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### A BYLAW TO AMEND DENMAN ISLAND LAND USE BYLAW, 2008

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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            20<sup>TH</sup>            DAY OF            MAY            , 2025

READ A SECOND TIME THIS       20<sup>TH</sup>            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

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Chair

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Secretary

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

**Schedule**

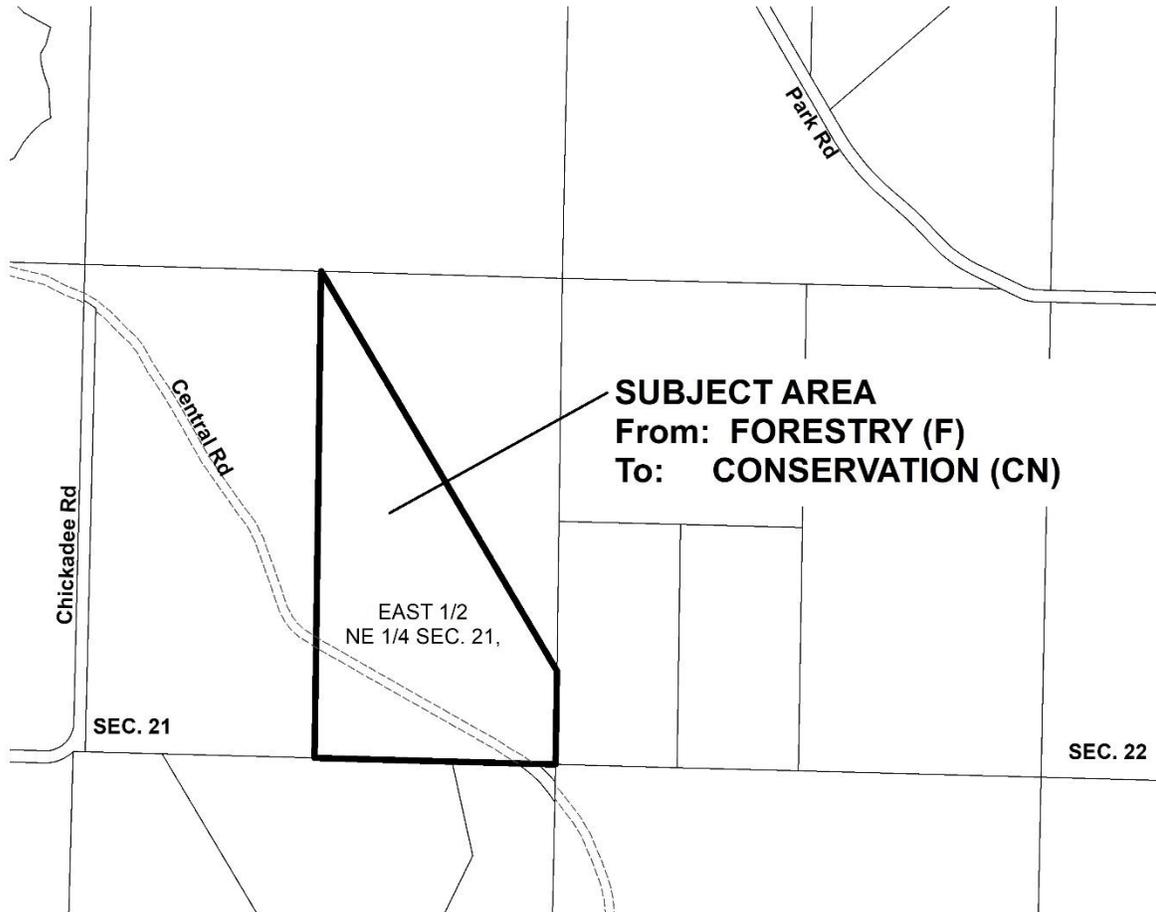
**1**

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

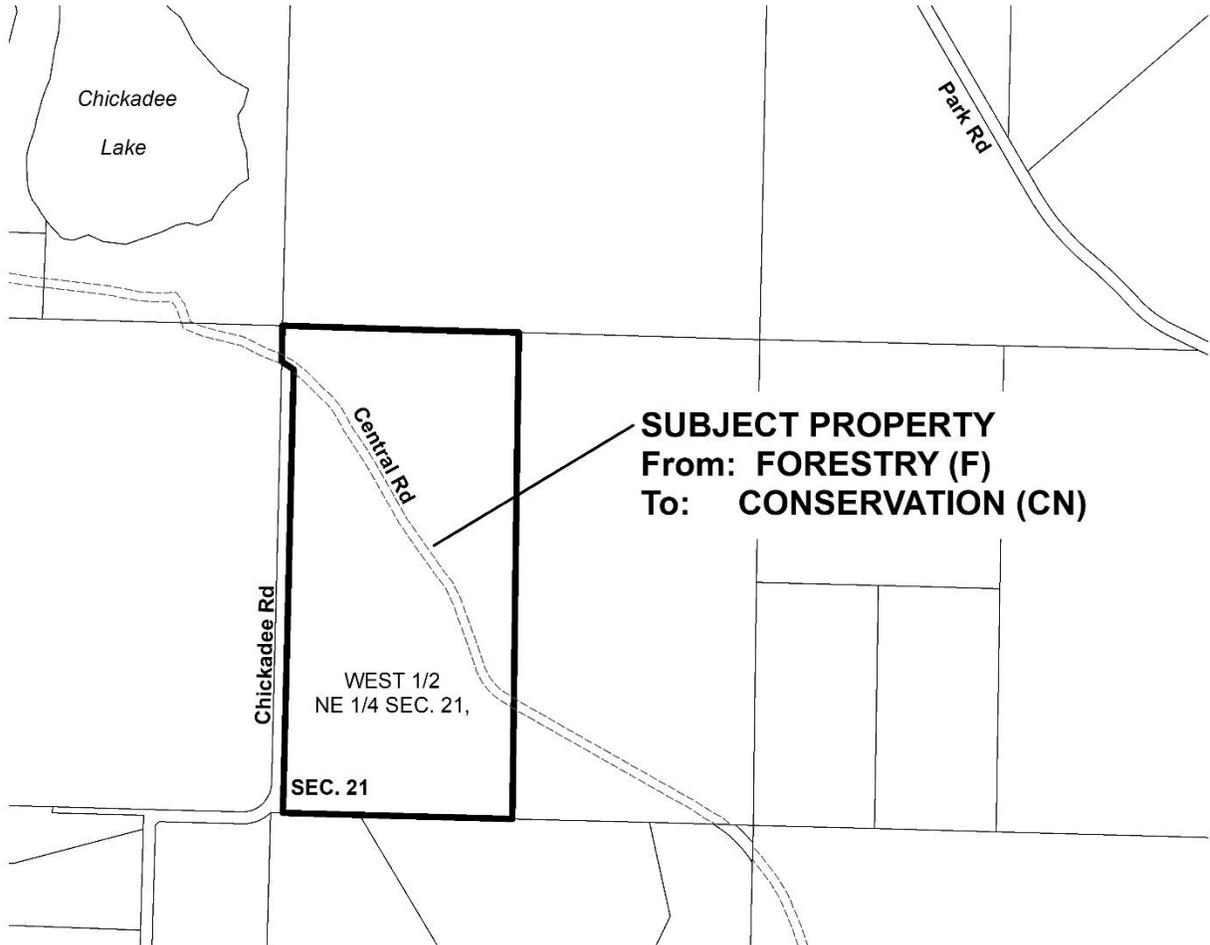
Appendix No. 1



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 220

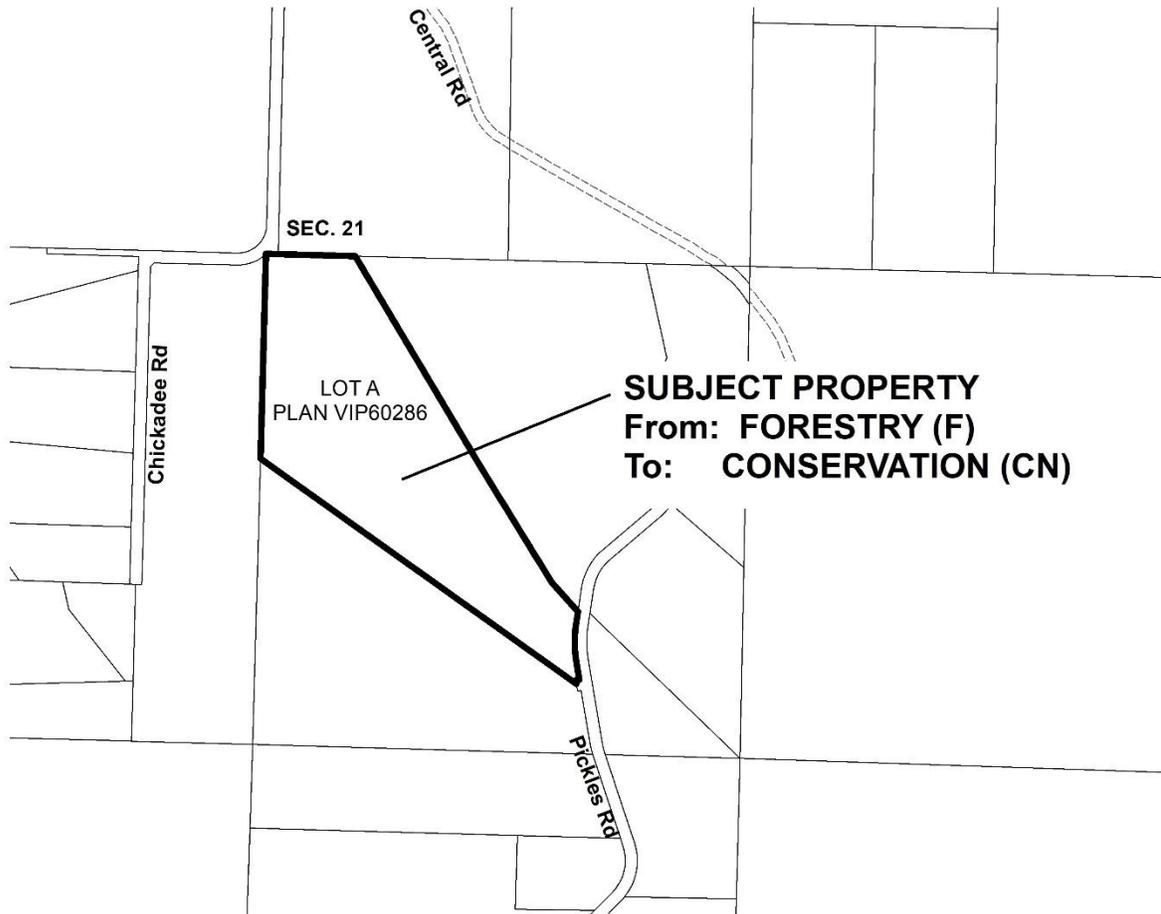
Appendix No. 2



DENMAN ISLAND LOCAL TRUST COMMITTEE

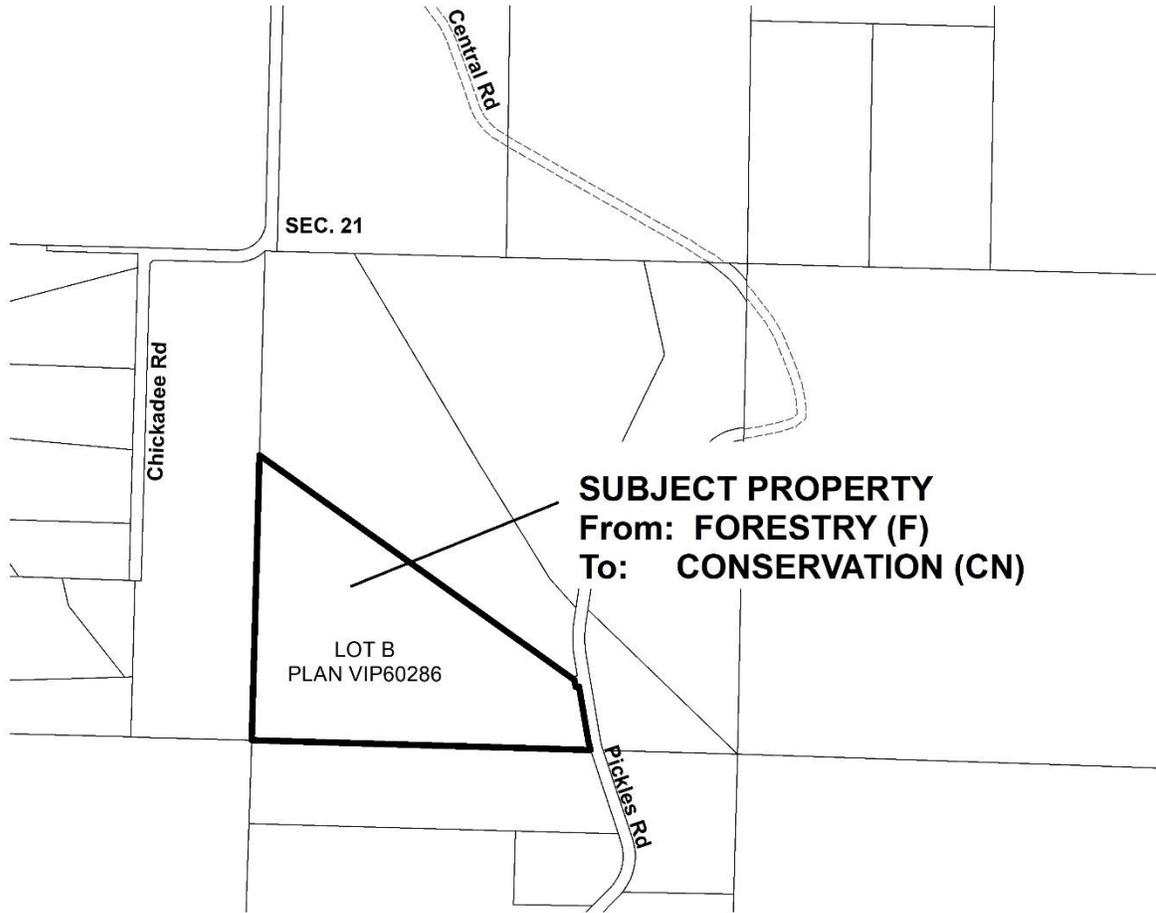
BYLAW NO. 257

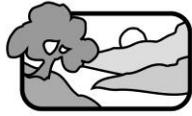
Appendix No. 3



BYLAW NO. 257

Appendix No. 4





DATE OF MEETING: May 20, 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

## RECOMMENDATION

1. That Denman Island Local Trust Committee Bylaw No. 256 cited as “Denman Island Official Community Plan, 2008, Amendment No. 3, 2025” be read a first time.
2. That Denman Island Local Trust Committee Bylaw No. 257 cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025” be read a first time.
3. 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: Cowichan Tribes, Halalt First Nation, Da'naxda'xw/Awaetlala First Nation, Qualicum First Nation, Tla'amin Nation, Nanwakolas Council, Wei Wai Kum Nation, We Wai Kai Nation, Lyackson First Nation, Penelakut Tribe, Snuneymuxw First Nation, Snaw'Naw'As Nation, Stz'uminus First Nation, Te'Mexw Treaty Association, Tsu'uubaa-asatx First Nation, Tlowitsis First Nation, Homalco First Nation (Xwemalthkwu), Mamalilikulla First Nation, K'ómoks First Nation, Comox Valley Regional District, Hornby Island Local Trust Committee, Agricultural Land Commission, Ministry of Agriculture and Food and Ministry of Housing and Municipal Affairs.
4. That the Denman Island Local Trust Committee request staff to schedule an in-person or online community information meeting, after the close of the referral period, for application PL-RZ-2024-0055 (Denman Conservation Association) and Proposed Bylaw Nos. 256 and 257.

## 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 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 December 12, 2024 regular business meeting to initiate this work:

**DE-2024-075**  
**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-2024-0055 (Denman Conservancy Association).**  
**CARRIED**

**DE-2024-76**  
**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-2024-0055 (Denman Conservancy Association).**  
**CARRIED**

A draft bylaw to amend the OCP and LUB are included as Attachment 1 and 2 for LTC Consideration.

**DE-2024-077**  
**that the Denman Island Local Trust Committee request staff to send an early referral of PL-RZ-2024-0055 (Denman Conservancy Association) to the Islands Trust Conservancy and Agricultural Land Commission for comment.**  
**CARRIED**

## Islands Trust Conservancy Response

An early referral was sent to the Islands Trust Conservancy (ITC) on January 16, 2025, requesting comments, particularly on the potential benefits of recommending a conservation covenant for the two parcels that currently lack one. This early referral was reviewed by ITC staff, and has not been reviewed or considered by the ITC Board. In response, the ITC staff noted that while conservation covenants are a strong tool for protecting habitat, placing them on nature reserves is generally considered unnecessary, as these lands are already secured through legal ownership, internal policies, and binding agreements that prohibit sale or development. Additionally, covenants are costly to establish and maintain, requiring significant ongoing staff resources. Layering covenants onto already protected lands also raises concerns related to land access and reconciliation. For these reasons, and given current staff capacity limitations, staff advised that the ITC Board has paused placing covenants on its own nature reserves and gives low priority to holding covenants on reserves owned by other land trusts. Staff would only recommend such a project to the Board if a compelling and timely rationale is provided. At this time, the ITC's securement efforts are focused on high-priority lands that are not yet protected.

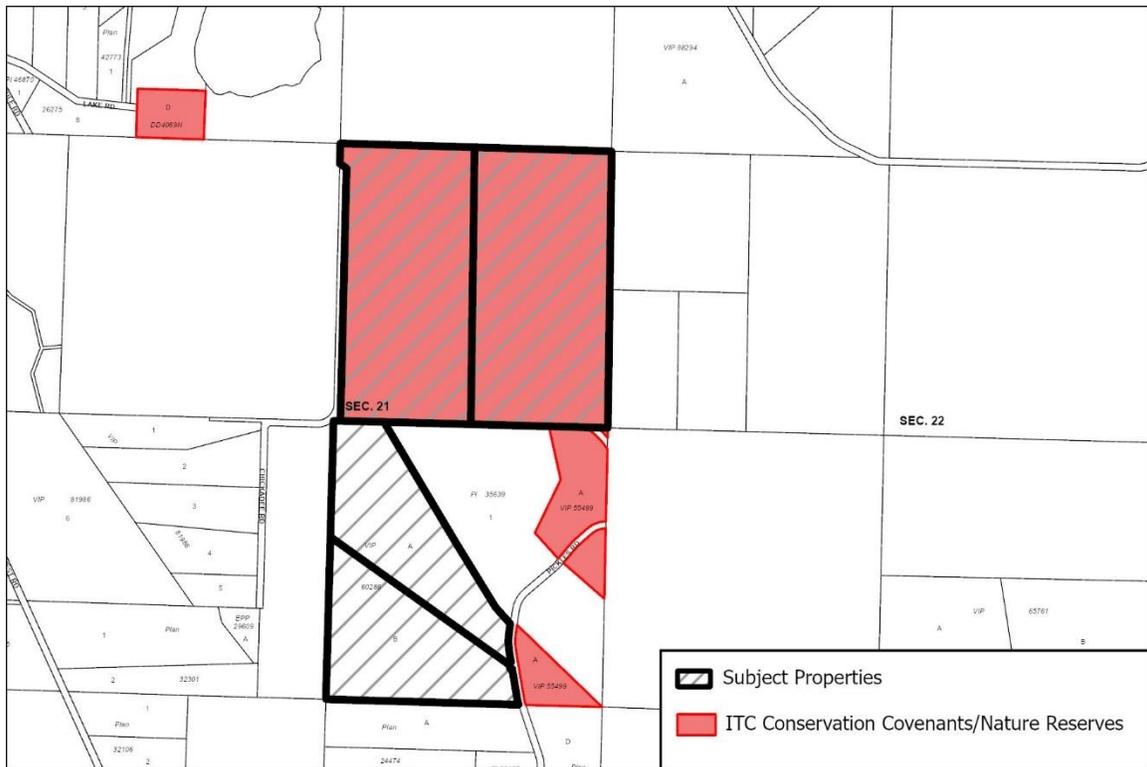


Figure 2. Subject Properties and ITC Conservation Covenants

## Agricultural Land Commission Response

An early referral was sent to the Agricultural Land Commission (ALC) on January 17, 2025, requesting comments, particularly on rezoning the east portion of a parcel (PID 006-639-771) currently zoned Agriculture and in the ALR to a Conservation zone. ALC staff strongly object to the rezoning of the ALR portion of the parcel from Agriculture to Conservation as the Conservation zone would outright prohibit agricultural use. The priority use of land within the ALR is for agriculture and prohibition of farm uses by a local government enactment is not permitted except under limited circumstances that do not apply in this case (s. 4 of [ALR Use Regulation](#)).

## ANALYSIS

### Issues and Opportunities

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

- Summary of draft Bylaw No. 256 (OCP)
- Summary of draft Bylaw No. 257 (Land Use Bylaw)
- Agricultural Land Commission and Agricultural Land Reserve
- Bylaws Consistent with Islands Trust Policy Statement

### **Summary of Draft Bylaw No. 256 (OCP)**

Draft Bylaw No. 256 proposes amendments to the Official Community Plan (OCP) to align land use designations with the proposed Conservation zoning under Bylaw No. 257.

The four subject parcels are currently designated “Sustainable Resource” in the OCP, which supports forestry as the primary land use. One parcel (PID: 006-639-771) is split between “Sustainable Resource” and “Agriculture.” Based on early feedback from the ALC, staff recommend retaining the “Agriculture” designation on the portion within the ALR, while amending only the “Sustainable Resource” portion.

The Sustainable Resource designation is intended for large-lot lands used for resource extraction, such as forestry. Since the proposed Conservation zoning prohibits residential and commercial development and aims to preserve the land in its natural state, this designation no longer reflects the intended use. An OCP amendment is therefore required to ensure consistency between land use policy and zoning.

The proposal includes re-designating the subject properties from “Sustainable Resource” to “Conservation/Recreation,” which aligns with the OCP’s objective: *“To protect land for conservation and recreation purposes.”*

In addition, the proposal seeks to add four residential densities to the OCP’s Density Bank, as the Conservation zone will permanently remove all residential development potential from these parcels. Under Appendix D, Density Banking, Policy 1:

The Local Trust Committee may add unused residential densities to the Density Bank:

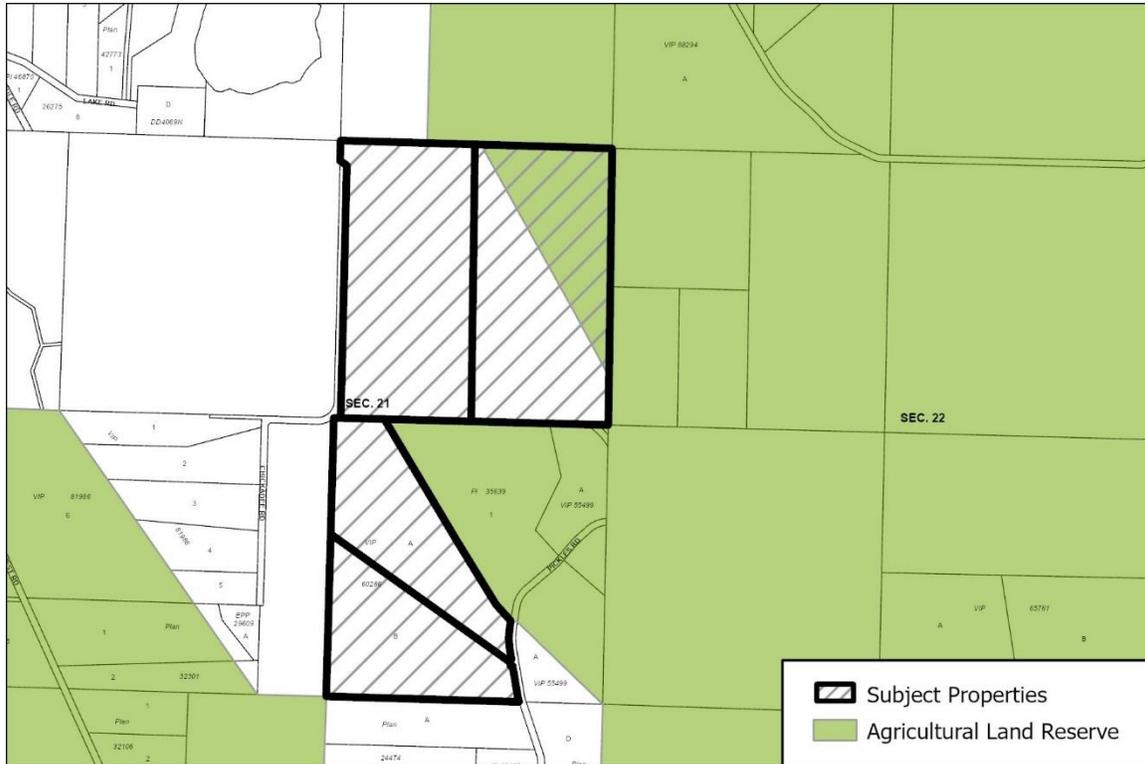
- from a rezoning application that removes residential density from lots that have subdivision potential, provided the lot retains at least one residential density;
- from an application to donate land to a conservation agency or organisation for conservation purposes or dedicated as park; and
- from a Local Trust Committee initiated zoning amendment that results in unused residential densities.

Although the DCA is not formally donating the land, staff recommend applying a broad interpretation of Policy 1, because the voluntary extinguishment of development rights and rezoning for conservation provide a lasting public benefit consistent with the policy’s intent.

This amendment of the density bank table reflects the cumulative total based on the adoption of this bylaw alone. If other OCP amendments affecting the density bank are adopted concurrently, the cumulative total may be adjusted for consistency at final reading

**Summary of Draft Bylaw No. 257 (LUB)**

Draft Bylaw No. 257 proposes to rezone three parcels and the Forestry-zoned portion of a fourth parcel (PID: 006-639-771) from Forestry (F) to Conservation (CN), to reflect their current 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.



**Figure 3. Subject Properties and ALR Land**

Although currently zoned for forestry, which allows residential use and resource activities, the properties are used solely for conservation. They contain only narrow walking paths through small portions of the land, with no permanent buildings. The rezoning will not change how the land is used; it will simply align the zoning regulations with the existing use.

The Conservation Zone permits only passive recreation and associated non-residential structures, such as benches, fences, and signs. No construction is planned beyond the possible addition of small benches to overlook natural features. Subdivision is not possible under either the current or proposed zoning, as both zones require a minimum lot size of 64 hectares.

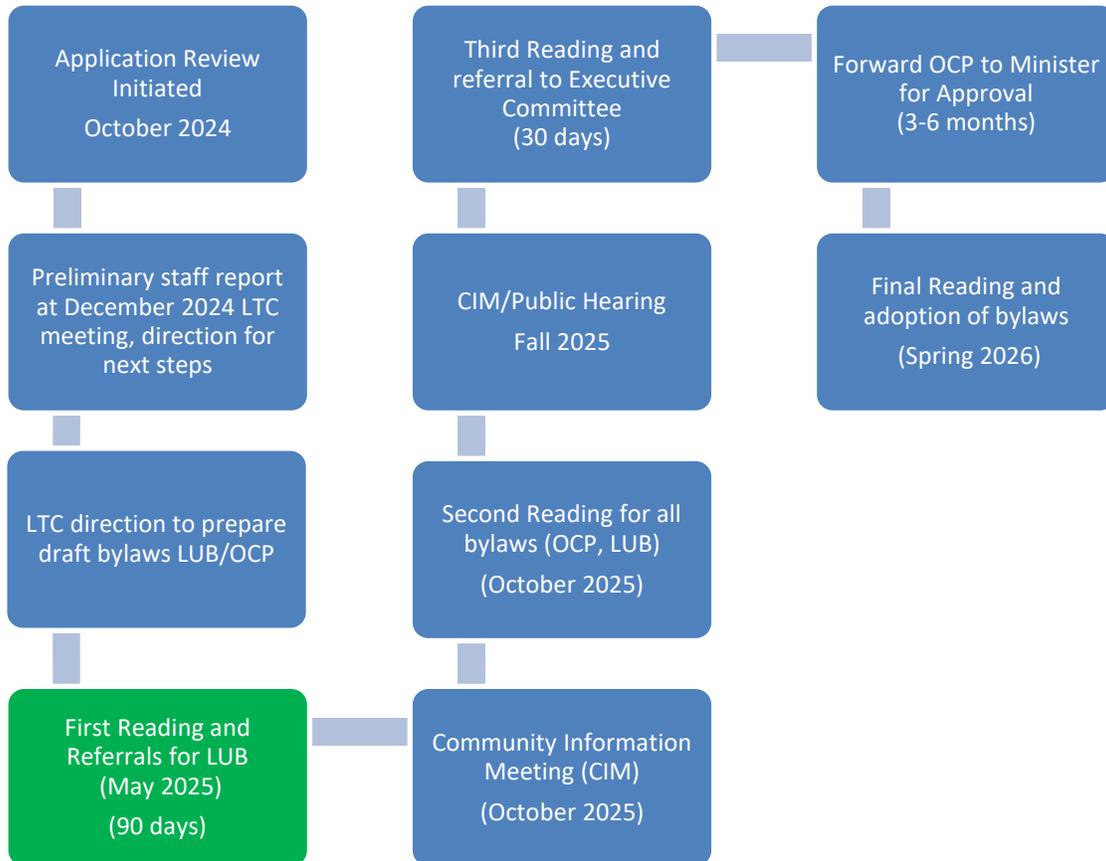
**Bylaws Consistent with Islands Trust Policy Statement and OCP:**

Planning staff have included a table of relevant Islands Trust Policy Statement. Planning staff have reviewed the draft bylaws against the Islands Trust Policy Statement Directives Only Checklist (ITPS

Attachment 3) and concluded that the Draft Bylaw No. 256 (OCP) and Draft Bylaw No. 257 (LUB) as written are not contrary to or at variance with the ITPS

**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.



**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.

**Rationale for Recommendations**

Staff recommend giving first reading to both draft Bylaw No. 256 (OCP) and draft Bylaw No. 257 (LUB) to initiate formal consultation with First Nations, agencies, and local governments.

The full list of staff recommendations can be found on page 1 of this report.

**ALTERNATIVE**

## **1. Direction to amend draft bylaw**

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

*That the Denman Island Local Trust Committee amend Proposed Bylaw No. 256, cited as the “Denman Island Land Use Bylaw, 2008, Amendment No. 3, 2025” by...*

*That the Denman Island Local Trust Committee amend draft Bylaw No. 257, cited as the “Denman Island Official Community Plan Bylaw, 2008, Amendment No. 2, 2025” by...*

**2. Give First and Second Readings to the draft bylaws**

The LTC may choose to give First and Second Readings to all bylaws at this time and proceed with agency and First Nations referrals. This approach may be appropriate if the LTC feels the bylaws are well-developed and no substantial changes are anticipated. While referrals to agencies and First Nations can begin after First Reading, advancing to Second Reading signals the LTC’s general support for the direction of the bylaws and allows for more certainty when engaging with referral partners and preparing for a Public Hearing. Recommended wording for the resolutions are as follows:

*That Denman Island Local Trust Committee Bylaw No. 256 cited as “Denman Island Official Community Plan, 2008, Amendment No. 3, 2025” be read a second time.*

*That Denman Island Local Trust Committee Bylaw No. 257 cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025” be read a second time.*

**3. 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.

**4. 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, bylaw referrals will be sent out requesting a response within 90 days of the date on the referral.

|               |  |              |
|---------------|--|--------------|
| Submitted By: | Marlis McCargar, Island Planner                    | May 9, 2025  |
| Concurrence:  | Renée Jamurat, RPP MCIP, Regional Planning Manager | May 12, 2025 |

**ATTACHMENTS**

1. Draft Bylaw No. 256 (OCP) – for First Reading
2. Draft Bylaw No. 257 (LUB) - for First Reading
3. ITPS Checklist (OCP)
4. ITPS Checklist (LUB)
5. Islands Trust Conservancy – Staff Early Referral Response, dated January 16, 2025
6. Agricultural Land Commission – Staff Early Referral Response, dated March 20, 2025



**PURPOSE**

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

**POLICY STATEMENT**

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council’s guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council’s position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

**DIRECTIVES ONLY CHECKLIST**

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✘ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

### PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

| CONSISTENT | No.          | DIRECTIVE POLICY  |
|------------|--------------|---|
|            | <b>3.1</b>   | <b>Ecosystems</b>   |
| ✓          | <b>3.1.3</b> | 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.                                   |
| ✓          | <b>3.1.4</b> | 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. |
| N/A        | <b>3.1.5</b> | 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.  |
|            | <b>3.2</b>   | <b>Forest Ecosystems</b>  |
| ✓          | <b>3.2.2</b> | 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.                                |
|            | <b>3.3</b>   | <b>Freshwater and Wetland Ecosystems and Riparian Zones</b>   |
| N/A        | <b>3.3.2</b> | 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.  |
|            | <b>3.4</b>   | <b>Coastal and Marine Ecosystems</b>  |
| N/A        | <b>3.4.4</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.   |
| N/A        | <b>3.4.5</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.  |

### PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

| CONSISTENT | No.          | DIRECTIVE POLICY   |
|------------|--------------|--|
|            | <b>4.1</b>   | <b>Agricultural Land</b>   |
| ✓          | <b>4.1.4</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.  |
| ✓          | <b>4.1.5</b> | 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.  |
| ✓          | <b>4.1.6</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.  |
|            | <b>4.1.7</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture. |
| ✓          | <b>4.1.8</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.   |
| N/A        | <b>4.1.9</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.   |
|            | <b>4.2</b>   | <b>Forests</b>   |
| ✓          | <b>4.2.6</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.  |
| N/A        | <b>4.2.7</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.                                       |
| ✓          | <b>4.2.8</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.   |
|            | <b>4.2.9</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of riparian areas and wetlands.  |
| CONSISTENT | No.          | DIRECTIVE POLICY   |

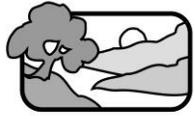
|     |               |   |
|-----|---------------|---|
|     | <b>4.3</b>    | <b>Wildlife and Vegetation</b>  |
|     | <b>4.4</b>    | <b>Freshwater Resources</b>   |
| N/A | <b>4.4.2</b>  | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure 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. |
| N/A | <b>4.4.3</b>  | 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   |
|     | <b>4.5</b>    | <b>Coastal Areas and Marine Shorelands</b>  |
| N/A | <b>4.5.8</b>  | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.  |
| N/A | <b>4.5.9</b>  | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.   |
| N/A | <b>4.5.10</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.  |
| N/A | <b>4.5.11</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.   |
|     | <b>4.6</b>    | <b>Soils and Other Resources</b>  |
| N/A | <b>4.6.3</b>  | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.  |

## PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

| CONSISTENT | No.          | DIRECTIVE POLICY   |
|------------|--------------|--|
|            | <b>5.1</b>   | <b>Aesthetic Qualities</b>   |
| N/A        | <b>5.1.3</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.   |
|            | <b>5.2</b>   | <b>Growth and Development</b>  |
| N/A        | <b>5.2.3</b> | 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.   |
| ✓          | <b>5.2.4</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character. |
| ✓          | <b>5.2.5</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.  |
| N/A        | <b>5.2.6</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.                             |
|            | <b>5.3</b>   | <b>Transportation and Utilities</b>  |
| N/A        | <b>5.3.4</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.  |
| N/A        | <b>5.3.5</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.   |
| N/A        | <b>5.3.6</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.  |
| N/A        | <b>5.3.7</b> | 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.                   |
|            | <b>5.4</b>   | <b>Disposal of Waste</b>   |
| N/A        | <b>5.4.4</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.   |
| CONSISTENT | No.          | DIRECTIVE POLICY   |

|     |            |   |
|-----|------------|---|
|     | <b>5.5</b> | <b>Recreation</b>   |
| N/A | 5.5.3      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.   |
| N/A | 5.5.4      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas. |
| N/A | 5.5.5      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.    |
| ✓   | 5.5.6      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.  |
| ✓   | 5.5.7      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.   |
|     | <b>5.6</b> | <b>Cultural and Natural Heritage</b>  |
| ✓   | 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.  |
| N/A | 5.6.3      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.   |
|     | <b>5.7</b> | <b>Economic Opportunities</b>   |
| N/A | 5.7.2      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.   |
|     | <b>5.8</b> | <b>Health and Well-being</b>  |
| N/A | 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.     |

|   |   |
|---|---|
|   | <b>POLICY STATEMENT COMPLIANCE</b>                                    |
| ✓ | <i>In compliance with Trust Policy</i>                                |
|   | <i>Not in compliance with Trust Policy for the following reasons:</i> |



**PURPOSE**

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

**POLICY STATEMENT**

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council’s guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

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### PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

| CONSISTENT | No.          | DIRECTIVE POLICY  |
|------------|--------------|---|
|            | <b>3.1</b>   | <b>Ecosystems</b>   |
| ✓          | <b>3.1.3</b> | 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.                                   |
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|            | <b>3.2</b>   | <b>Forest Ecosystems</b>  |
| ✓          | <b>3.2.2</b> | 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.                                |
|            | <b>3.3</b>   | <b>Freshwater and Wetland Ecosystems and Riparian Zones</b>   |
| N/A        | <b>3.3.2</b> | 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.  |
|            | <b>3.4</b>   | <b>Coastal and Marine Ecosystems</b>  |
| N/A        | <b>3.4.4</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.   |
| N/A        | <b>3.4.5</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.  |

### PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

| CONSISTENT | No.          | DIRECTIVE POLICY   |
|------------|--------------|--|
|            | <b>4.1</b>   | <b>Agricultural Land</b>   |
| ✓          | <b>4.1.4</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.  |
| ✓          | <b>4.1.5</b> | 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.  |
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| ✓          | <b>4.1.8</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.   |
| N/A        | <b>4.1.9</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.   |
|            | <b>4.2</b>   | <b>Forests</b>   |
| ✓          | <b>4.2.6</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.  |
| N/A        | <b>4.2.7</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.                                       |
| ✓          | <b>4.2.8</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.   |
|            | <b>4.2.9</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of riparian areas and wetlands.  |
| CONSISTENT | No.          | DIRECTIVE POLICY   |

|     |               |   |
|-----|---------------|---|
|     | <b>4.3</b>    | <b>Wildlife and Vegetation</b>  |
|     | <b>4.4</b>    | <b>Freshwater Resources</b>   |
| N/A | <b>4.4.2</b>  | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure 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. |
| N/A | <b>4.4.3</b>  | 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   |
|     | <b>4.5</b>    | <b>Coastal Areas and Marine Shorelands</b>  |
| N/A | <b>4.5.8</b>  | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.  |
| N/A | <b>4.5.9</b>  | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.   |
| N/A | <b>4.5.10</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.  |
| N/A | <b>4.5.11</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.   |
|     | <b>4.6</b>    | <b>Soils and Other Resources</b>  |
| N/A | <b>4.6.3</b>  | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.  |

## PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

| CONSISTENT | No.          | DIRECTIVE POLICY   |
|------------|--------------|--|
|            | <b>5.1</b>   | <b>Aesthetic Qualities</b>   |
| N/A        | <b>5.1.3</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.   |
|            | <b>5.2</b>   | <b>Growth and Development</b>  |
| N/A        | <b>5.2.3</b> | 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.   |
| ✓          | <b>5.2.4</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character. |
| ✓          | <b>5.2.5</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.  |
| N/A        | <b>5.2.6</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.                             |
|            | <b>5.3</b>   | <b>Transportation and Utilities</b>  |
| N/A        | <b>5.3.4</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.  |
| N/A        | <b>5.3.5</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.   |
| N/A        | <b>5.3.6</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.  |
| N/A        | <b>5.3.7</b> | 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.                   |
|            | <b>5.4</b>   | <b>Disposal of Waste</b>   |
| N/A        | <b>5.4.4</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.   |
| CONSISTENT | No.          | DIRECTIVE POLICY   |

|     |            |   |
|-----|------------|---|
|     | <b>5.5</b> | <b>Recreation</b>   |
| N/A | 5.5.3      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.   |
| N/A | 5.5.4      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas. |
| N/A | 5.5.5      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.    |
| ✓   | 5.5.6      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.  |
| N/A | 5.5.7      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.   |
|     | <b>5.6</b> | <b>Cultural and Natural Heritage</b>  |
| ✓   | 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.  |
| N/A | 5.6.3      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.   |
|     | <b>5.7</b> | <b>Economic Opportunities</b>   |
| N/A | 5.7.2      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.   |
|     | <b>5.8</b> | <b>Health and Well-being</b>  |
| N/A | 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.     |

|   |  |
|---|--|
|   | <b>POLICY STATEMENT COMPLIANCE</b>   |
| ✓ | <b><i>In compliance with Trust Policy</i></b>                                |
|   | <b><i>Not in compliance with Trust Policy for the following reasons:</i></b> |

**From:** Kathryn Martell  
**Sent:** Thursday, January 16, 2025 2:00 PM  
**To:** Marlis McCargar  
**Cc:** Clare Frater  
**Subject:** RE: Early Referral to ITC - PLRZ20240055 (Denman Conservancy Association)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Marlis,

I have had a look through this proposal from the perspective of whether ITC would be interested in holding conservation covenants on the 2 uncovenanted parcels that are part of this rezoning.

In general, having conservation covenants on protected areas, such as a nature reserve, is considered 'best practice' but it really represents a belt-and-suspenders approach: land trusts that hold nature reserves usually already have several layers of mandate, policies, and agreements in place to ensure that the lands are managed for conservation purposes, and cannot be sold or transferred except under extraordinary circumstances and often with prohibitive financial consequences. Conservation covenants are expensive to put in place, and require significant annual and ongoing work from the land trust holding the covenant. Moreover, a conservation covenant on a nature reserve represents yet another layer of alienation of lands for reconciliation purposes. For these reasons, as well as staff capacity constraints, the ITC Board has paused placing conservation covenants on ITC nature reserves, and places a lower priority on holding covenants for other land trusts' reserves.

Conservation covenants are a great tool for habitat protection but in this case, I do not think staff would be able to recommend this project to the ITC Board, unless the Denman Conservancy Association makes a compelling case for why this extra layer of protection is necessary at this point. Our current securement priority is on unprotected lands.

For additional context, over the last several years, the ITC Board has prioritized projects to address strains on ITC staff capacity. Recent resolutions include:

28 May 2024, **ITC-2024-024**:

that the Islands Trust Conservancy (ITC) Board request that staff prioritize Goal #2 of the Regional Conservation Plan related to strengthening relationships with First Nations, and components of Goal #1 related to knowledge, information and data management of ITC properties, and components of Goal #3 related to ongoing management of ITC

protected areas.

*[and therefore not focus on components of Goal #3 related to new securements]*

14 March 2023, **ITC-2023-009:**

that the Islands Trust Conservancy Board direct staff to:

1) Focus work for the 2023/24 fiscal year on:

- Land management, land securement and targeted outreach components of the Species at Risk Program;
- First Nations engagement associated with development of the ITC Plan;
- Administrative needs, including: policy updates, maintenance and updates to internal databases (land management and contact management), job description reviews for selected staff, review of the new website and technology used in the field; and
- Working on proposals for conservation lands that are high priority; and

2) Delay the following work items until the 2024/25 fiscal year:

- The Climate Change Project;
- Revision of property management plans;
- Development of a Reconciliation Action Plan;
- Monitoring of lands that are protected by other conservation agencies (i.e. parks and nature reserves) or that are considered at low risk of covenant breach or trespass;
- Outreach and communications that generate new conservation proposals; and
- Placing of covenants on ITC Nature Reserves.

25 January 2022, **ITC-2022-002:**

that the Islands Trust Conservancy Board direct staff to:\n

1) Focus work for the 2022/23 fiscal year on: \n

- the Climate Change Project;
- land management and targeted outreach components of the Species at Risk Program;
- development of a Reconciliation Action Plan; and
- administrative needs, including: policy updates, review of staff roles/structure/training, maintenance and updates to internal databases, review of the new website and technology used in the field; and

2) Delay the following work items until the 2023/24 fiscal year:\n

- revision of property management plans;

- monitoring of lands that are protected by other conservation agencies (i.e. parks and nature reserves) or that are considered at low risk of covenant breach or trespass;
- outreach and communications that generate new conservation proposals;
- work on conservation proposals for lands not considered a very high priority for conservation, including those under 8 ha in size; and,
- placing of covenants on ITC Nature Reserves.

**From:** Carolyn Stewart <[cstewart@islandstrust.bc.ca](mailto:cstewart@islandstrust.bc.ca)>

**Sent:** Thursday, January 16, 2025 10:03 AM

**To:** Kathryn Martell <[kmartell@islandstrust.bc.ca](mailto:kmartell@islandstrust.bc.ca)>

**Cc:** Marlis McCargar <[mmccargar@islandstrust.bc.ca](mailto:mmccargar@islandstrust.bc.ca)>; Clare Frater <[cfrater@islandstrust.bc.ca](mailto:cfrater@islandstrust.bc.ca)>

**Subject:** FW: Early Referral to ITC - PLRZ20240055 (Denman Conservancy Association)

Hi Kathryn,

Will you please take a look at this referral, in particular check timing for response, given ITCB's desire to receive all referrals for its review and that the Jan meeting package is out already and you probably need time to review/analyze this.

Thanks,

**Carolyn Stewart**

A/Manager

Islands Trust Conservancy

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5191 | [islandstrust.bc.ca/conservancy](http://islandstrust.bc.ca/conservancy)

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

[Follow us on Facebook](#)

**Protecting islands in the Salish Sea**

*I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOKÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwəθən, səilwətəʔ, SEMYOME, shishálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SÁÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLÉLP, WSIKEM, Xeláltxw, Xwémalhkww, Xwsepsum, and x"məðk"əyám First Nations. Islands Trust Conservancy is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.*

**From:** Marlis McCargar <>

**Sent:** Wednesday, January 15, 2025 4:29 PM

**To:** Carolyn Stewart <[cstewart@islandstrust.bc.ca](mailto:cstewart@islandstrust.bc.ca)>

RE: Early Referral to ITC - PLRZ20240055 (Denman Conservancy Association)

**Subject:** Early Referral to ITC - PLRZ20240055 (Denman Conservancy Association)

Hi Carolyn,

At the December 2024 Denman LTC meeting, the LTC passed the following resolution:

**DE-2024-077**

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.

**CARRIED**

The rezoning application involves four parcels of land. Two of these parcels (PIDs 006-639-771 and 006-657-656) already have a conservation covenant registered on title. To further preserve the ecological integrity of the area, the LTC is considering the benefits of recommending a conservation covenant on the two parcels that currently lack one. Staff have noted that while conservation covenants provide significant environmental benefits, they also come with substantial legal and administrative costs. As a result, the LTC has referred the matter to the Islands Trust Conservancy for an analysis of the benefits, feasibility, and potential interest in implementing a covenant on the remaining parcels (PIDs 023-005-424 and 023-005-434).

The [preliminary staff report](#) on our website outlines the proposal in more detail, and I'd be happy to discuss it with you further. Thank you for reviewing the materials, and please let me know if you have any early referral comments or particular issues you'd like considered as part of the rezoning application.

Regards,

**Marlis McCargar, MEdes** (she, her, hers)

Island Planner

Islands Trust

700 North Road | Gabriola BC V0R 1X3

T 250-247-2210 | [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca)

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

**Preserving and protecting over 450 islands and surrounding waters in the Salish Sea**

*I am humbly thankful to live and work in the treaty lands and territories of the BOKÉCEN, K'ómoks, Lək'wəḡən, Lyackson, MÁLEXEL, Qualicum, Quw'utsun Tribes, scəwəθən məsteyəxʷ, Scia'new, səlllwətaʔ, SEMYOME, shíshálh, Sḵwəxwú7mesh, Snaw-naw-as, Snuneymuxw, Spune'luxutth, SʔÁUTW, Stz'uminus, ʔaʔəmen, toq qaymíxʷ, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLELP, WSIKEM, Xeláltxw, Xwémalhkwu/ʔop qaymíxʷ, and xʷməθkʷəy̓əm.*

**From:** ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>  
**Sent:** Thursday, March 20, 2025 12:39 PM  
**To:** Marlis McCargar  
**Subject:** RE: Early Referral - Rezoning Application in Partially in ALR - PLRZ20240055

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon Marlis,

My apologies for the delayed response. The information you provided in your referral and the staff report were very helpful.

ALC staff strongly object to the rezoning of the ALR portion of the parcel with PID:006-639-771 from Agriculture to Conservation as the Conservation zone would outright prohibit agricultural use. The priority use of land within the ALR is for agriculture and prohibition of farm uses by a local government enactment is not permitted except under limited circumstances that do not apply in this case (s. 4 of ALR Use Regulation).

Please do not hesitate to contact me if you have any questions or would like to discuss further.

Sincerely,



**Nicole Mak** (she/her)  
Regional Planner – Island & South Coast (FVRD) | Agricultural Land Commission  
201 – 4940 Canada Way, Burnaby, BC, V5G 4K6  
T 236.468.3278 | F 604.660.7033  
[ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca) | [www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

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**From:** Marlis McCargar <[mmccargar@islandstrust.bc.ca](mailto:mmccargar@islandstrust.bc.ca)>  
**Sent:** Friday, January 17, 2025 12:07 PM  
**To:** ALC Referrals ALC:EX <[ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)>  
**Subject:** Early Referral - Rezoning Application in Partially in ALR - PLRZ20240055

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

RE: Early Referral - Rezoning Application in Partially in ALR - PLRZ20240055

I am reaching out to request your feedback on a rezoning proposal under application PLRZ20240055 (Denman Conservancy Association), as discussed at the December 2024 Denman Island Local Trust Committee (LTC) meeting. The LTC passed the following resolution:

**DE-2024-077**

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.

**CARRIED**

The proposal includes rezoning the east portion of a parcel (PID 006-639-771) currently zoned Agriculture and in the ALR to a Conservation zone. While conservation activities are generally allowed within the ALR, the applicant has not provided confirmation of ALC support for this rezoning. Although no exclusion application has been submitted, and despite an existing conservation covenant on the property, it is important to note that the covenant currently permits farm activities on any portion of the lot within the ALR, in line with ALR Use Regulations.

Should the property be rezoned entirely to Conservation, this could prevent farm activities from continuing in these areas. Given these factors, the LTC is recommending that this application be referred to the ALC for further review.

The [preliminary staff report](#) on our website provides more detailed information on the proposal, and I'd be happy to discuss it further if needed. I would appreciate any early referral comments or insights you have on issues that should be considered as part of this rezoning application.

Please don't hesitate to reach out if you have any questions or would like to discuss this matter further.

**Marlis McCargar, MEdes** (she, her, hers)

Island Planner

Islands Trust

700 North Road | Gabriola BC V0R 1X3

T 250-247-2210 | [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca)

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# Proponent: First Nation Engagement Communication Log

## FIRST NATION: Cowichan Tribes

|  |                                     |  |               |
|--|-------------------------------------|--|---------------|
| <b>PROPONENT NAME:</b>                                     | Denman Island Local Trust Committee | <b>PROVINCIAL CONTACT/CONSULTATION LEAD:</b> |               |
| <b>PROPONENT LEAD:</b>                                     | Marlis McCargar                     | <b>LOCATION (REGION/RESOURCE DISTRICT):</b>  | Denman Island |
| <b>PROPOSED PROJECT/ACTIVITY(IES)</b>                      | PLRZ2024005 (Denman Conservancy)    | <b>DATE SUBMITTED TO PROVINCE:</b>           |               |
| <b>APPLICATION TYPE(S) AND FILE #'S (where available):</b> |                                     |  |               |

| Date Year/Month/Day | Activity (e.g. Letter, E-mail, Phone Call, Meeting) | Proponent Contact | First Nation Contact  | Purpose                 | Notes  |
|---------------------|---|-------------------|-----------------------|-------------------------|--|
| 2025-07-09          | email   | Marlis McCargar   | Referrals Coordinator | bylaw referral          |  |
| 2025-07-09          | email   | Marlis McCargar   | Emery Sanderson       | bylaw referral response | Thanks for your email. At this time Cowichan Tribes defers to local First Nation(s). |
|                     |   |                   |                       |                         |  |
|                     |   |                   |                       |                         |  |
|                     |   |                   |                       |                         |  |



## Proponent: First Nation Engagement Communication Log

### FIRST NATION: Da'naxda'xw First Nation

|  |                                     |  |               |
|--|-------------------------------------|--|---------------|
| <b>PROPONENT NAME:</b>                                     | Denman Island Local Trust Committee | <b>PROVINCIAL CONTACT/CONSULTATION LEAD:</b> |               |
| <b>PROPONENT LEAD:</b>                                     | Marlis McCargar                     | <b>LOCATION (REGION/RESOURCE DISTRICT):</b>  | Denman Island |
| <b>PROPOSED PROJECT/ACTIVITY(IES):</b>                     | PLRZ2024005 (Denman Conservancy)    | <b>DATE SUBMITTED TO PROVINCE:</b>           |               |
| <b>APPLICATION TYPE(S) AND FILE #'S (where available):</b> |                                     |  |               |

| Date Year/Month/Day | Activity (e.g. Letter, E-mail, Phone Call, Meeting) | Proponent Contact | First Nation Contact  | Purpose                 | Notes                            |
|---------------------|---|-------------------|-----------------------|-------------------------|----------------------------------|
| 2025-07-09          | email   | Marlis McCargar   | Referrals Coordinator | bylaw referral          |                                  |
| 2025-07-09          | email   | Marlis McCargar   | Robert Duncan         | bylaw referral response | we have no comment at this time. |
|                     |   |                   |                       |                         |                                  |
|                     |   |                   |                       |                         |                                  |
|                     |   |                   |                       |                         |                                  |
|                     |   |                   |                       |                         |                                  |











# Proponent: First Nation Engagement Communication Log

## FIRST NATION: K'omoks First Nation

|  |                                     |  |               |
|--|-------------------------------------|--|---------------|
| <b>PROPONENT NAME:</b>                                     | Denman Island Local Trust Committee | <b>PROVINCIAL CONTACT/CONSULTATION LEAD:</b> |               |
| <b>PROPONENT LEAD:</b>                                     | Marlis McCargar                     | <b>LOCATION (REGION/RESOURCE DISTRICT):</b>  | Denman Island |
| <b>PROPOSED PROJECT/ACTIVITY(IES):</b>                     | PLRZ2024005 (Denman Conservancy)    | <b>DATE SUBMITTED TO PROVINCE:</b>           |               |
| <b>APPLICATION TYPE(S) AND FILE #'S (where available):</b> |                                     |  |               |

| Date Year/Month/Day | Activity (e.g. Letter, E-mail, Phone Call, Meeting) | Proponent Contact | First Nation Contact  | Purpose            | Notes |
|---------------------|---|-------------------|-----------------------|--------------------|-------|
| 2025-07-09          | email   | Marlis McCargar   | Referrals Coordinator | bylaw referral     |       |
| 2025-10-01          | email   | Marlis McCargar   | Izzy Duggan           | more time required |       |
| 2025-12-15          | email   | Marlis McCargar   | Izzy Duggan           | bylaw referral     |       |
| 2026-01-22          | email   | Marlis McCargar   | Izzy Duggan           | bylaw referral     |       |
|                     |   |                   |                       |                    |       |
|                     |   |                   |                       |                    |       |
|                     |   |                   |                       |                    |       |
|                     |   |                   |                       |                    |       |























## Proponent: First Nation Engagement Communication Log

### FIRST NATION: Snuneymuxw First Nation

|  |                                     |  |               |
|--|-------------------------------------|--|---------------|
| <b>PROPONENT NAME:</b>                                     | Denman Island Local Trust Committee | <b>PROVINCIAL CONTACT/CONSULTATION LEAD:</b> |               |
| <b>PROPONENT LEAD:</b>                                     | Marlis McCargar                     | <b>LOCATION (REGION/RESOURCE DISTRICT):</b>  | Denman Island |
| <b>PROPOSED PROJECT/ACTIVITY(IES):</b>                     | PLRZ2024005 (Denman Conservancy)    | <b>DATE SUBMITTED TO PROVINCE:</b>           |               |
| <b>APPLICATION TYPE(S) AND FILE #'S (where available):</b> |                                     |  |               |

| Date Year/Month/Day | Activity (e.g. Letter, E-mail, Phone Call, Meeting) | Proponent Contact | First Nation Contact  | Purpose                 | Notes   |
|---------------------|---|-------------------|-----------------------|-------------------------|---|
| 2025-07-09          | portal  | Marlis McCargar   | Referrals Coordinator | bylaw referral          |   |
| 2025-07-14          | portal  | Marlis McCargar   | Taylor Charette       | bylaw referral response | Thank you for the referral details and application information. |

















## Proponent: First Nation Engagement Communication Log

### FIRST NATION: Tsuubaasatx First Nation

|  |                                     |  |               |
|--|-------------------------------------|--|---------------|
| <b>PROPONENT NAME:</b>                                     | Denman Island Local Trust Committee | <b>PROVINCIAL CONTACT/CONSULTATION LEAD:</b> |               |
| <b>PROPONENT LEAD:</b>                                     | Marlis McCargar                     | <b>LOCATION (REGION/RESOURCE DISTRICT):</b>  | Denman Island |
| <b>PROPOSED PROJECT/ACTIVITY(IES)</b>                      | PLRZ2024005 (Denman Conservancy)    | <b>DATE SUBMITTED TO PROVINCE:</b>           |               |
| <b>APPLICATION TYPE(S) AND FILE #'S (where available):</b> |                                     |  |               |

| Date<br>Year/Month/<br>Day | Activity (e.g. Letter,<br>E-mail, Phone Call,<br>Meeting) | Proponent Contact | First Nation<br>Contact | Purpose        | Notes |
|----------------------------|---|-------------------|-------------------------|----------------|-------|
| 2025-07-09                 | portal  | Marlis McCargar   | Referrals Coordinator   | bylaw referral |       |













## Proponent: First Nation Engagement Communication Log

### FIRST NATION:

|  |  |  |  |
|--|--|--|--|
| <b>PROPONENT NAME:</b>   |  | <b>PROVINCIAL CONTACT/CONSULTATION LEAD:</b> |  |
| <b>PROPONENT LEAD:</b>   |  | <b>LOCATION (REGION/RESOURCE DISTRICT):</b>  |  |
| <b>PROPOSED PROJECT/ACTIVITY(IES)</b>                          |  | <b>DATE SUBMITTED TO PROVINCE:</b>           |  |
| <b>APPLICATION TYPE(S) AND FILE #'S<br/>(where available):</b> |  |  |  |

| Date                  | Activity  | Proponent Contact | First Nation Contact | Purpose | Notes |
|-----------------------|---|-------------------|----------------------|---------|-------|
| <i>Year/Month/Day</i> | <i>(e.g. Letter, E-mail, Phone Call, Meeting)</i> |                   |                      |         |       |
|                       |   |                   |                      |         |       |
|                       |   |                   |                      |         |       |
|                       |   |                   |                      |         |       |





## Referrals: Bylaw 256 (OCP) and 257 (LUB)

| Agency   | Sent        | Received     |
|--|-------------|--------------|
| <b>Agricultural Land Commission</b><br><i>Referrals Coordinator</i><br>Comments:<br>Interests Unaffected   | 09-Jul-2025 |              |
| <b>Comox Valley Regional District</b><br><i>Stephanie Pawluk</i><br>Comments:<br>Interests Unaffected  | 09-Jul-2025 | 09-Dec-2025  |
| <b>Hornby Island Local Trust Committee</b><br>Comments:<br>Interests Unaffected  | 11-Jul-2025 | 05-Sep-2025  |
| <b>Ministry of Agriculture and Food</b><br><i>Reed Bailey</i><br>Comments:<br>Interests Unaffected   | 09-Jul-2025 | 10-September |
| <b>Ministry of Housing and Municipal Affairs</b><br><i>Caitlin Moran, Land Use, Planning and Regional Impacts Branch</i><br>Comments:<br>The Ministry of Housing and Municipal Affairs will provide comment only on the OCP amending bylaw, Proposed Bylaw No. 256. 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.<br><br>Please note that any comments provided at this stage are intended to support bylaw development and should not be interpreted as fettering the Minister of Housing and Municipal Affairs' consideration of the bylaw when it is formally submitted for approval. When the final bylaw is referred to the Minister of Housing and Municipal Affairs for review, please ensure that the submission package includes a record of comments from all interest holders, including First Nations and provincial agencies. | 09-Jul-2025 | 31-Jul-2025  |

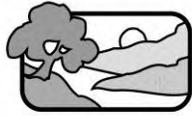


## Islands Trust

Additionally, please include information on how the Islands Trust responded to each comment.

Should you have any questions or wish to discuss these comments further, please feel free to contact me at [Caitlin.Moran@gov.bc.ca](mailto:Caitlin.Moran@gov.bc.ca) or by telephone at 236 478-2301. Thank you again for referring this bylaw to the Ministry of Housing and Municipal Affairs.

|  |  |
|--|--|
|  |  |
|--|--|



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.

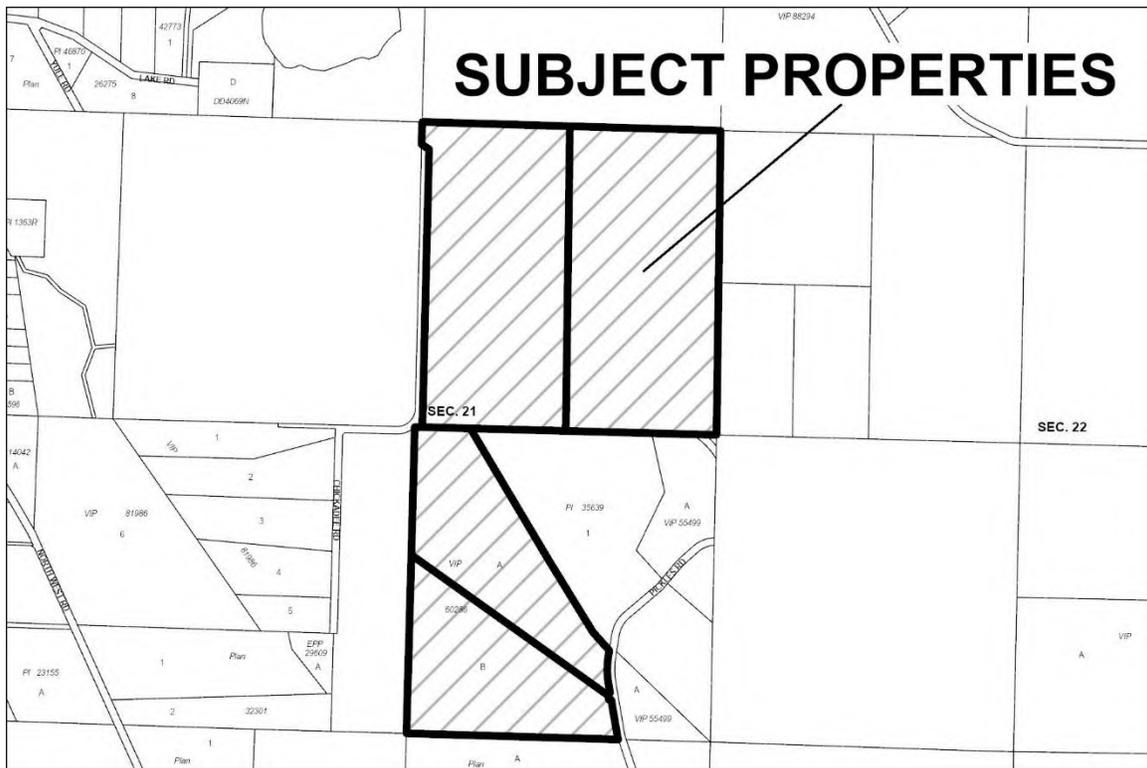


Figure 1. Location of Subject Properties

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<br>Non ALR<br>portion 19.45<br>ha | Sustainable Resource (SR)/Agriculture (A)<br>(change required) | Conservation/Recreation (CR) | Forestry and Agriculture (change required) | Conservation and Agriculture |
| PID 006-657-656 | 30.69 ha                                   | Sustainable Resource (SR)<br>(change required)                 | Conservation/Recreation (CR) | Forestry (change required)                 | Conservation                 |
| PID 023-005-424 | 16.08 ha                                   | Sustainable Resource (SR)<br>(change required)                 | Conservation/Recreation (CR) | Forestry (change required)                 | Conservation                 |
| PID 023-005-432 | 15.95 ha                                   | Sustainable Resource (SR)<br>(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.

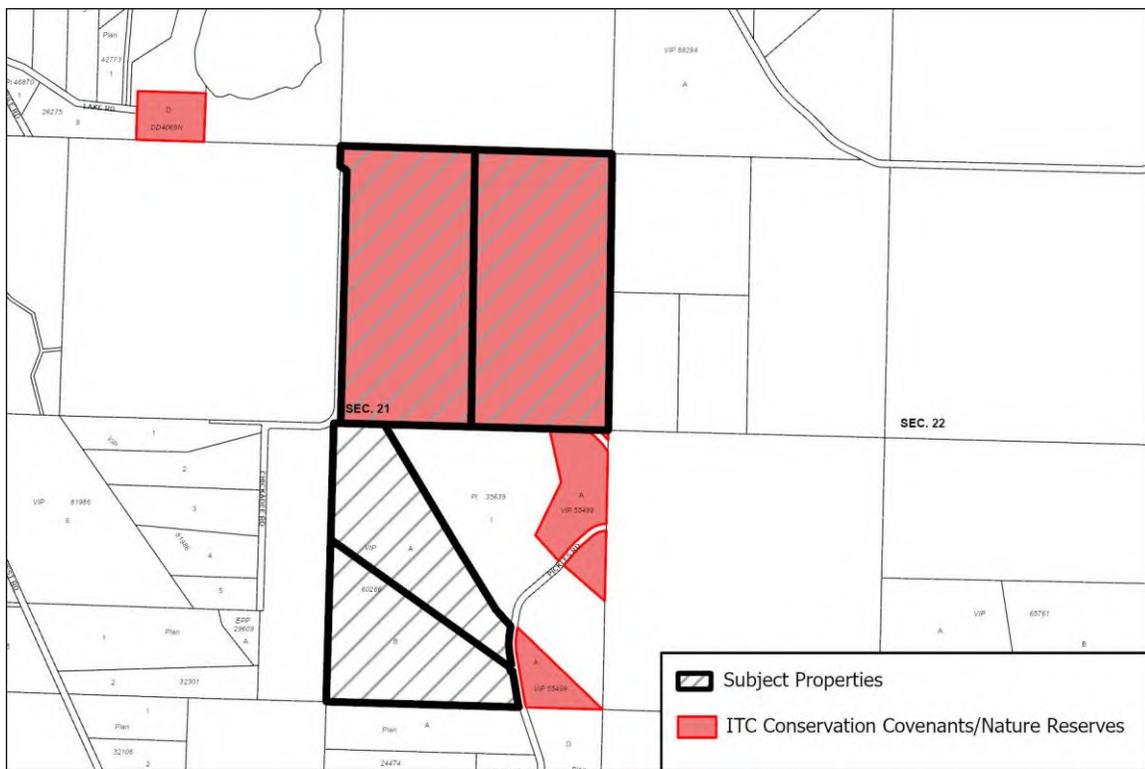
In contrast, the Conservation Zone (CN) is significantly more restrictive. The only permitted use in this zone is passive recreation, along with associated buildings and structures for non-residential permitted uses, fences, and signs. Essentially, the change in zoning will prohibit any residential uses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

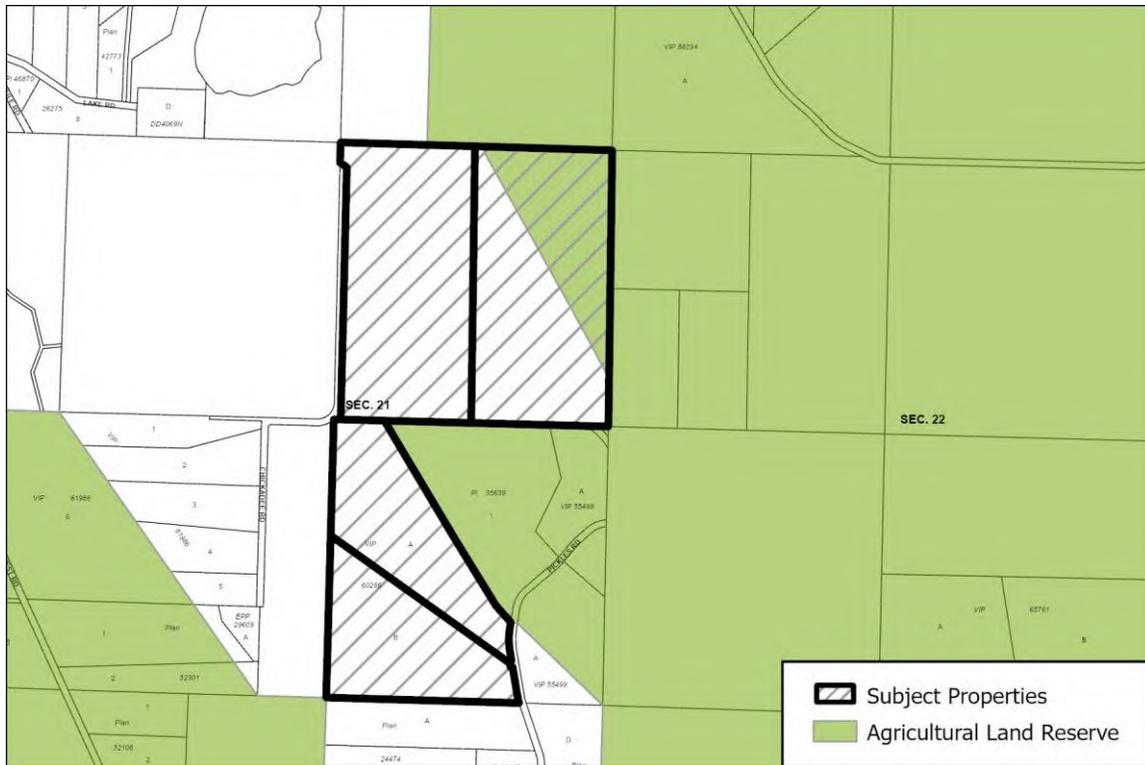
## ***Agricultural Land Reserve (ALR)***

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***

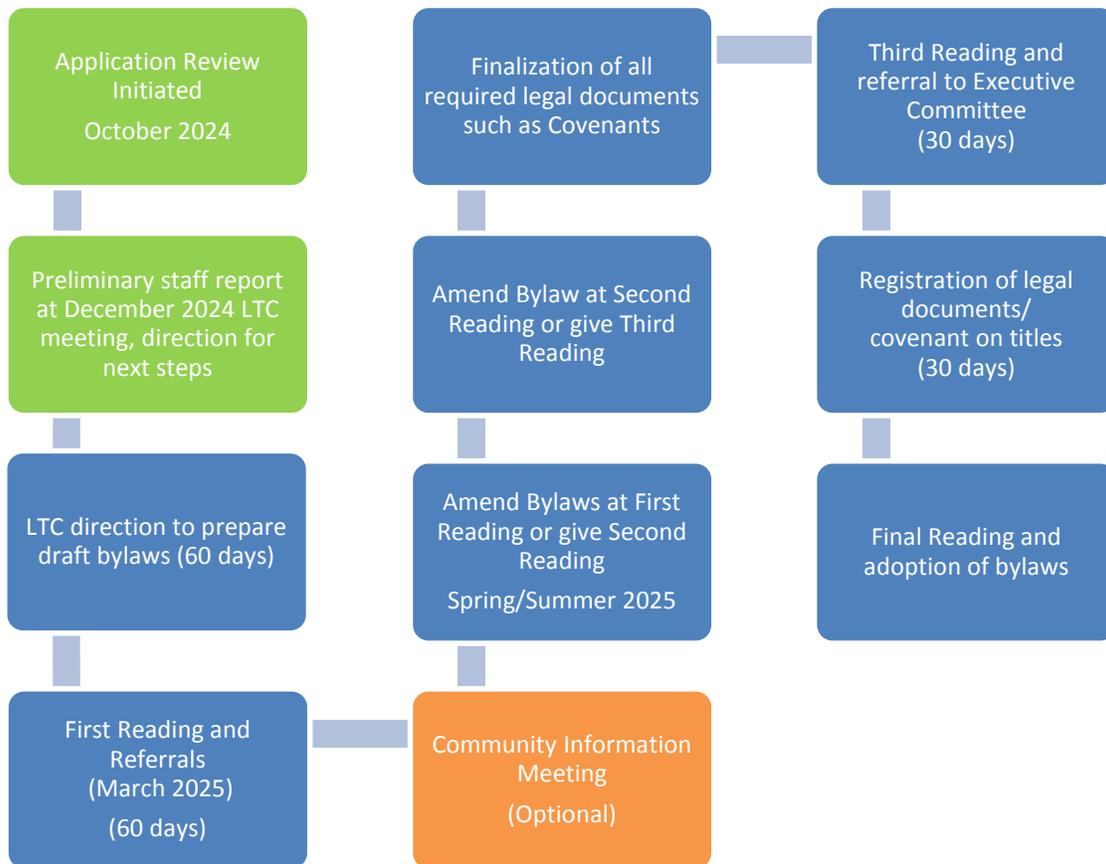
The Conservation Zone restricts land use and prohibits residential development but does not limit vegetation removal or land disturbance, except within designated Development Permit Areas (DPAs). This means that activities like clear-cutting or extensive vegetation removal could occur outside of DPA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

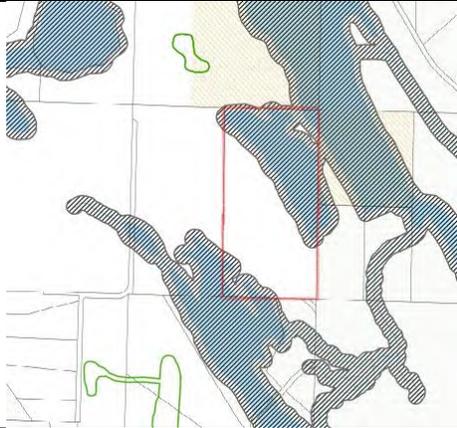
|                      |   |
|----------------------|---|
| Current Land Use     | Vacant land<br> |
| Surrounding Land Use | Vacant forested, agriculture (ALR), residential   |

## 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<br>DPA 4 (RAR Applicable Streams, Lakes and Wetlands) |
|--------------------------------------|--|

|   |   |
|---|---|
|   |   |
| Land Use Bylaw                          | Forestry (F) and Agriculture (A)(1) split zone  |
| Other Regulations                       | ALR in the northeast portion of the lot<br>  |
| Covenants/Interests Registered on Title | ITC Covenant CA6309115<br>Conservation Covenant<br>Statutory Right of Way CA6309116 (Trust Fund Board)<br>Rent Charge CA6309117 (Trust Fund Board)<br>Right of Way 51870G<br>Undersurface Rights 51868G (coal)<br>Undersurface Rights EJ49175 (West Fraser Mills Ltd)<br>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.<br>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  |

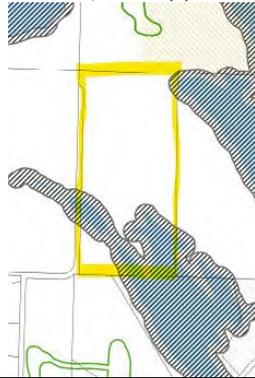
## LAND USE

|                      |   |
|----------------------|---|
| 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)<br/>DPA 4 (RAR Applicable Streams, Lakes and Wetlands)</p>  |
| Land Use Bylaw                       | Forestry (F)   |

|   |  |
|---|--|
| Other Regulations                       |  |
| Covenants/Interests Registered on Title | ITC Covenant CA6309115<br>Undersurface Rights EJ49175 (West Fraser Mills Ltd)<br>Undersurface Rights EM21743 (Province)<br>Statutory Right of Way CA6309116 (Trust Fund Board)<br>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<br/>Wetland.<br/>Small amount of mature forest mapped on west side.<br/>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<br> |
| 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)<br>DPA 4 (Non-RAR Applicable Streams, Lakes and Wetlands) |
|--------------------------------------|--|

|   |   |
|---|---|
|   |    |
| Land Use Bylaw                          | Forestry (F)  |
| Other Regulations                       |   |
| Covenants/Interests Registered on Title | Undersurface Rights M76301 (Province)<br>Undersurface Rights S13080 (Province)<br>Covenant EH155086 (Section 215)<br>Covenant EH155090 (Section 215)<br>Covenant EH155092 (Section 215)<br>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<br>Wetland.   |
| Hazard Areas                             | None mapped.   |
| Archaeological Sites                     | No archaeological sites are noted within the property or within 100 metres.<br><br>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 #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<br> |
| 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)<br>DPA 4 (Non-RAR Applicable Streams, Lakes and Wetlands) |
|--------------------------------------|--|

|   |   |
|---|---|
|   |   |
| Land Use Bylaw                          | Forestry (F)  |
| Other Regulations                       |   |
| Covenants/Interests Registered on Title | Undersurface Rights M76301 (Province)<br>Undersurface Rights S13080 (Province)<br>Covenant EH155086 (Section 215)<br>Covenant EH155090 (Section 215)<br>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<br>Wetland.   |
| Hazard Areas                             | None mapped.   |
| Archaeological Sites                     | No archaeological sites are noted within the property or within 100 metres.<br><br>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.                                   | <b>Pending receipt of additional information from the applicant</b> | 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. | <b>YES</b>  | 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                                  | <b>Pending further application review</b>                           | 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.  | <b>Pending receipt of additional information from the applicant</b> | 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.  | <b>Pending receipt of additional information from the applicant</b> | 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"> <li>• there should be no subdivision of land;</li> <li>• the uses and densities should be restricted to conservation or outdoor recreation and educational programs;</li> <li>• the only camping permitted should be in Fillongley Park;</li> <li>• Zoning regulations should establish that the principal use on land within the conservation/recreation designation is passive recreation.</li> <li>• zoning regulations should establish setbacks from lot lines for any allowed buildings and structures;</li> <li>• zoning regulations should establish sufficient setbacks to protect any</li> </ul> | 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"> <li>• zoning regulations should establish sufficient setbacks to protect the foreshore and coastal marine environment; and</li> <li>• zoning amendments should be undertaken to ensure land is retained for conservation and recreation uses.</li> </ul>  |     |  |
| <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"> <li>• Chrome Island;</li> <li>• trails connecting residential areas, commercial areas, schools, parks, beaches and ferry terminals;</li> <li>• large parcels of undeveloped lands with environmental or cultural values; and</li> <li>• beach rights-of-way.</li> </ul> | 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  |



File No.: PLRZ20240055 (Denman Conservancy)

DATE OF MEETING: May 20, 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

## RECOMMENDATION

1. That Denman Island Local Trust Committee Bylaw No. 256 cited as “Denman Island Official Community Plan, 2008, Amendment No. 3, 2025” be read a first time.
2. That Denman Island Local Trust Committee Bylaw No. 257 cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025” be read a first time.
3. 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: Cowichan Tribes, Halalt First Nation, Da'naxda'xw/Awaetlala First Nation, Qualicum First Nation, Tla'amin Nation, Nanwakolas Council, Wei Wai Kum Nation, We Wai Kai Nation, Lyackson First Nation, Penelakut Tribe, Snuneymuxw First Nation, Snaw'Naw'As Nation, Stz'uminus First Nation, Te'Mexw Treaty Association, Tsu'uubaa-asatx First Nation, Tlowitsis First Nation, Homalco First Nation (Xwemalthkwu), Mamalilikulla First Nation, K'ómoks First Nation, Comox Valley Regional District, Hornby Island Local Trust Committee, Agricultural Land Commission, Ministry of Agriculture and Food and Ministry of Housing and Municipal Affairs.
4. That the Denman Island Local Trust Committee request staff to schedule an in-person or online community information meeting, after the close of the referral period, for application PL-RZ-2024-0055 (Denman Conservation Association) and Proposed Bylaw Nos. 256 and 257.

## 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).

This report introduces draft bylaws to amend the Denman Island Official Community Plan (OCP) and the Land Use Bylaw (LUB). 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.

Staff is recommending that the draft bylaws Nos. 256 and 257 in Attachments 1 and 2 of this report be given First Reading as presented. All relevant background information is posted to the Islands Trust [current applications webpage](#).

## BACKGROUND

The Denman Island Local Trust Committee (LTC) is considering a rezoning application from the Denman Conservancy Association (PL-RZ-2024-0055) to land use away from forestry and resource extraction towards protection and preservation on these parcels.

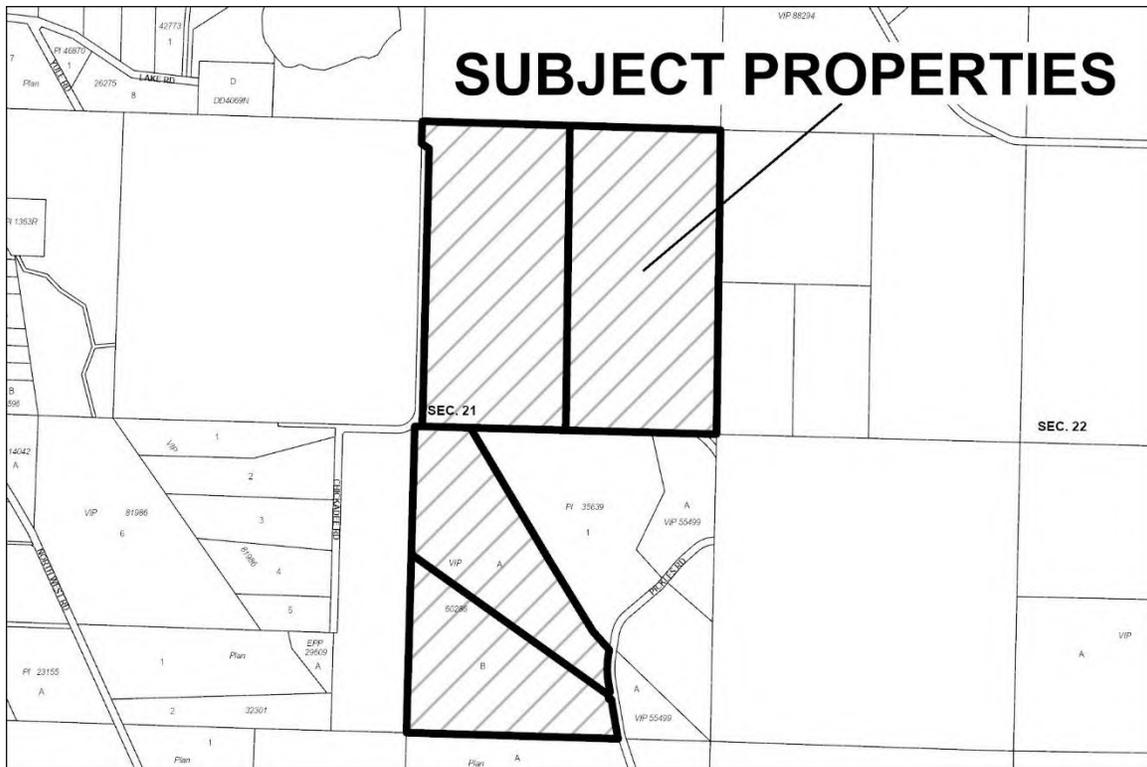


Figure 1. Location of Subject Properties

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 December 12, 2024 regular business meeting to initiate this work:

**DE-2024-075**  
**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-2024-0055 (Denman Conservancy Association).**  
**CARRIED**

**DE-2024-76**  
**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-2024-0055 (Denman Conservancy Association).**  
**CARRIED**

A draft bylaw to amend the OCP and LUB are included as Attachment 1 and 2 for LTC Consideration.

**DE-2024-077**  
**that the Denman Island Local Trust Committee request staff to send an early referral of PL-RZ-2024-0055 (Denman Conservancy Association) to the Islands Trust Conservancy and Agricultural Land Commission for comment.**  
**CARRIED**

## Islands Trust Conservancy Response

An early referral was sent to the Islands Trust Conservancy (ITC) on January 16, 2025, requesting comments, particularly on the potential benefits of recommending a conservation covenant for the two parcels that currently lack one. This early referral was reviewed by ITC staff, and has not been reviewed or considered by the ITC Board. In response, the ITC staff noted that while conservation covenants are a strong tool for protecting habitat, placing them on nature reserves is generally considered unnecessary, as these lands are already secured through legal ownership, internal policies, and binding agreements that prohibit sale or development. Additionally, covenants are costly to establish and maintain, requiring significant ongoing staff resources. Layering covenants onto already protected lands also raises concerns related to land access and reconciliation. For these reasons, and given current staff capacity limitations, staff advised that the ITC Board has paused placing covenants on its own nature reserves and gives low priority to holding covenants on reserves owned by other land trusts. Staff would only recommend such a project to the Board if a compelling and timely rationale is provided. At this time, the ITC's securement efforts are focused on high-priority lands that are not yet protected.

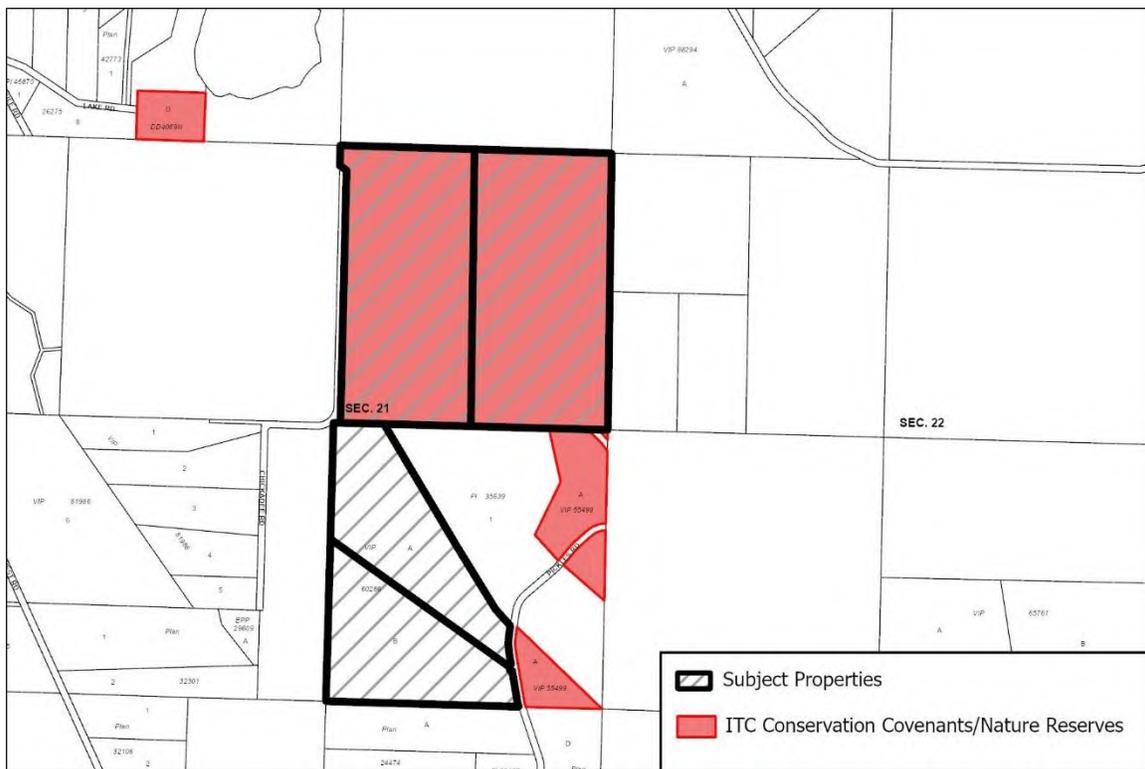


Figure 2. Subject Properties and ITC Conservation Covenants

## Agricultural Land Commission Response

An early referral was sent to the Agricultural Land Commission (ALC) on January 17, 2025, requesting comments, particularly on rezoning the east portion of a parcel (PID 006-639-771) currently zoned Agriculture and in the ALR to a Conservation zone. ALC staff strongly object to the rezoning of the ALR portion of the parcel from Agriculture to Conservation as the Conservation zone would outright prohibit agricultural use. The priority use of land within the ALR is for agriculture and prohibition of farm uses by a local government enactment is not permitted except under limited circumstances that do not apply in this case (s. 4 of [ALR Use Regulation](#)).

## ANALYSIS

### Issues and Opportunities

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

- Summary of draft Bylaw No. 256 (OCP)
- Summary of draft Bylaw No. 257 (Land Use Bylaw)
- Agricultural Land Commission and Agricultural Land Reserve
- Bylaws Consistent with Islands Trust Policy Statement

### **Summary of Draft Bylaw No. 256 (OCP)**

Draft Bylaw No. 256 proposes amendments to the Official Community Plan (OCP) to align land use designations with the proposed Conservation zoning under Bylaw No. 257.

The four subject parcels are currently designated “Sustainable Resource” in the OCP, which supports forestry as the primary land use. One parcel (PID: 006-639-771) is split between “Sustainable Resource” and “Agriculture.” Based on early feedback from the ALC, staff recommend retaining the “Agriculture” designation on the portion within the ALR, while amending only the “Sustainable Resource” portion.

The Sustainable Resource designation is intended for large-lot lands used for resource extraction, such as forestry. Since the proposed Conservation zoning prohibits residential and commercial development and aims to preserve the land in its natural state, this designation no longer reflects the intended use. An OCP amendment is therefore required to ensure consistency between land use policy and zoning.

The proposal includes re-designating the subject properties from “Sustainable Resource” to “Conservation/Recreation,” which aligns with the OCP’s objective: *“To protect land for conservation and recreation purposes.”*

In addition, the proposal seeks to add four residential densities to the OCP’s Density Bank, as the Conservation zone will permanently remove all residential development potential from these parcels. Under Appendix D, Density Banking, Policy 1:

The Local Trust Committee may add unused residential densities to the Density Bank:

- from a rezoning application that removes residential density from lots that have subdivision potential, provided the lot retains at least one residential density;
- from an application to donate land to a conservation agency or organisation for conservation purposes or dedicated as park; and
- from a Local Trust Committee initiated zoning amendment that results in unused residential densities.

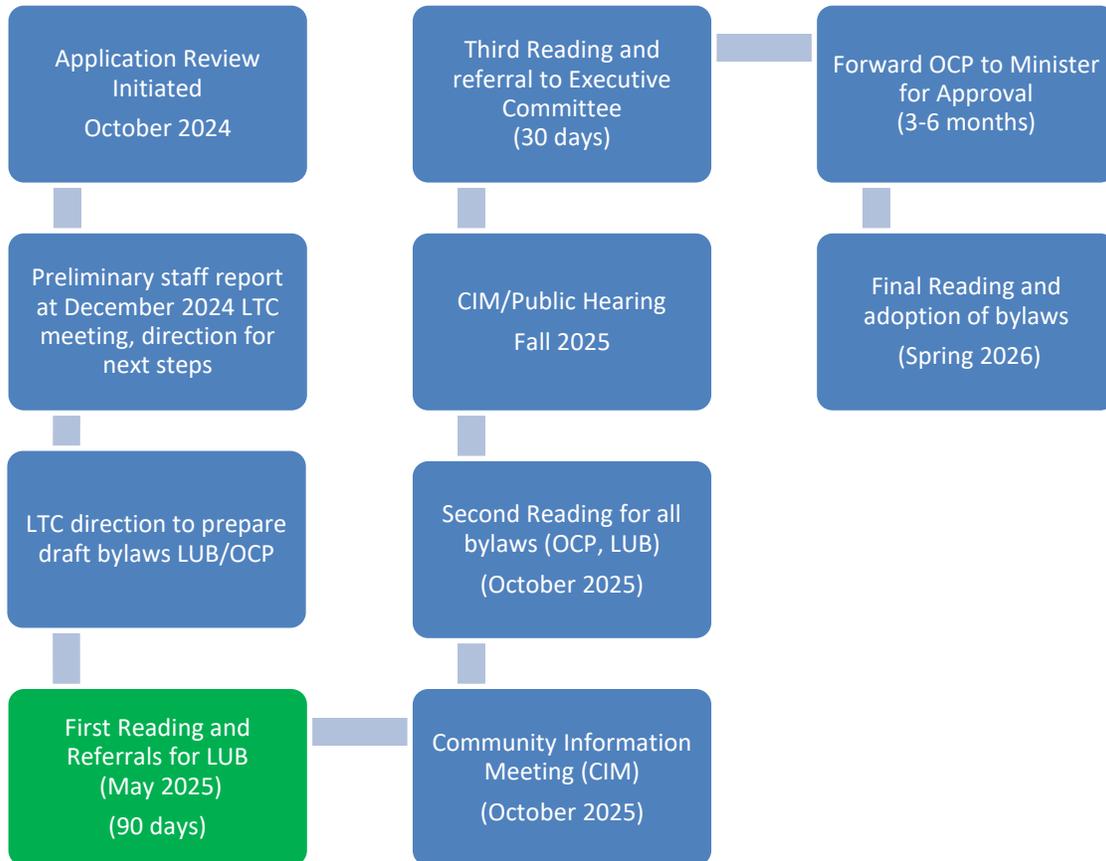
Although the DCA is not formally donating the land, staff recommend applying a broad interpretation of Policy 1, because the voluntary extinguishment of development rights and rezoning for conservation provide a lasting public benefit consistent with the policy’s intent.



Attachment 3) and concluded that the Draft Bylaw No. 256 (OCP) and Draft Bylaw No. 257 (LUB) as written are not contrary to or at variance with the ITPS

**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.



**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.

**Rationale for Recommendations**

Staff recommend giving first reading to both draft Bylaw No. 256 (OCP) and draft Bylaw No. 257 (LUB) to initiate formal consultation with First Nations, agencies, and local governments.

The full list of staff recommendations can be found on page 1 of this report.

**ALTERNATIVE**

## **1. Direction to amend draft bylaw**

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

*That the Denman Island Local Trust Committee amend Proposed Bylaw No. 256, cited as the “Denman Island Land Use Bylaw, 2008, Amendment No. 3, 2025” by...*

*That the Denman Island Local Trust Committee amend draft Bylaw No. 257, cited as the “Denman Island Official Community Plan Bylaw, 2008, Amendment No. 2, 2025” by...*

**2. Give First and Second Readings to the draft bylaws**

The LTC may choose to give First and Second Readings to all bylaws at this time and proceed with agency and First Nations referrals. This approach may be appropriate if the LTC feels the bylaws are well-developed and no substantial changes are anticipated. While referrals to agencies and First Nations can begin after First Reading, advancing to Second Reading signals the LTC’s general support for the direction of the bylaws and allows for more certainty when engaging with referral partners and preparing for a Public Hearing. Recommended wording for the resolutions are as follows:

*That Denman Island Local Trust Committee Bylaw No. 256 cited as “Denman Island Official Community Plan, 2008, Amendment No. 3, 2025” be read a second time.*

*That Denman Island Local Trust Committee Bylaw No. 257 cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025” be read a second time.*

**3. 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.

**4. 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, bylaw referrals will be sent out requesting a response within 90 days of the date on the referral.

|               |  |              |
|---------------|--|--------------|
| Submitted By: | Marlis McCargar, Island Planner                    | May 9, 2025  |
| Concurrence:  | Renée Jamurat, RPP MCIP, Regional Planning Manager | May 12, 2025 |

**ATTACHMENTS**

1. Draft Bylaw No. 256 (OCP) – for First Reading
2. Draft Bylaw No. 257 (LUB) - for First Reading
3. ITPS Checklist (OCP)
4. ITPS Checklist (LUB)
5. Islands Trust Conservancy – Staff Early Referral Response, dated January 16, 2025
6. Agricultural Land Commission – Staff Early Referral Response, dated March 20, 2025

# DRAFT

## DENMAN ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 256

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

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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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

PUBLIC HEARING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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 align="center">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:

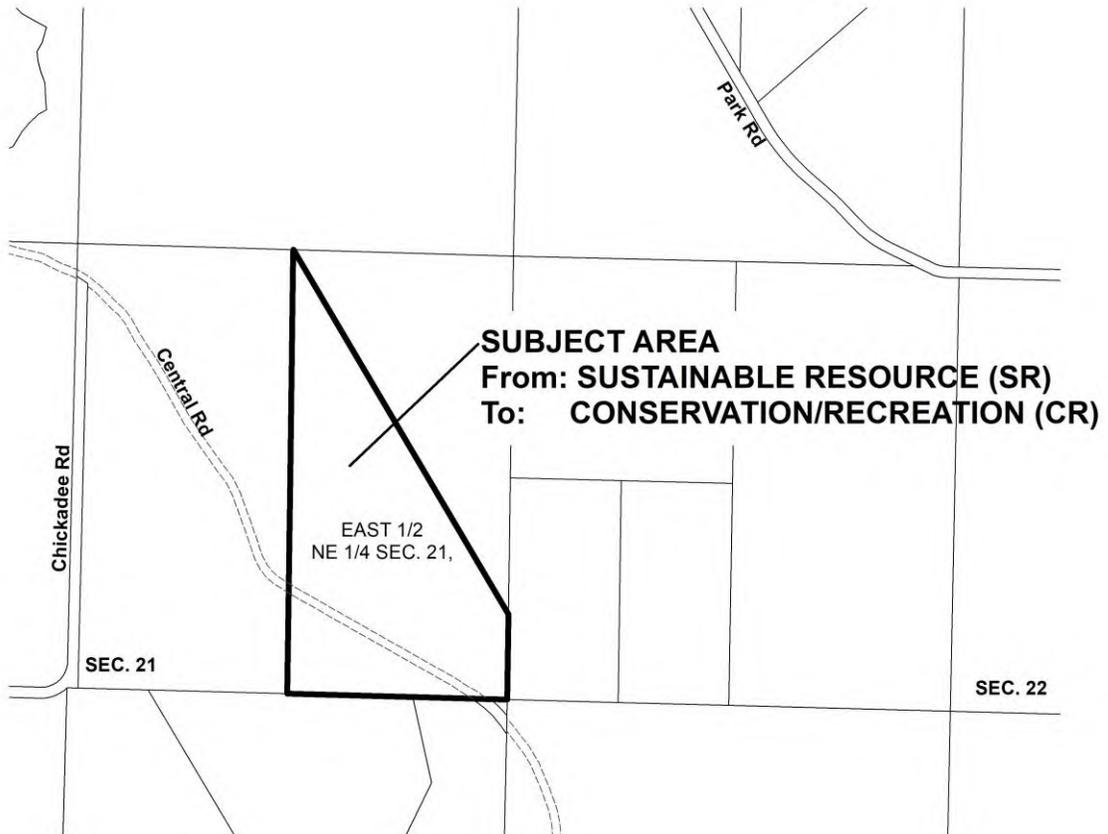
from a “Sustainable Resources” designation to  
“Conservation/Recreation”;

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

DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

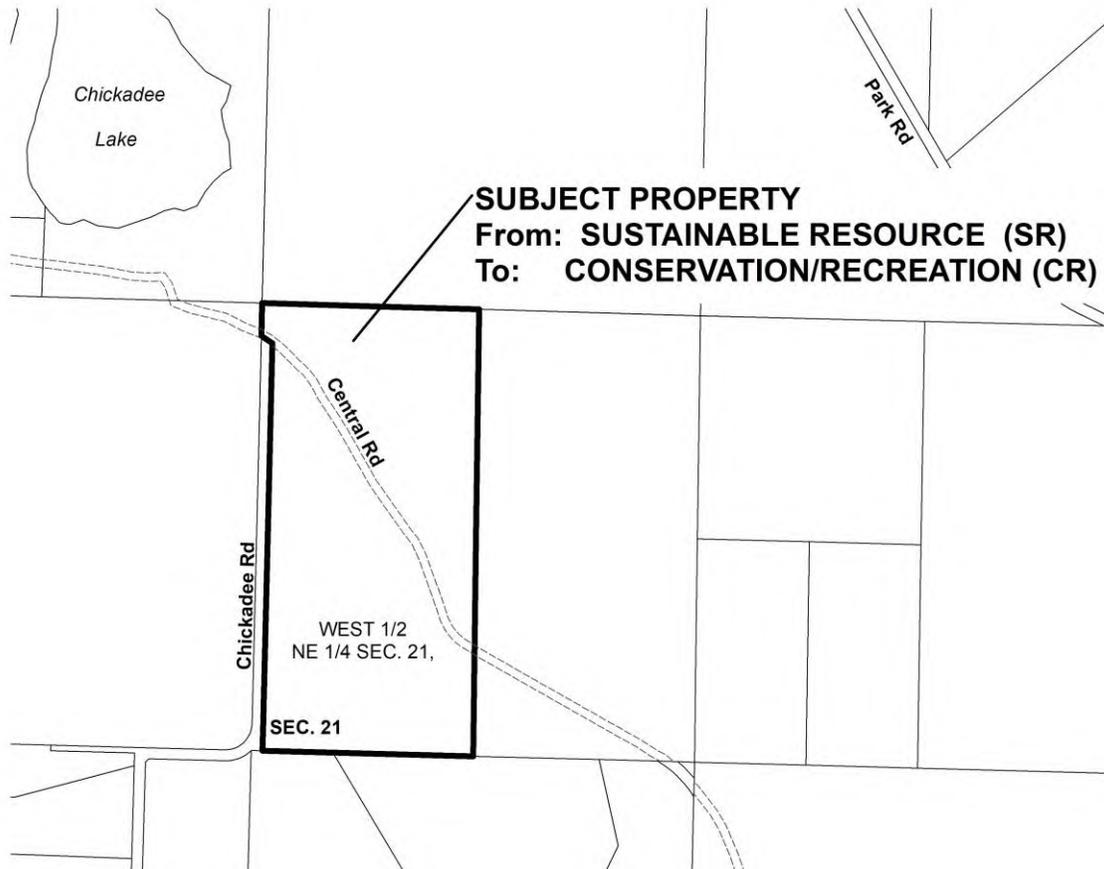
Appendix No. 1



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

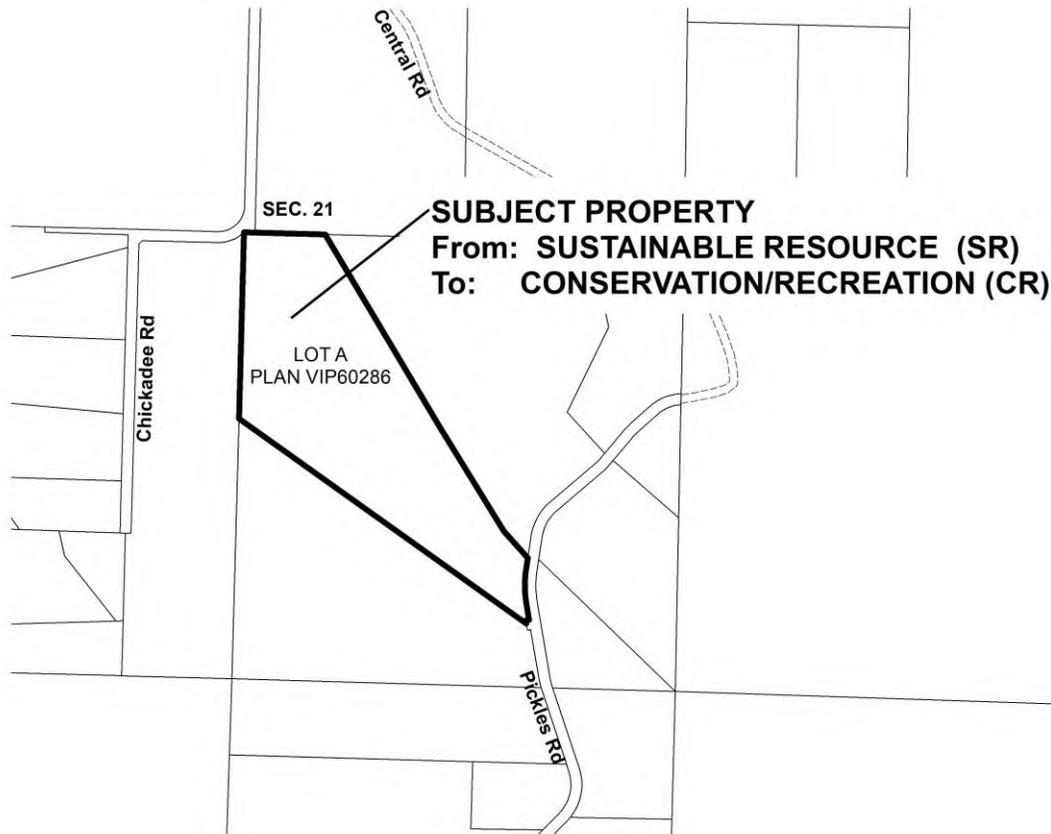
Appendix No. 2



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

Appendix No. 3



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

Appendix No. 4



# DRAFT

## DENMAN ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 257

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### A BYLAW TO AMEND DENMAN ISLAND LAND USE BYLAW, 2008

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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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202X

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

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**Chair**

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**Secretary**

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

**Schedule**

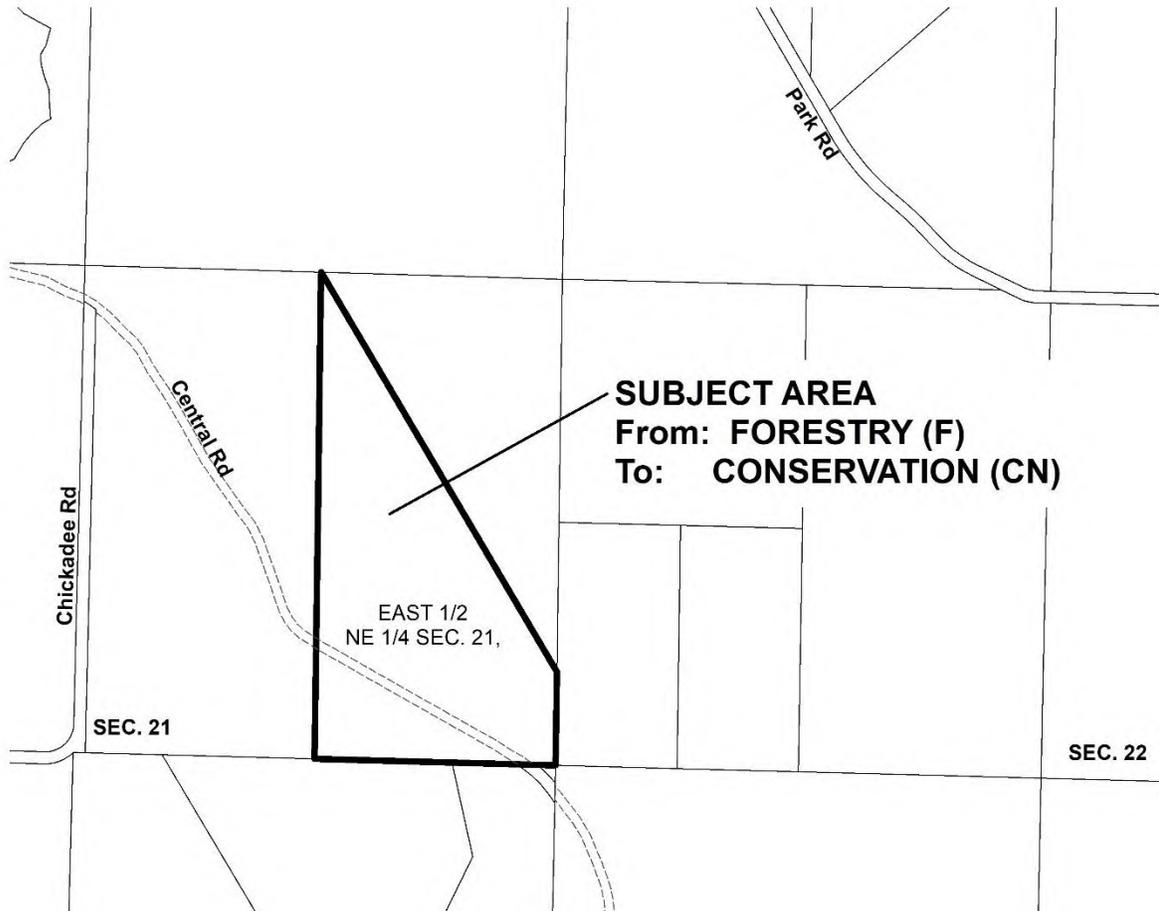
**1**

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

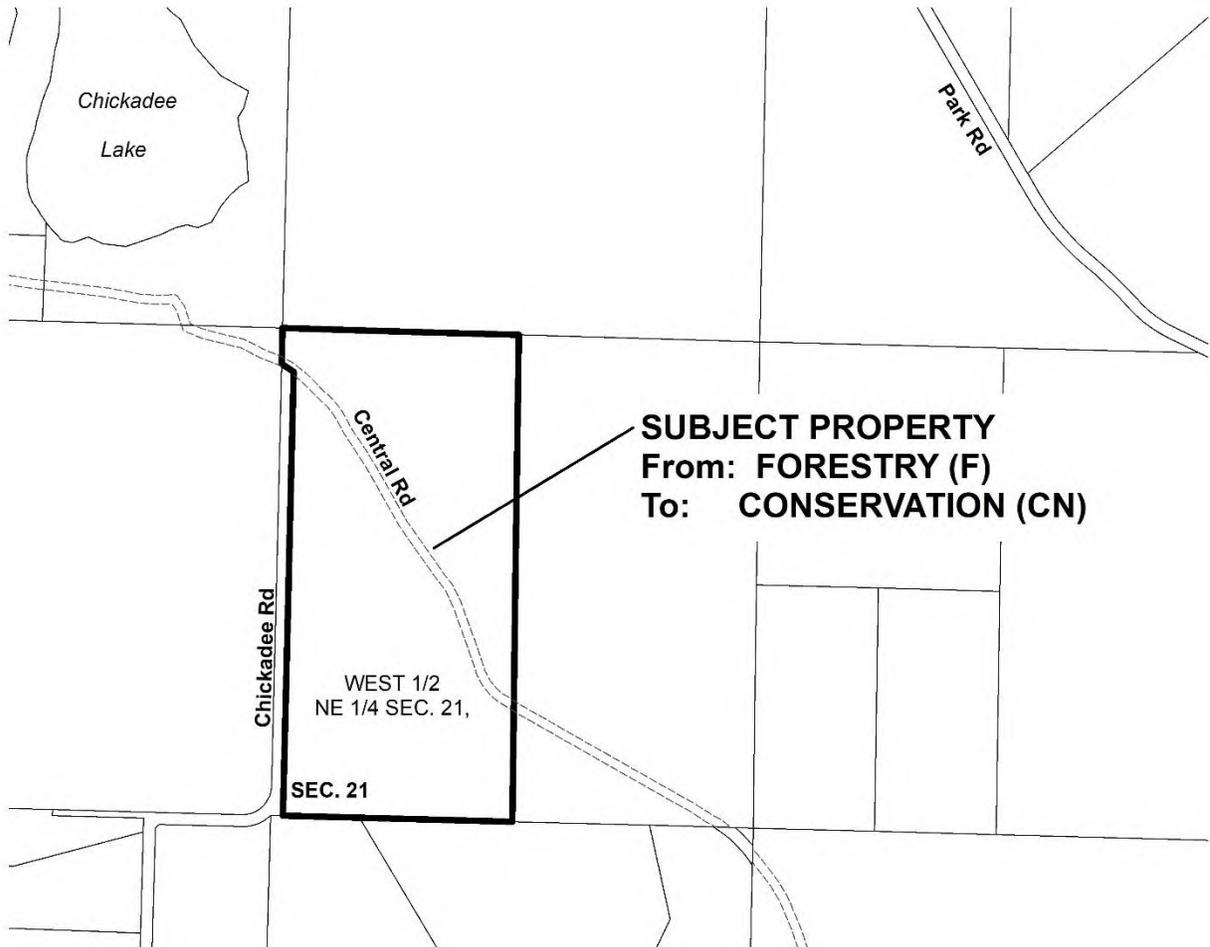
Appendix No. 1



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 220

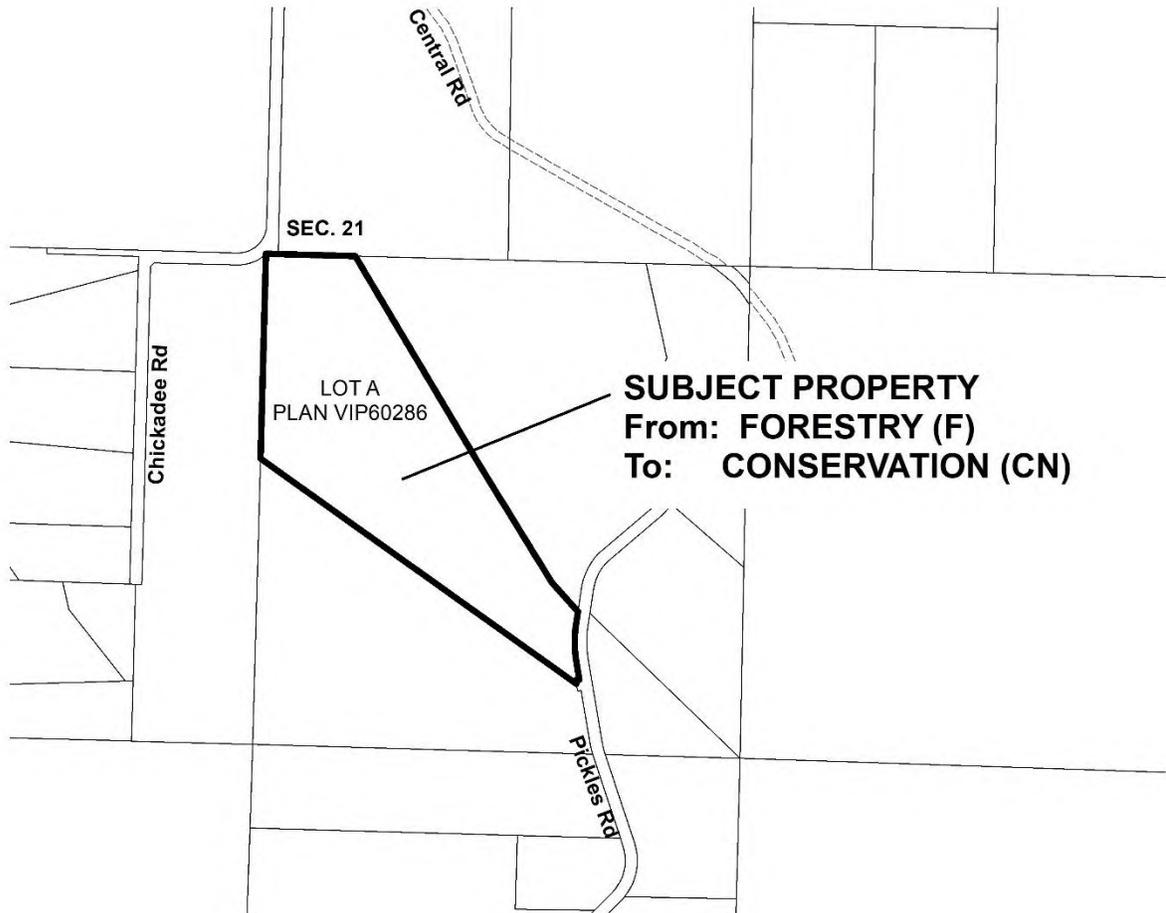
Appendix No. 2



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 257

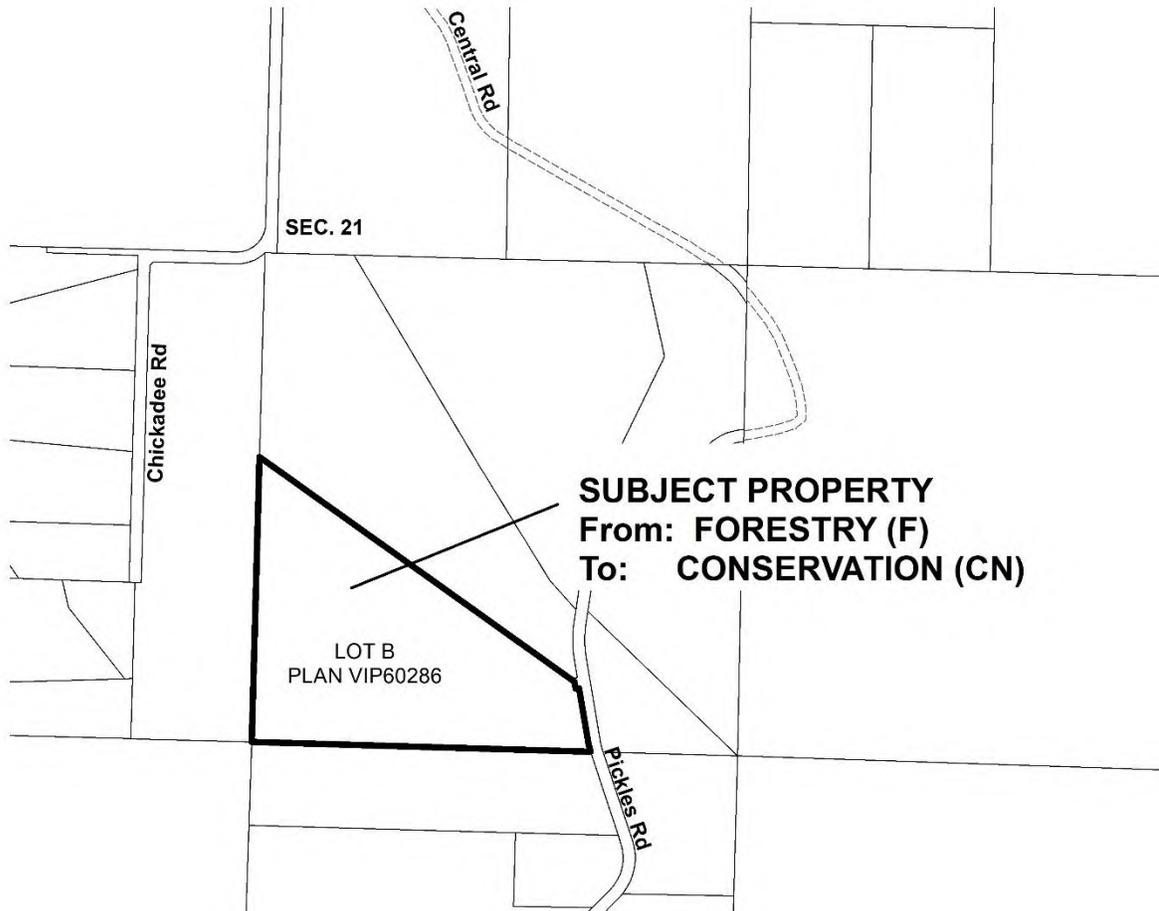
Appendix No. 3

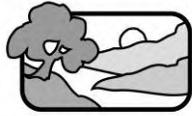


DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 257

Appendix No. 4





**PURPOSE**

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

**POLICY STATEMENT**

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council’s guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council’s position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

**DIRECTIVES ONLY CHECKLIST**

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✘ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

### PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

| CONSISTENT | No.          | DIRECTIVE POLICY  |
|------------|--------------|---|
|            | <b>3.1</b>   | <b>Ecosystems</b>   |
| ✓          | <b>3.1.3</b> | 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.                                   |
| ✓          | <b>3.1.4</b> | 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. |
| N/A        | <b>3.1.5</b> | 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.  |
|            | <b>3.2</b>   | <b>Forest Ecosystems</b>  |
| ✓          | <b>3.2.2</b> | 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.                                |
|            | <b>3.3</b>   | <b>Freshwater and Wetland Ecosystems and Riparian Zones</b>   |
| N/A        | <b>3.3.2</b> | 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.  |
|            | <b>3.4</b>   | <b>Coastal and Marine Ecosystems</b>  |
| N/A        | <b>3.4.4</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.   |
| N/A        | <b>3.4.5</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.  |

### PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

| CONSISTENT | No.          | DIRECTIVE POLICY   |
|------------|--------------|--|
|            | <b>4.1</b>   | <b>Agricultural Land</b>   |
| ✓          | <b>4.1.4</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.  |
| ✓          | <b>4.1.5</b> | 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.  |
| ✓          | <b>4.1.6</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.  |
|            | <b>4.1.7</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture. |
| ✓          | <b>4.1.8</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.   |
| N/A        | <b>4.1.9</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.   |
|            | <b>4.2</b>   | <b>Forests</b>   |
| ✓          | <b>4.2.6</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.  |
| N/A        | <b>4.2.7</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.                                       |
| ✓          | <b>4.2.8</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.   |
|            | <b>4.2.9</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of riparian areas and wetlands.  |
| CONSISTENT | No.          | DIRECTIVE POLICY   |

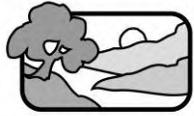
|     |               |   |
|-----|---------------|---|
|     | <b>4.3</b>    | <b>Wildlife and Vegetation</b>  |
|     | <b>4.4</b>    | <b>Freshwater Resources</b>   |
| N/A | <b>4.4.2</b>  | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure 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. |
| N/A | <b>4.4.3</b>  | 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   |
|     | <b>4.5</b>    | <b>Coastal Areas and Marine Shorelands</b>  |
| N/A | <b>4.5.8</b>  | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.  |
| N/A | <b>4.5.9</b>  | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.   |
| N/A | <b>4.5.10</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.  |
| N/A | <b>4.5.11</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.   |
|     | <b>4.6</b>    | <b>Soils and Other Resources</b>  |
| N/A | <b>4.6.3</b>  | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.  |

## PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

| CONSISTENT | No.          | DIRECTIVE POLICY   |
|------------|--------------|--|
|            | <b>5.1</b>   | <b>Aesthetic Qualities</b>   |
| N/A        | <b>5.1.3</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.   |
|            | <b>5.2</b>   | <b>Growth and Development</b>  |
| N/A        | <b>5.2.3</b> | 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.   |
| ✓          | <b>5.2.4</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character. |
| ✓          | <b>5.2.5</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.  |
| N/A        | <b>5.2.6</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.                             |
|            | <b>5.3</b>   | <b>Transportation and Utilities</b>  |
| N/A        | <b>5.3.4</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.  |
| N/A        | <b>5.3.5</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.   |
| N/A        | <b>5.3.6</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.  |
| N/A        | <b>5.3.7</b> | 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.                   |
|            | <b>5.4</b>   | <b>Disposal of Waste</b>   |
| N/A        | <b>5.4.4</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.   |
| CONSISTENT | No.          | DIRECTIVE POLICY   |

|     |            |   |
|-----|------------|---|
|     | <b>5.5</b> | <b>Recreation</b>   |
| N/A | 5.5.3      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.   |
| N/A | 5.5.4      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas. |
| N/A | 5.5.5      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.    |
| ✓   | 5.5.6      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.  |
| ✓   | 5.5.7      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.   |
|     | <b>5.6</b> | <b>Cultural and Natural Heritage</b>  |
| ✓   | 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.  |
| N/A | 5.6.3      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.   |
|     | <b>5.7</b> | <b>Economic Opportunities</b>   |
| N/A | 5.7.2      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.   |
|     | <b>5.8</b> | <b>Health and Well-being</b>  |
| N/A | 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.     |

|   |   |
|---|---|
|   | <b>POLICY STATEMENT COMPLIANCE</b>                                    |
| ✓ | <i>In compliance with Trust Policy</i>                                |
|   | <i>Not in compliance with Trust Policy for the following reasons:</i> |



**PURPOSE**

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

**POLICY STATEMENT**

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council’s guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council’s position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

**DIRECTIVES ONLY CHECKLIST**

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✘ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

### PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

| CONSISTENT | No.          | DIRECTIVE POLICY  |
|------------|--------------|---|
|            | <b>3.1</b>   | <b>Ecosystems</b>   |
| ✓          | <b>3.1.3</b> | 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.                                   |
| ✓          | <b>3.1.4</b> | 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. |
| N/A        | <b>3.1.5</b> | 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.  |
|            | <b>3.2</b>   | <b>Forest Ecosystems</b>  |
| ✓          | <b>3.2.2</b> | 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.                                |
|            | <b>3.3</b>   | <b>Freshwater and Wetland Ecosystems and Riparian Zones</b>   |
| N/A        | <b>3.3.2</b> | 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.  |
|            | <b>3.4</b>   | <b>Coastal and Marine Ecosystems</b>  |
| N/A        | <b>3.4.4</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.   |
| N/A        | <b>3.4.5</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.  |

### PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

| CONSISTENT | No.          | DIRECTIVE POLICY   |
|------------|--------------|--|
|            | <b>4.1</b>   | <b>Agricultural Land</b>   |
| ✓          | <b>4.1.4</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.  |
| ✓          | <b>4.1.5</b> | 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.  |
| ✓          | <b>4.1.6</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.  |
|            | <b>4.1.7</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture. |
| ✓          | <b>4.1.8</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.   |
| N/A        | <b>4.1.9</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.   |
|            | <b>4.2</b>   | <b>Forests</b>   |
| ✓          | <b>4.2.6</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.  |
| N/A        | <b>4.2.7</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.                                       |
| ✓          | <b>4.2.8</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.   |
|            | <b>4.2.9</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of native biological diversity.  |
| CONSISTENT | No.          | DIRECTIVE POLICY   |

|     |               |   |
|-----|---------------|---|
|     | <b>4.3</b>    | <b>Wildlife and Vegetation</b>  |
|     | <b>4.4</b>    | <b>Freshwater Resources</b>   |
| N/A | <b>4.4.2</b>  | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure 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. |
| N/A | <b>4.4.3</b>  | 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   |
|     | <b>4.5</b>    | <b>Coastal Areas and Marine Shorelands</b>  |
| N/A | <b>4.5.8</b>  | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.  |
| N/A | <b>4.5.9</b>  | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.   |
| N/A | <b>4.5.10</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.  |
| N/A | <b>4.5.11</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.   |
|     | <b>4.6</b>    | <b>Soils and Other Resources</b>  |
| N/A | <b>4.6.3</b>  | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.  |

## PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

| CONSISTENT | No.          | DIRECTIVE POLICY   |
|------------|--------------|--|
|            | <b>5.1</b>   | <b>Aesthetic Qualities</b>   |
| N/A        | <b>5.1.3</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.   |
|            | <b>5.2</b>   | <b>Growth and Development</b>  |
| N/A        | <b>5.2.3</b> | 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.   |
| ✓          | <b>5.2.4</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character. |
| ✓          | <b>5.2.5</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.  |
| N/A        | <b>5.2.6</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.                             |
|            | <b>5.3</b>   | <b>Transportation and Utilities</b>  |
| N/A        | <b>5.3.4</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.  |
| N/A        | <b>5.3.5</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.   |
| N/A        | <b>5.3.6</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.  |
| N/A        | <b>5.3.7</b> | 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.                   |
|            | <b>5.4</b>   | <b>Disposal of Waste</b>   |
| N/A        | <b>5.4.4</b> | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.   |
| CONSISTENT | No.          | DIRECTIVE POLICY   |

|     |            |   |
|-----|------------|---|
|     | <b>5.5</b> | <b>Recreation</b>   |
| N/A | 5.5.3      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.   |
| N/A | 5.5.4      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas. |
| N/A | 5.5.5      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.    |
| ✓   | 5.5.6      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.  |
| N/A | 5.5.7      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.   |
|     | <b>5.6</b> | <b>Cultural and Natural Heritage</b>  |
| ✓   | 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.  |
| N/A | 5.6.3      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.   |
|     | <b>5.7</b> | <b>Economic Opportunities</b>   |
| N/A | 5.7.2      | Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.   |
|     | <b>5.8</b> | <b>Health and Well-being</b>  |
| N/A | 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.     |

|   |   |
|---|---|
|   | <b>POLICY STATEMENT COMPLIANCE</b>                                    |
| ✓ | <i>In compliance with Trust Policy</i>                                |
|   | <i>Not in compliance with Trust Policy for the following reasons:</i> |

**From:** Kathryn Martell  
**Sent:** Thursday, January 16, 2025 2:00 PM  
**To:** Marlis McCargar  
**Cc:** Clare Frater  
**Subject:** RE: Early Referral to ITC - PLRZ20240055 (Denman Conservancy Association)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Marlis,  
I have had a look through this proposal from the perspective of whether ITC would be interested in holding conservation covenants on the 2 uncovenanted parcels that are part of this rezoning.

In general, having conservation covenants on protected areas, such as a nature reserve, is considered 'best practice' but it really represents a belt-and-suspenders approach: land trusts that hold nature reserves usually already have several layers of mandate, policies, and agreements in place to ensure that the lands are managed for conservation purposes, and cannot be sold or transferred except under extraordinary circumstances and often with prohibitive financial consequences. Conservation covenants are expensive to put in place, and require significant annual and ongoing work from the land trust holding the covenant. Moreover, a conservation covenant on a nature reserve represents yet another layer of alienation of lands for reconciliation purposes. For these reasons, as well as staff capacity constraints, the ITC Board has paused placing conservation covenants on ITC nature reserves, and places a lower priority on holding covenants for other land trusts' reserves.

Conservation covenants are a great tool for habitat protection but in this case, I do not think staff would be able to recommend this project to the ITC Board, unless the Denman Conservancy Association makes a compelling case for why this extra layer of protection is necessary at this point. Our current securement priority is on unprotected lands.

For additional context, over the last several years, the ITC Board has prioritized projects to address strains on ITC staff capacity. Recent resolutions include:

28 May 2024, **ITC-2024-024:**

that the Islands Trust Conservancy (ITC) Board request that staff prioritize Goal #2 of the Regional Conservation Plan related to strengthening relationships with First Nations, and components of Goal #1 related to knowledge, information and data management of ITC properties, and components of Goal #3 related to ongoing management of ITC

protected areas.

*[and therefore not focus on components of Goal #3 related to new securements]*

14 March 2023, **ITC-2023-009:**

that the Islands Trust Conservancy Board direct staff to:

1) Focus work for the 2023/24 fiscal year on:

- Land management, land securement and targeted outreach components of the Species at Risk Program;
- First Nations engagement associated with development of the ITC Plan;
- Administrative needs, including: policy updates, maintenance and updates to internal databases (land management and contact management), job description reviews for selected staff, review of the new website and technology used in the field; and
- Working on proposals for conservation lands that are high priority; and

2) Delay the following work items until the 2024/25 fiscal year:

- The Climate Change Project;
- Revision of property management plans;
- Development of a Reconciliation Action Plan;
- Monitoring of lands that are protected by other conservation agencies (i.e. parks and nature reserves) or that are considered at low risk of covenant breach or trespass;
- Outreach and communications that generate new conservation proposals; and
- Placing of covenants on ITC Nature Reserves.

25 January 2022, **ITC-2022-002:**

that the Islands Trust Conservancy Board direct staff to:\n

1) Focus work for the 2022/23 fiscal year on: \n

- the Climate Change Project;
- land management and targeted outreach components of the Species at Risk Program;
- development of a Reconciliation Action Plan; and
- administrative needs, including: policy updates, review of staff roles/structure/training, maintenance and updates to internal databases, review of the new website and technology used in the field; and

2) Delay the following work items until the 2023/24 fiscal year:\n

- revision of property management plans;

- monitoring of lands that are protected by other conservation agencies (i.e. parks and nature reserves) or that are considered at low risk of covenant breach or trespass;
- outreach and communications that generate new conservation proposals;
- work on conservation proposals for lands not considered a very high priority for conservation, including those under 8 ha in size; and,
- placing of covenants on ITC Nature Reserves.

**From:** Carolyn Stewart <[cstewart@islandstrust.bc.ca](mailto:cstewart@islandstrust.bc.ca)>

**Sent:** Thursday, January 16, 2025 10:03 AM

**To:** Kathryn Martell <[kmartell@islandstrust.bc.ca](mailto:kmartell@islandstrust.bc.ca)>

**Cc:** Marlis McCargar <[mmccargar@islandstrust.bc.ca](mailto:mmccargar@islandstrust.bc.ca)>; Clare Frater <[cfrater@islandstrust.bc.ca](mailto:cfrater@islandstrust.bc.ca)>

**Subject:** FW: Early Referral to ITC - PLRZ20240055 (Denman Conservancy Association)

Hi Kathryn,

Will you please take a look at this referral, in particular check timing for response, given ITCB's desire to receive all referrals for its review and that the Jan meeting package is out already and you probably need time to review/analyze this.

Thanks,

**Carolyn Stewart**

A/Manager

Islands Trust Conservancy

200-1627 Fort Street | Victoria BC V8R 1H8

T 250-405-5191 | [islandstrust.bc.ca/conservancy](http://islandstrust.bc.ca/conservancy)

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

[Follow us on Facebook](#)

**Protecting islands in the Salish Sea**

*I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOKÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwáθən, səilwətaʔ, SEMYOME, shishálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SÁÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLÉLP, WSIKEM, Xeláltxw, Xwémalhkww, Xwsepsum, and x"məðk"əyám First Nations. Islands Trust Conservancy is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.*

**From:** Marlis McCargar < >

**Sent:** Wednesday, January 15, 2025 4:29 PM

**To:** Carolyn Stewart <[cstewart@islandstrust.bc.ca](mailto:cstewart@islandstrust.bc.ca)>

RE: Early Referral to ITC - PLRZ20240055 (Denman Conservancy Association)

**Subject:** Early Referral to ITC - PLRZ20240055 (Denman Conservancy Association)

Hi Carolyn,

At the December 2024 Denman LTC meeting, the LTC passed the following resolution:

**DE-2024-077**

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.

**CARRIED**

The rezoning application involves four parcels of land. Two of these parcels (PIDs 006-639-771 and 006-657-656) already have a conservation covenant registered on title. To further preserve the ecological integrity of the area, the LTC is considering the benefits of recommending a conservation covenant on the two parcels that currently lack one. Staff have noted that while conservation covenants provide significant environmental benefits, they also come with substantial legal and administrative costs. As a result, the LTC has referred the matter to the Islands Trust Conservancy for an analysis of the benefits, feasibility, and potential interest in implementing a covenant on the remaining parcels (PIDs 023-005-424 and 023-005-434).

The [preliminary staff report](#) on our website outlines the proposal in more detail, and I'd be happy to discuss it with you further. Thank you for reviewing the materials, and please let me know if you have any early referral comments or particular issues you'd like considered as part of the rezoning application.

Regards,

**Marlis McCargar, MEdes** (she, her, hers)

Island Planner

Islands Trust

700 North Road | Gabriola BC V0R 1X3

T 250-247-2210 | [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca)

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

**Preserving and protecting over 450 islands and surrounding waters in the Salish Sea**

*I am humbly thankful to live and work in the treaty lands and territories of the BOKÉĆEN, K'ómoks, Lək'wəḡən, Lyackson, MÁLEXEL, Qualicum, Quw'utsun Tribes, scəwəθən məsteyəxʷ, Scia'new, səlllwətaʔ, SEMYOME, shíshálh, Sḵwəxwú7mesh, Snaw-naw-as, Snuneymuxw, Spune'luxutth, SʔÁUTW, Stz'uminus, ʔaʔəmen, toq qaymıxʷ, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLÉLP, WSIKEM, Xeláltxw, Xwémalhkwu/ʔop qaymıxʷ, and xʷməθkʷəy̓əm.*

**From:** ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>  
**Sent:** Thursday, March 20, 2025 12:39 PM  
**To:** Marlis McCargar  
**Subject:** RE: Early Referral - Rezoning Application in Partially in ALR - PLRZ20240055

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon Marlis,

My apologies for the delayed response. The information you provided in your referral and the staff report were very helpful.

ALC staff strongly object to the rezoning of the ALR portion of the parcel with PID:006-639-771 from Agriculture to Conservation as the Conservation zone would outright prohibit agricultural use. The priority use of land within the ALR is for agriculture and prohibition of farm uses by a local government enactment is not permitted except under limited circumstances that do not apply in this case (s. 4 of ALR Use Regulation).

Please do not hesitate to contact me if you have any questions or would like to discuss further.

Sincerely,



**Nicole Mak** (she/her)  
Regional Planner – Island & South Coast (FVRD) | Agricultural Land Commission  
201 – 4940 Canada Way, Burnaby, BC, V5G 4K6  
T 236.468.3278 | F 604.660.7033  
[ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca) | [www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

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**From:** Marlis McCargar <[mmccargar@islandstrust.bc.ca](mailto:mmccargar@islandstrust.bc.ca)>  
**Sent:** Friday, January 17, 2025 12:07 PM  
**To:** ALC Referrals ALC:EX <[ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)>  
**Subject:** Early Referral - Rezoning Application in Partially in ALR - PLRZ20240055

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hello,

RE: Early Referral - Rezoning Application in Partially in ALR - PLRZ20240055

I am reaching out to request your feedback on a rezoning proposal under application PLRZ20240055 (Denman Conservancy Association), as discussed at the December 2024 Denman Island Local Trust Committee (LTC) meeting. The LTC passed the following resolution:

**DE-2024-077**

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.

**CARRIED**

The proposal includes rezoning the east portion of a parcel (PID 006-639-771) currently zoned Agriculture and in the ALR to a Conservation zone. While conservation activities are generally allowed within the ALR, the applicant has not provided confirmation of ALC support for this rezoning. Although no exclusion application has been submitted, and despite an existing conservation covenant on the property, it is important to note that the covenant currently permits farm activities on any portion of the lot within the ALR, in line with ALR Use Regulations.

Should the property be rezoned entirely to Conservation, this could prevent farm activities from continuing in these areas. Given these factors, the LTC is recommending that this application be referred to the ALC for further review.

The [preliminary staff report](#) on our website provides more detailed information on the proposal, and I'd be happy to discuss it further if needed. I would appreciate any early referral comments or insights you have on issues that should be considered as part of this rezoning application.

Please don't hesitate to reach out if you have any questions or would like to discuss this matter further.

**Marlis McCargar, MEdes** (she, her, hers)

Island Planner

Islands Trust

700 North Road | Gabriola BC V0R 1X3

T 250-247-2210 | [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca)

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Islands Trust

# MEMORANDUM

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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

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## REPORT SUMMARY

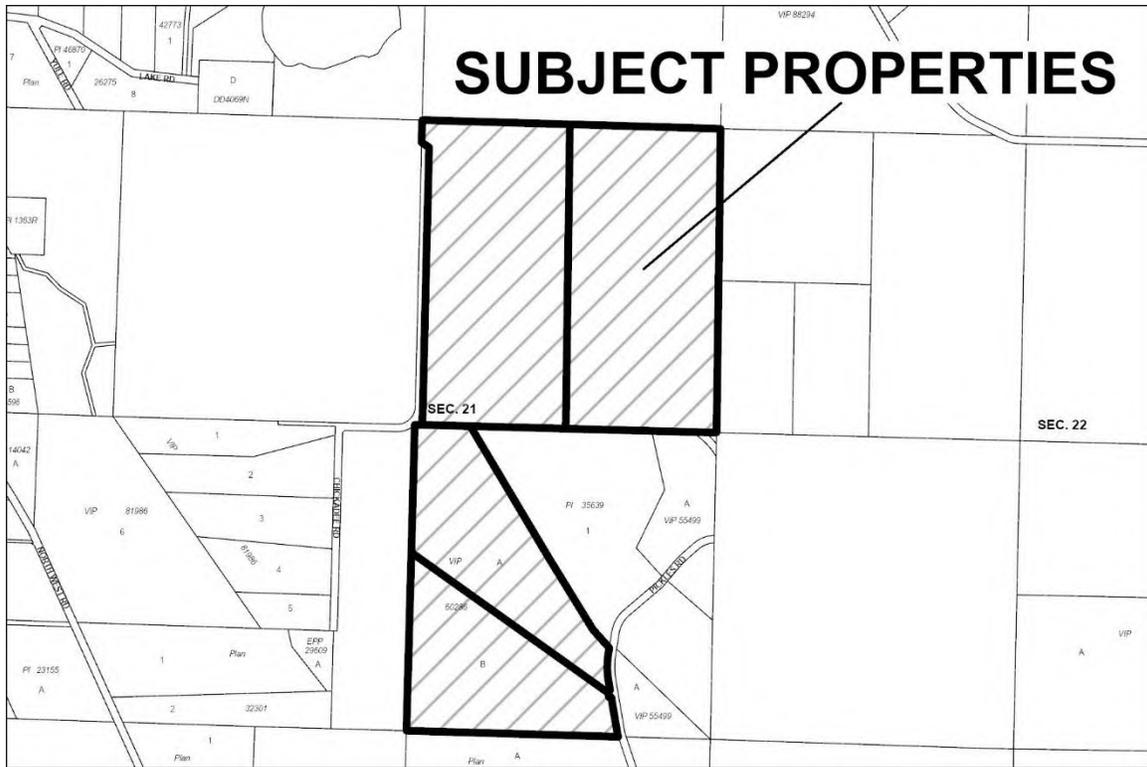
This report summarizes referral responses for application PL-RZ-2024-0055.

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<br>19.45 ha | Sustainable Resource (SR)/ Agriculture (A)<br>(change required) | Conservation/ Recreation (CR) | Forestry and Agriculture<br>(change required) | Conservation and Agriculture |
| PID 006-657-656 | 30.69 ha                              | Sustainable Resource (SR)<br>(change required)                  | Conservation/ Recreation (CR) | Forestry<br>(change required)                 | Conservation                 |
| PID 023-005-424 | 16.08 ha                              | Sustainable Resource (SR)<br>(change required)                  | Conservation/ Recreation (CR) | Forestry<br>(change required)                 | Conservation                 |
| PID 023-005-432 | 15.95 ha                              | Sustainable Resource (SR)<br>(change required)                  | Conservation /Recreation (CR) | Forestry<br>(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/<br>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"> <li>No comment. Defer to communities closer to Denman Island.</li> </ul>   | None.   |
| Ts'uubaa-asatx Nation                     | <ul style="list-style-type: none"> <li>Defer to the First Nation(s) whose traditional territory fronts this area.</li> </ul>  | None.   |
| Danaxdaxw First Nation                    | <ul style="list-style-type: none"> <li>No comment at this time.</li> </ul>  | None.   |
| K'ómoks First Nation                      | <ul style="list-style-type: none"> <li>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.</li> </ul>  | 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"> <li>Defers comment on the referral.</li> </ul>   | 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

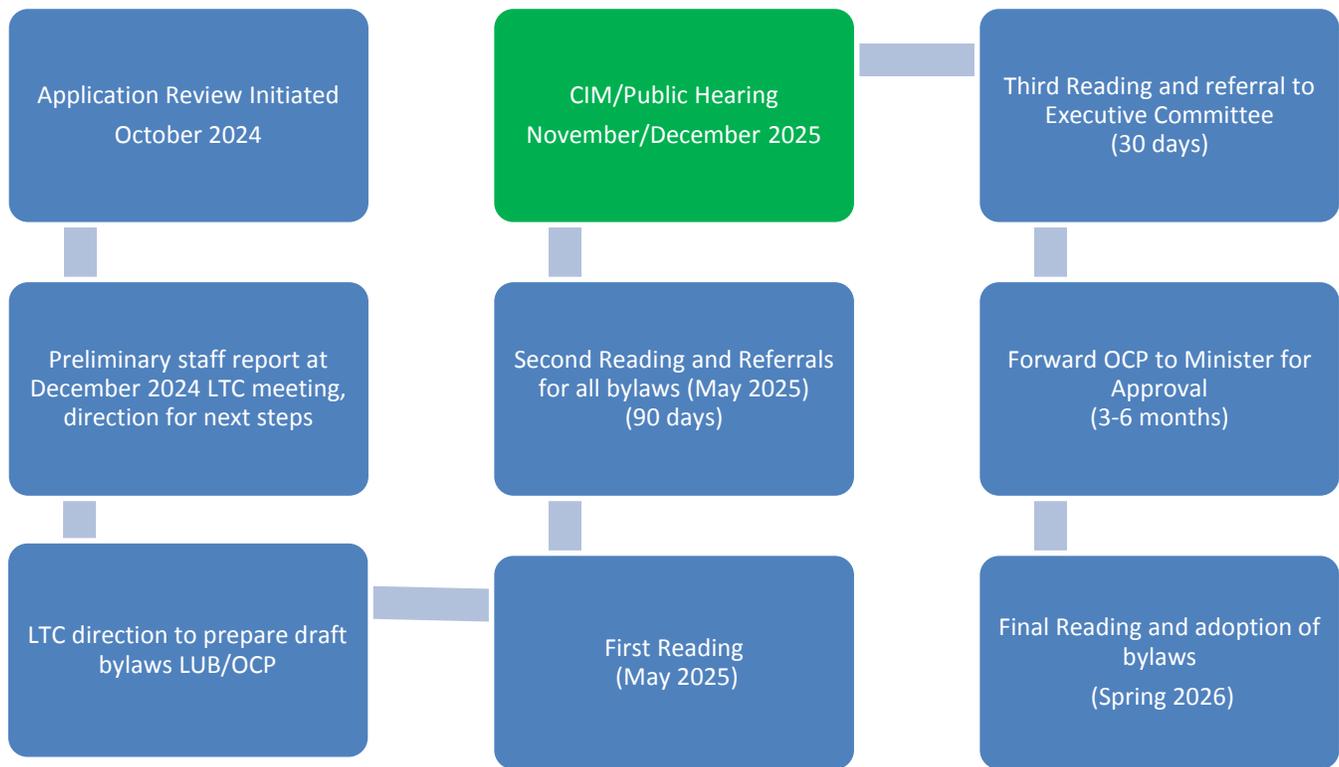
Would the LTC consider holding the Public Hearing and CIM electronically? This option may improve accessibility for participants and provide flexibility to hold sessions outside regular working hours.

### 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 20<sup>th</sup> DAY OF MAY, 2025

PUBLIC HEARING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

READ A SECOND TIME THIS 20<sup>th</sup> 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;

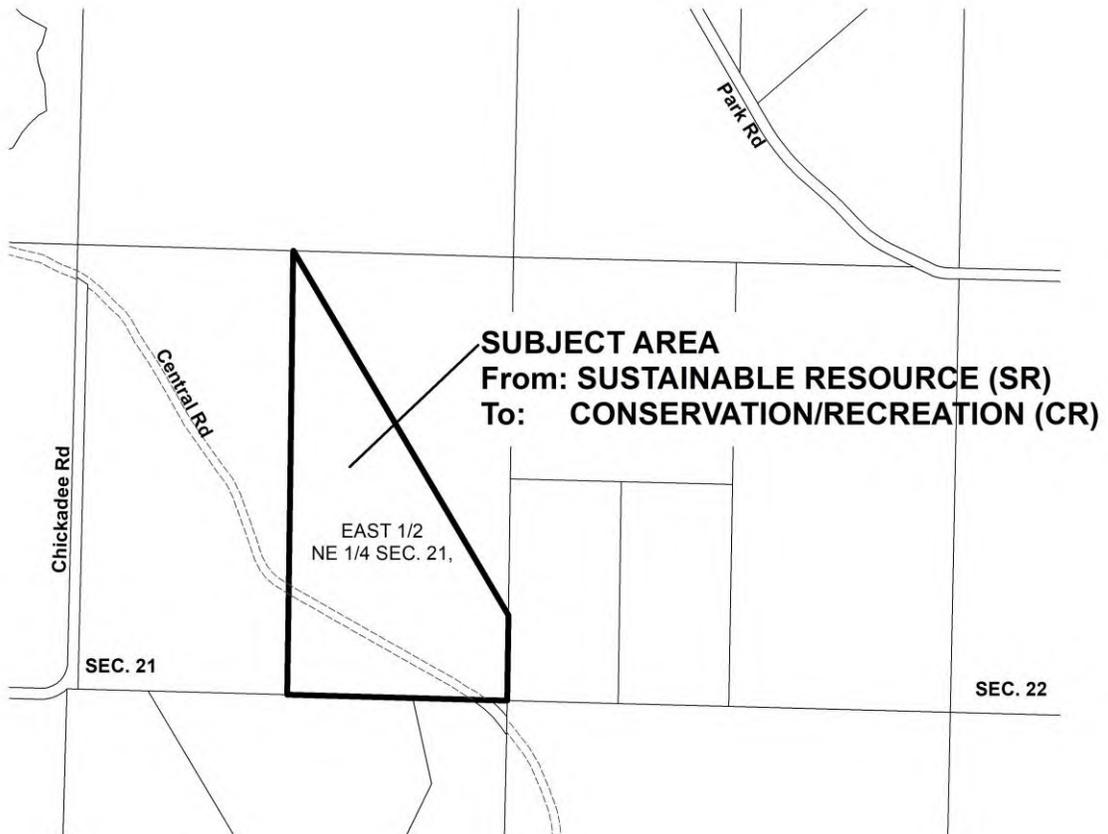
as shown on Appendix No. 1 attached to and forming part of this bylaw.

- 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

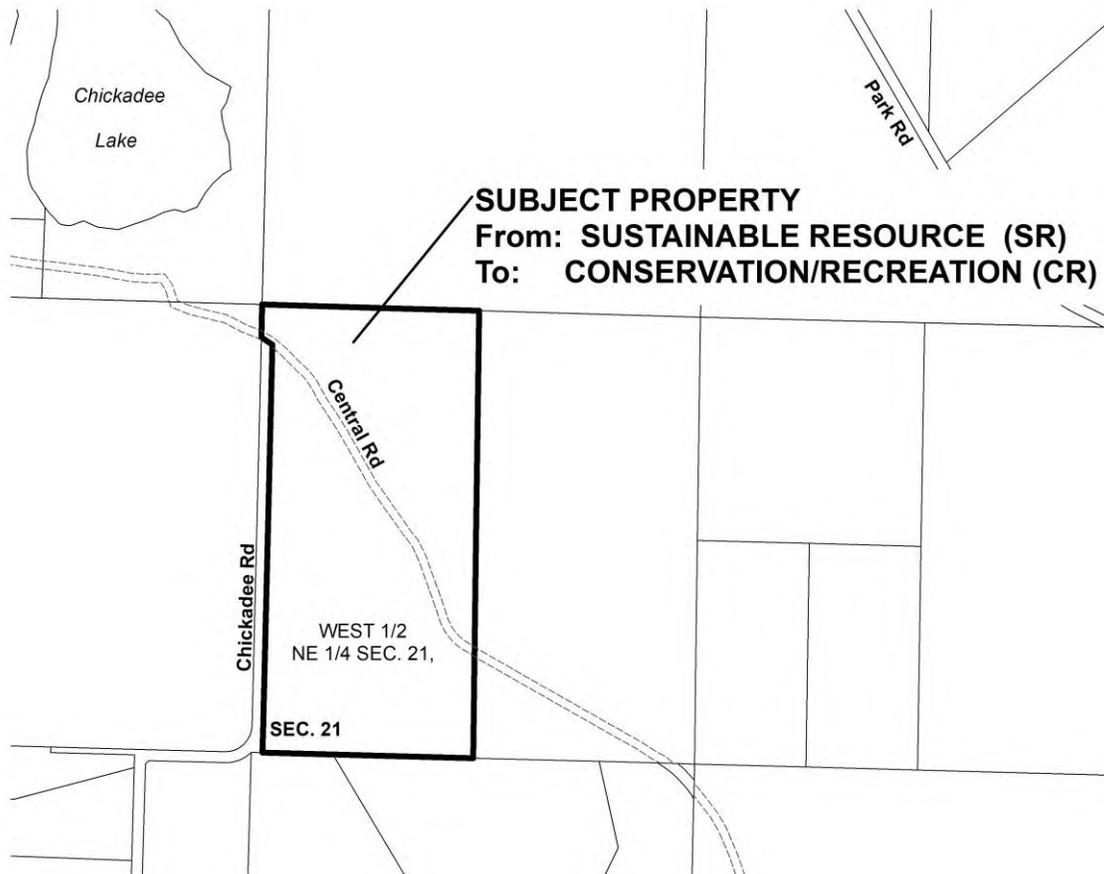
Appendix No. 1



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

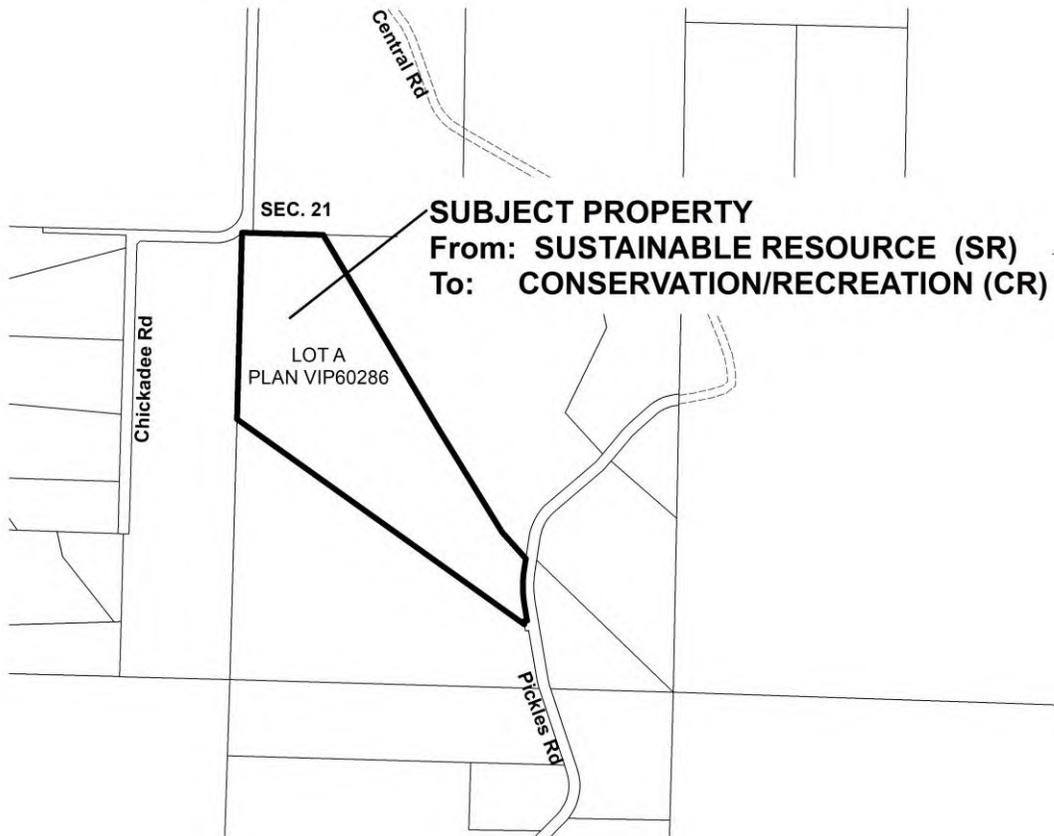
Appendix No. 2



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

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### 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            20<sup>TH</sup>            DAY OF            MAY            , 2025

READ A SECOND TIME THIS        20<sup>TH</sup>            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

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Chair

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Secretary

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

**Schedule**

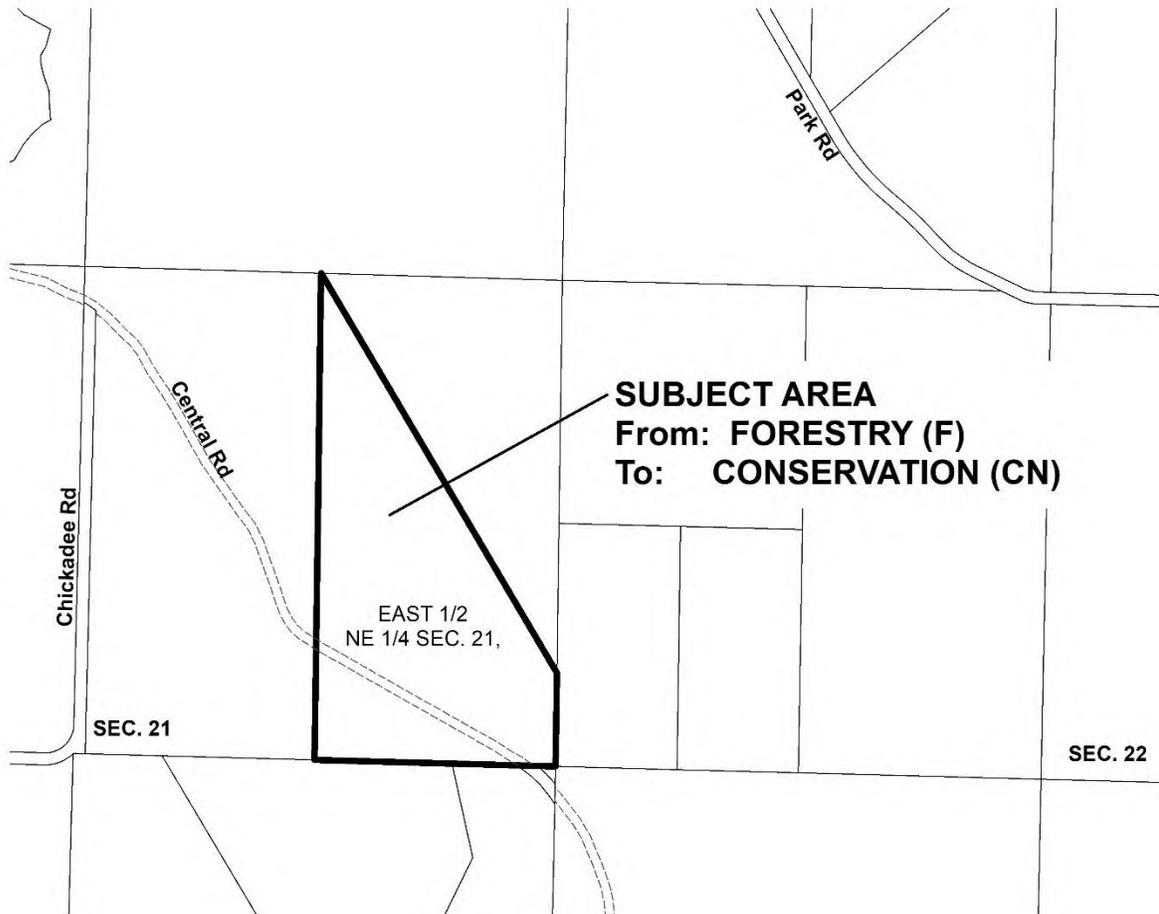
**1**

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 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

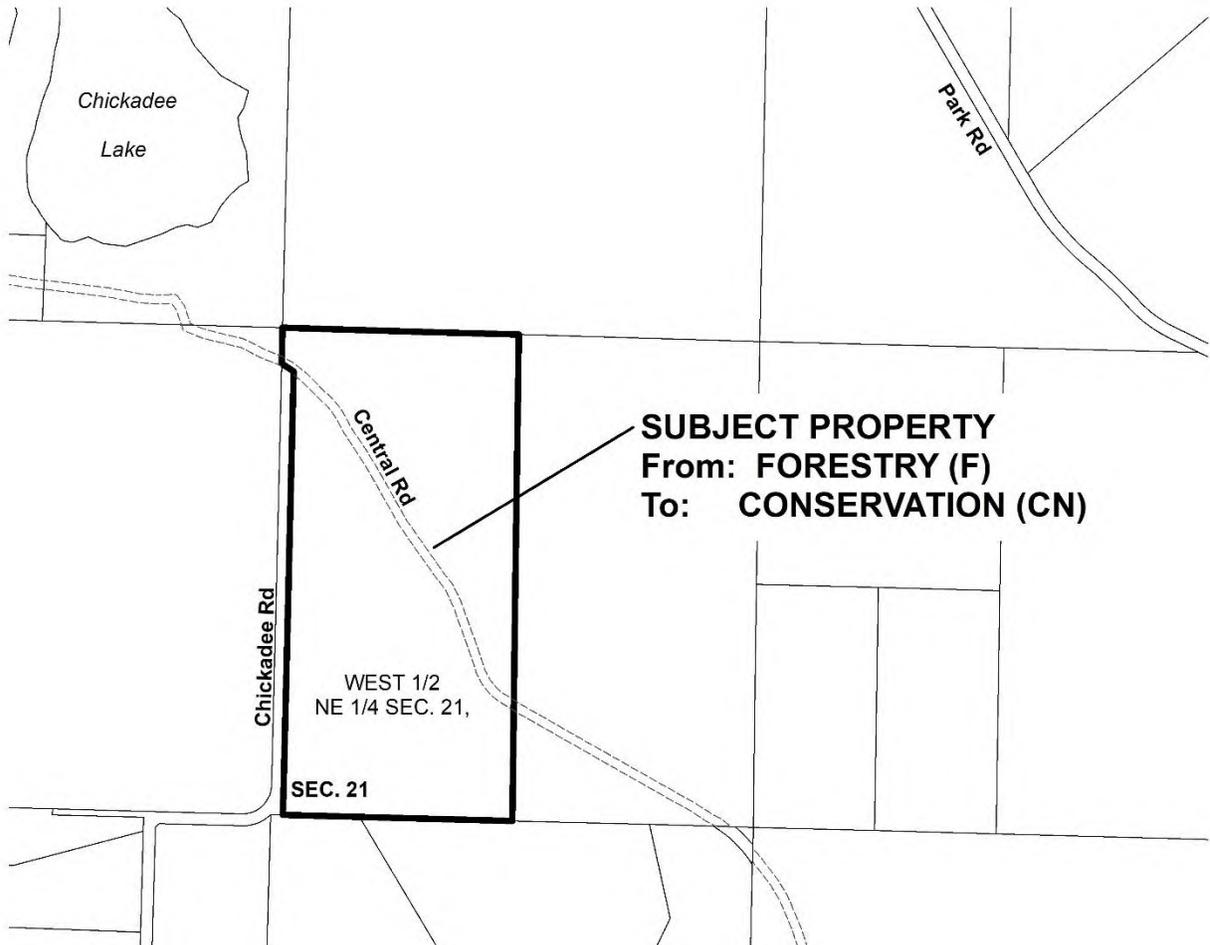
Appendix No. 1



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 220

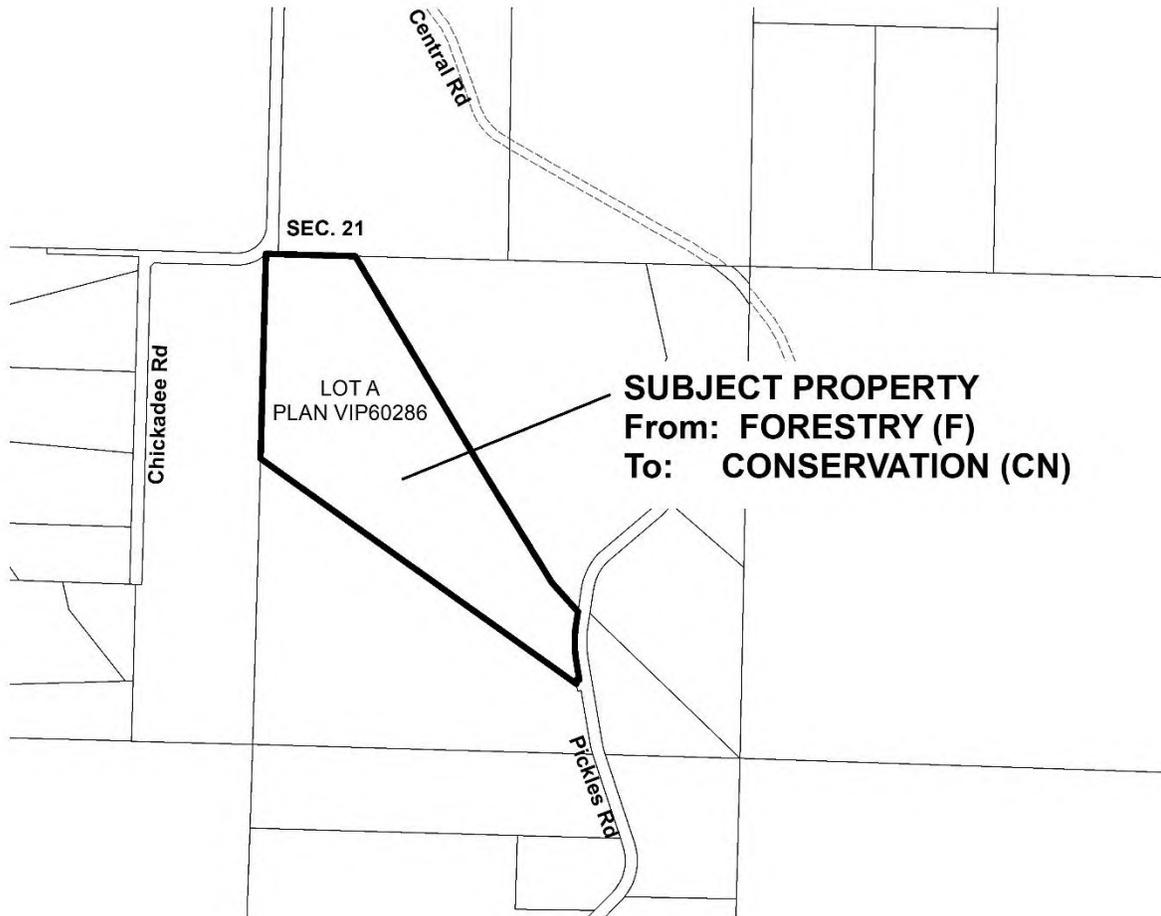
Appendix No. 2



DENMAN ISLAND LOCAL TRUST COMMITTEE

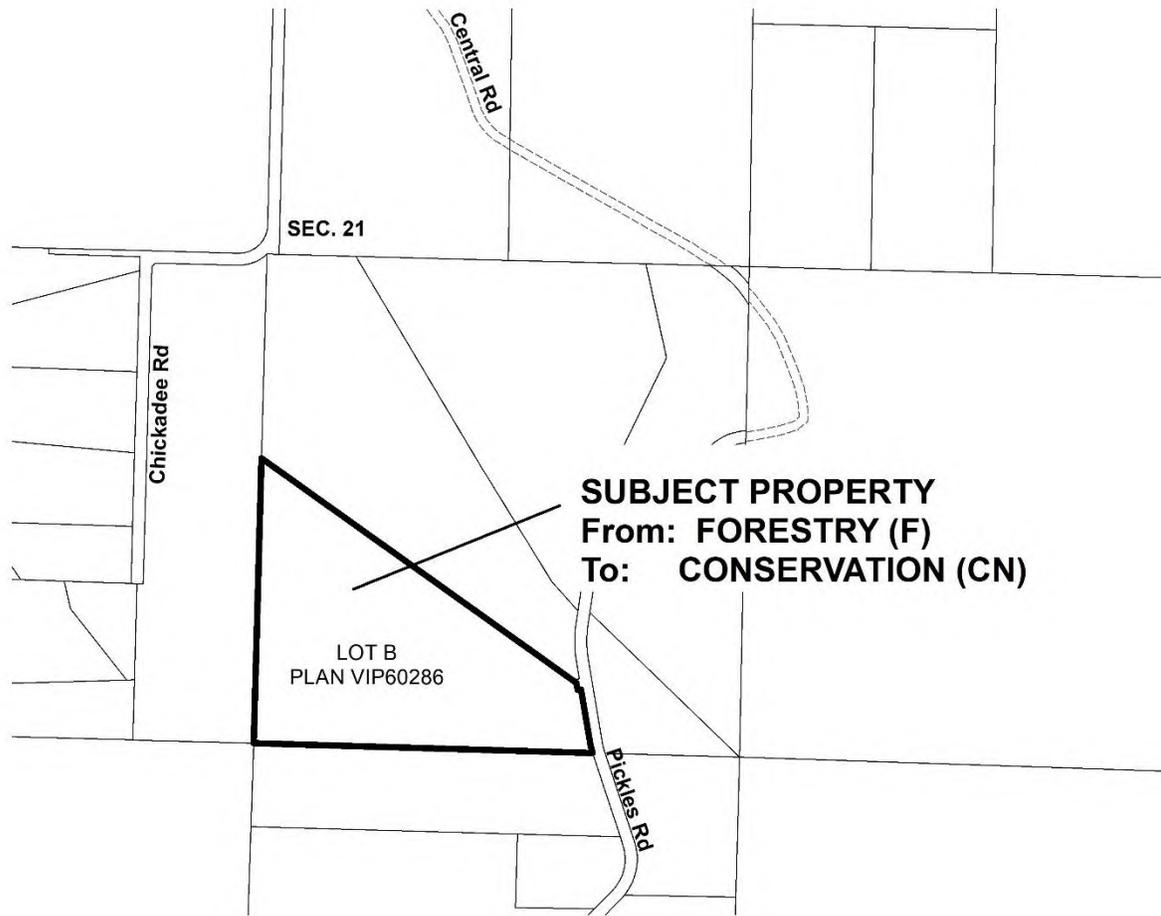
BYLAW NO. 257

Appendix No. 3



BYLAW NO. 257

Appendix No. 4





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

DATE OF MEETING: February 17, 2026

TO: Denman Island Local Trust Committee

FROM: Marlis McCargar, Island Planner  
Northern Office

SUBJECT: Post-Public Hearing Report - LUB Amendment Application to Rezone Four Parcels to Conservation (OCP & LUB Amendment Bylaws No 256 and 257)  
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 Denman Island Local Trust Committee proposed Bylaw No. 256 cited as “Denman Island Official Community Plan, 2008, Amendment No. 3, 2025” be read a third time.
2. That Denman Island Local Trust Committee proposed Bylaw No. 257 cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025” be read a third time.
3. That the Denman Island Local Trust Committee proposed Bylaw No. 256 cited as “Denman Island Official Community Plan, 2008, Amendment No. 3, 2025” be forwarded to the Minister of Housing and Municipal Affairs for approval.
4. That the Denman Island Local Trust Committee proposed Bylaw No. 256 cited as “Denman Island Official Community Plan, 2008, Amendment No. 3, 2025” and proposed Bylaw No. 257 cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025” be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

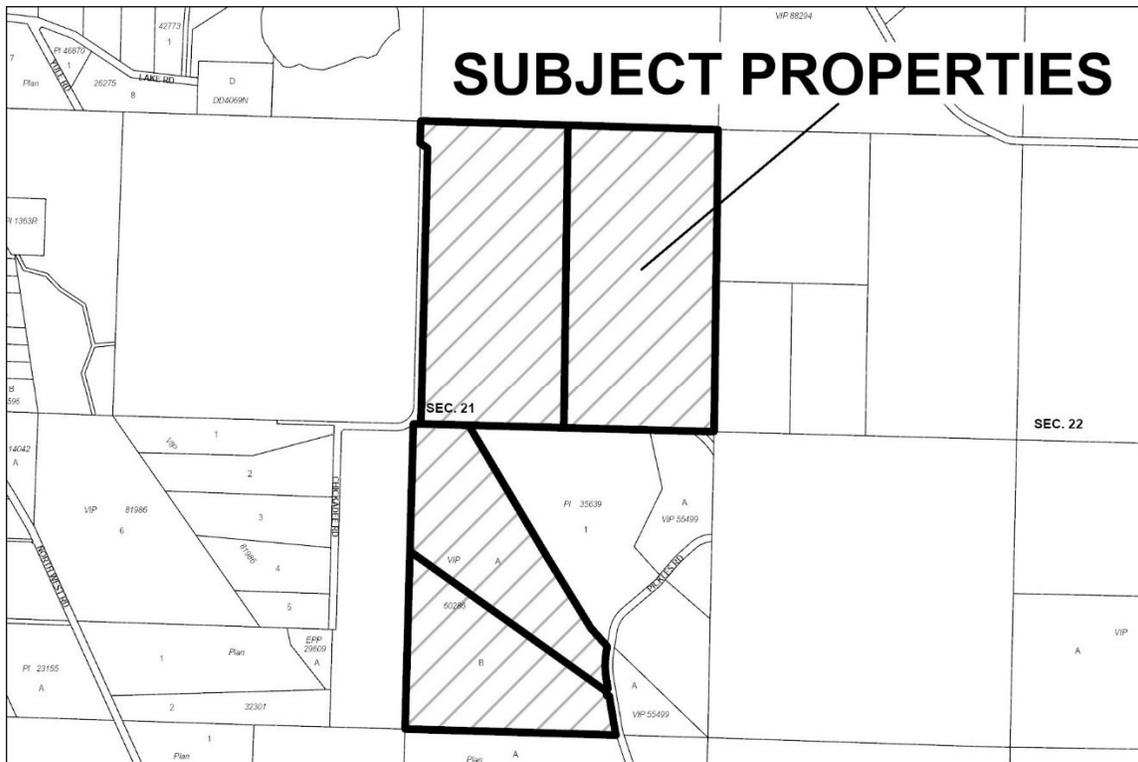
## REPORT SUMMARY

This is a post-public hearing report supporting next steps for proposed Bylaw Nos. 256 (OCP amendment), and 257 (LUB Amendment). These bylaws propose to re-designate the land use and rezone four parcels of land from forestry to conservation.

Staff are recommending the LTC give Third Reading to Bylaw Nos. 256 and 257, forward Bylaw No. 256 to the Minister of Housing and Municipal Affairs for approval, and forward the Bylaw No. 256 and 257 to Executive Committee for approval.

## BACKGROUND

The LTC is considering a bylaw to amend the Denman Island Official Community Plan No. 185 and a bylaw to amend the Denman Island Land Use Bylaw No. 186 to rezone four parcels (PID 006-639-771; 006-657-656; 023-005-424; 023-005-432).



**Figure 1. Location of Subject Properties**

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.

The LTC gave Bylaw Nos. 256 and 257 First and Second Readings on May 20, 2025. The bylaws were referred to First Nations, agencies and organizations in July 2025 with a 90-day referral period.

A Public Hearing is scheduled for February 17, 2026. A Public Hearing is a quasi-judicial process within and following which specific procedures must be followed.

Following the hearing, the LTC may choose to give further readings to a bylaw, defeat a bylaw, or alter a bylaw within certain parameters. The procedural steps following the close of the hearing are as follows:

1. Consideration of Third Reading (this may include amendments to alter the bylaws).
2. Send the OCP Bylaw to the Minister for approval.
3. Forwarding of the bylaws to Executive Committee for approval.
4. Final LTC consideration and adoption.

Following the close of the hearing, the LTC may not hear further submissions without holding a new hearing. The principle is that if new information is considered by the LTC, all other interested parties also need to have the opportunity to consider any new relevant material and to make further representations to

the LTC. The courts have clarified that this does not open the door to endless public hearings: a local government body can legitimately decide that after a hearing it wishes to hear further from staff on issues raised at the hearing.

A bylaw may be altered after the hearing, based on information received or heard by the LTC at any point prior to the close of the hearing, provided that the amendments do not alter use or increase density, or decrease density without a landowner's consent.

If the Minister and Executive Committee approve the bylaws, the next step for the LTC would be to adopt the bylaw.

### **Rationale for Recommendation:**

Staff are recommending the LTC give Third Reading, and that the Bylaws be forwarded to Executive Committee for approval. The recommendations are supported because:

- All statutory requirements have been completed including the required notification and holding of a Public Hearing consistent with the *Local Government Act*;
- Public, government agency or First Nation concerns raised with the proposed bylaws have been considered by the LTC; and
- All Islands Trust bylaw amendments require the approval of the Executive Committee of the Islands Trust prior to the consideration of adoption.

### **ALTERNATIVES**

#### **1. Amend the Bylaw(s)**

The LTC may amend the bylaws provided the amendments would not alter use or increase density.

*That the Denman Island Local Trust Committee proposed Bylaw No. 256 cited as "Denman Island Official Community Plan, 2008, Amendment No. 3, 2025" be amended as follows:...*

*That the Denman Island Local Trust Committee proposed Bylaw No. 257 cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025" be amended as follows:....*

#### **2. Defer Third Reading to a future LTC Meeting**

The LTC may choose to defer consideration of third reading to a future LTC meeting. If the LTC chooses this option, no resolution is needed and Bylaw Nos. 256 and 257 will be brought forward at a subsequent meeting.

#### **3. Hold Final Adoption Pending K'omoks First Nation Input**

If new information or concerns are received from First Nations following third reading, staff would report back to the LTC with an update. The LTC would be required to hold another public hearing, as required when new information is considered, prior to final adoption.

#### **4. Proceed no further**

*That the Denman Island Local Trust Committee proceed no further with Bylaw Nos. 256 and 257.*

## NEXT STEPS

If the recommendations are supported:

- Bylaw No. 256 will be sent to the Ministry of Municipal affairs for approval;
- Bylaw No. 256 and Bylaw No. 257 will be sent to Executive Committee for approval; and
- Pending approval from the Minister and EC, Bylaw No. 256 and Bylaw No. 257 will be presented to the LTC for adoption.

|               |  |                  |
|---------------|--|------------------|
| Submitted By: | Marlis McCargar, Island Planner                    | January 30, 2026 |
| Concurrence:  | Renée Jamurat, RPP MCIP, Regional Planning Manager | February 5, 2026 |

## ATTACHMENTS

1. Bylaw No. 256
2. Bylaw No. 257

# PROPOSED

## DENMAN ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 256

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

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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 20<sup>th</sup> DAY OF MAY, 2025

PUBLIC HEARING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

READ A SECOND TIME THIS 20<sup>th</sup> 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\_\_

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CHAIR

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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:

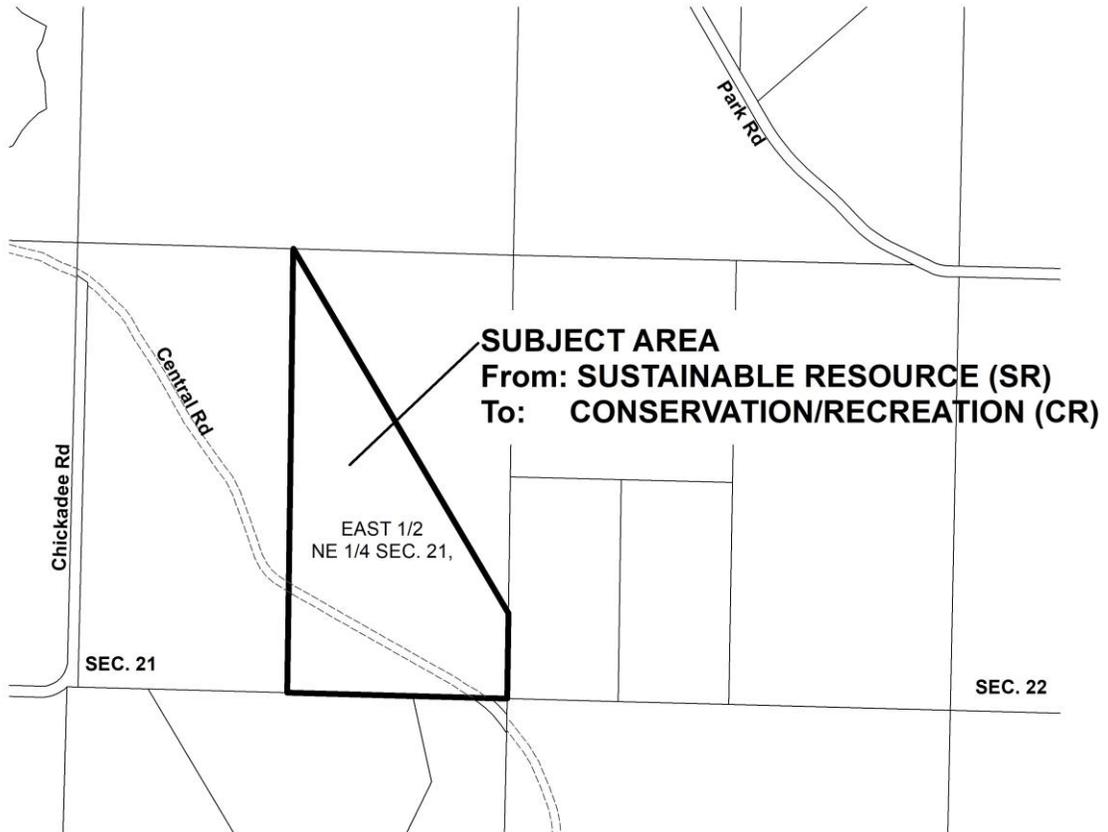
- a) On portions of land legally described as THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 21, DENMAN ISLAND, NANAIMO DISTRICT the land use designation is changed:
- from a split “Sustainable Resource” and “Agriculture” designation to a split “Conservation/Recreation” and “Agriculture” designation;
- 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

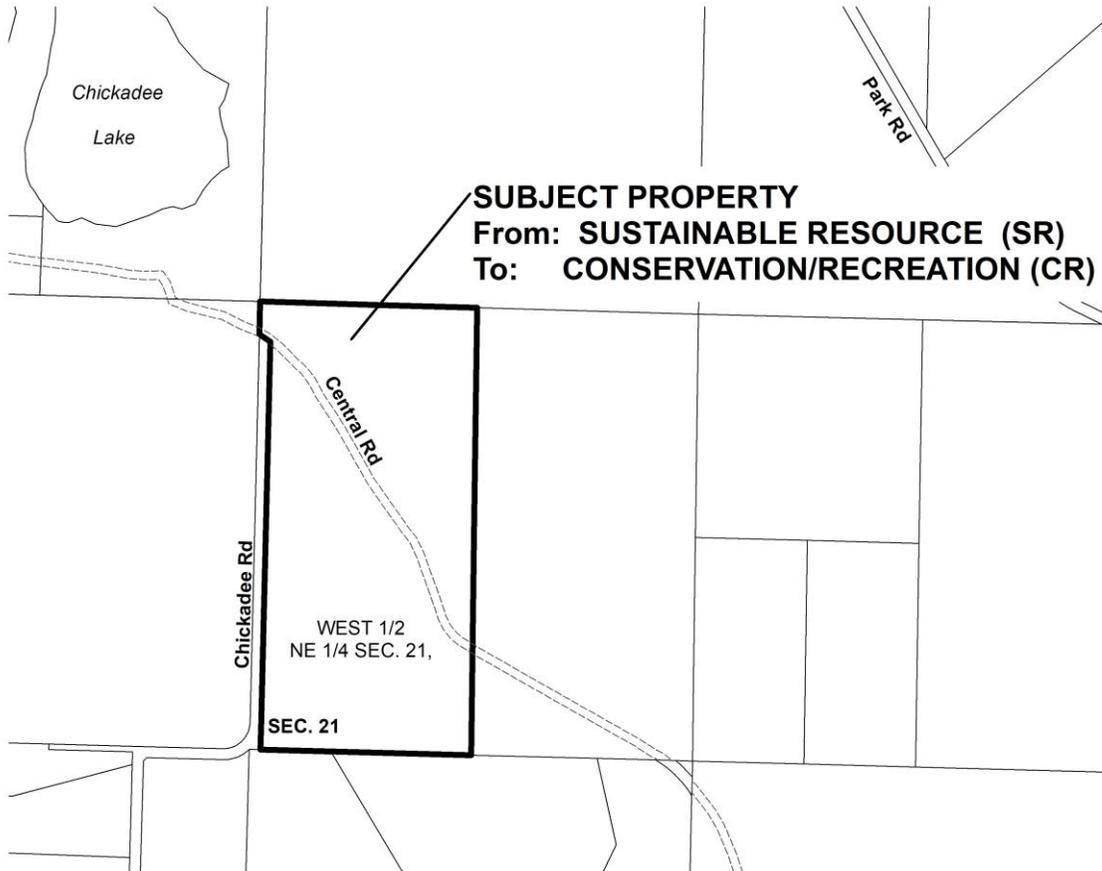
Appendix No. 1



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

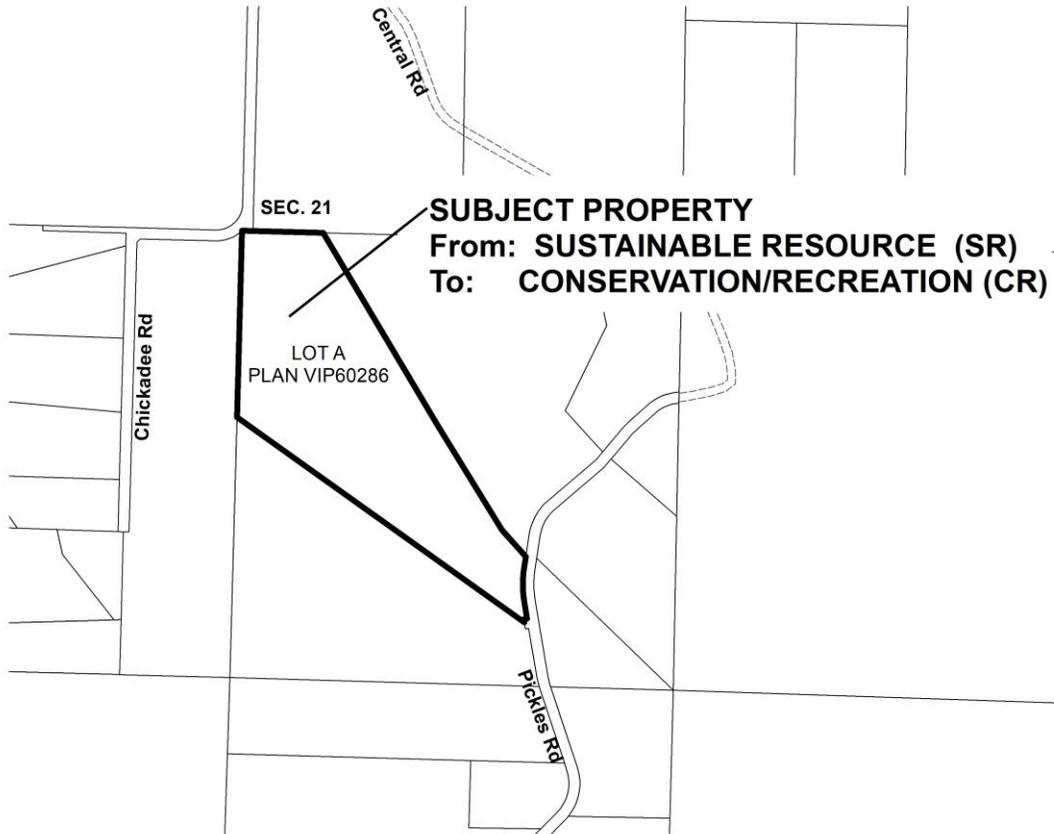
Appendix No. 2



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

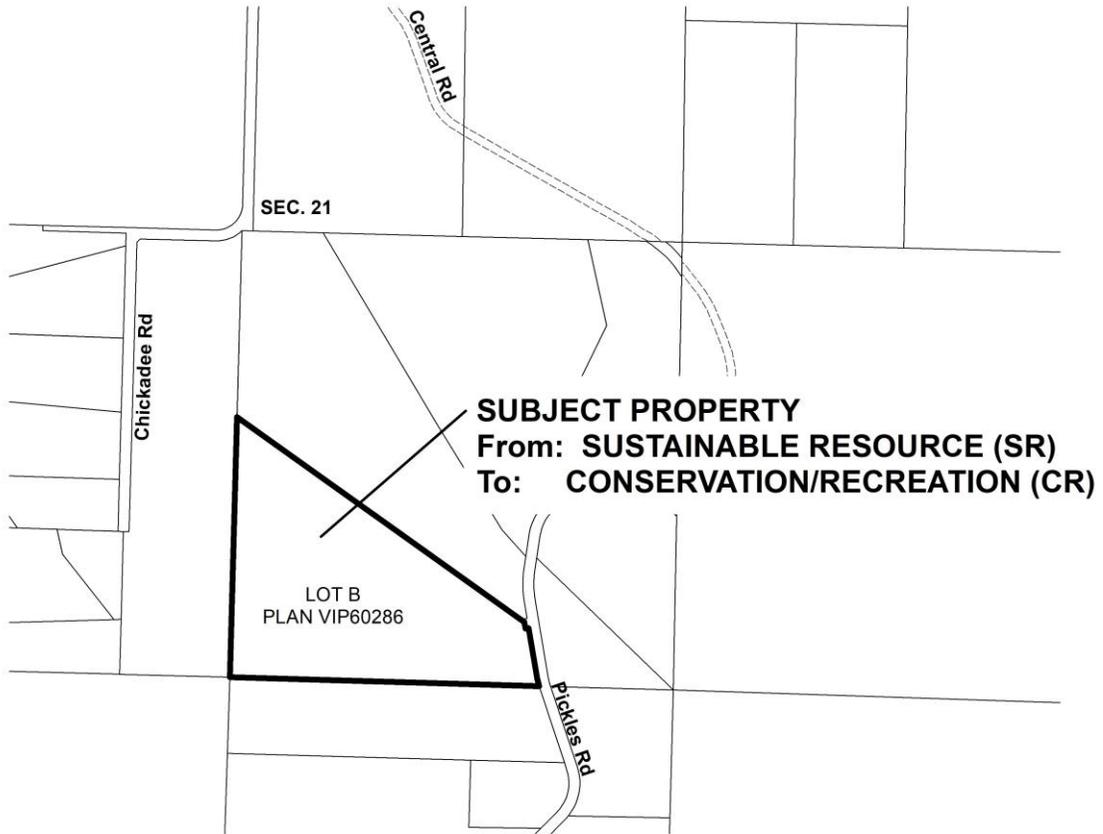
Appendix No. 3



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 256

Appendix No. 4



**NEXT STEPS**

If the recommendations are supported:

- Bylaw No. 256 will be sent to the Ministry of Municipal affairs for approval;
- Bylaw No. 256 and Bylaw No. 257 will be sent to Executive Committee for approval; and
- Pending approval from the Minister and EC, Bylaw No. 256 and Bylaw No. 257 will be presented to the LTC for adoption.

|               |  |                  |
|---------------|--|------------------|
| Submitted By: | Marlis McCargar, Island Planner                    | January 30, 2026 |
| Concurrence:  | Renée Jamurat, RPP MCIP, Regional Planning Manager | February 5, 2026 |

**ATTACHMENTS**

1. Bylaw No. 256
2. Bylaw No. 257

# PROPOSED

## DENMAN ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 257

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### 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            20<sup>TH</sup>            DAY OF            MAY            , 2025

READ A SECOND TIME THIS       20<sup>TH</sup>            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

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Chair

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Secretary

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

**Schedule**

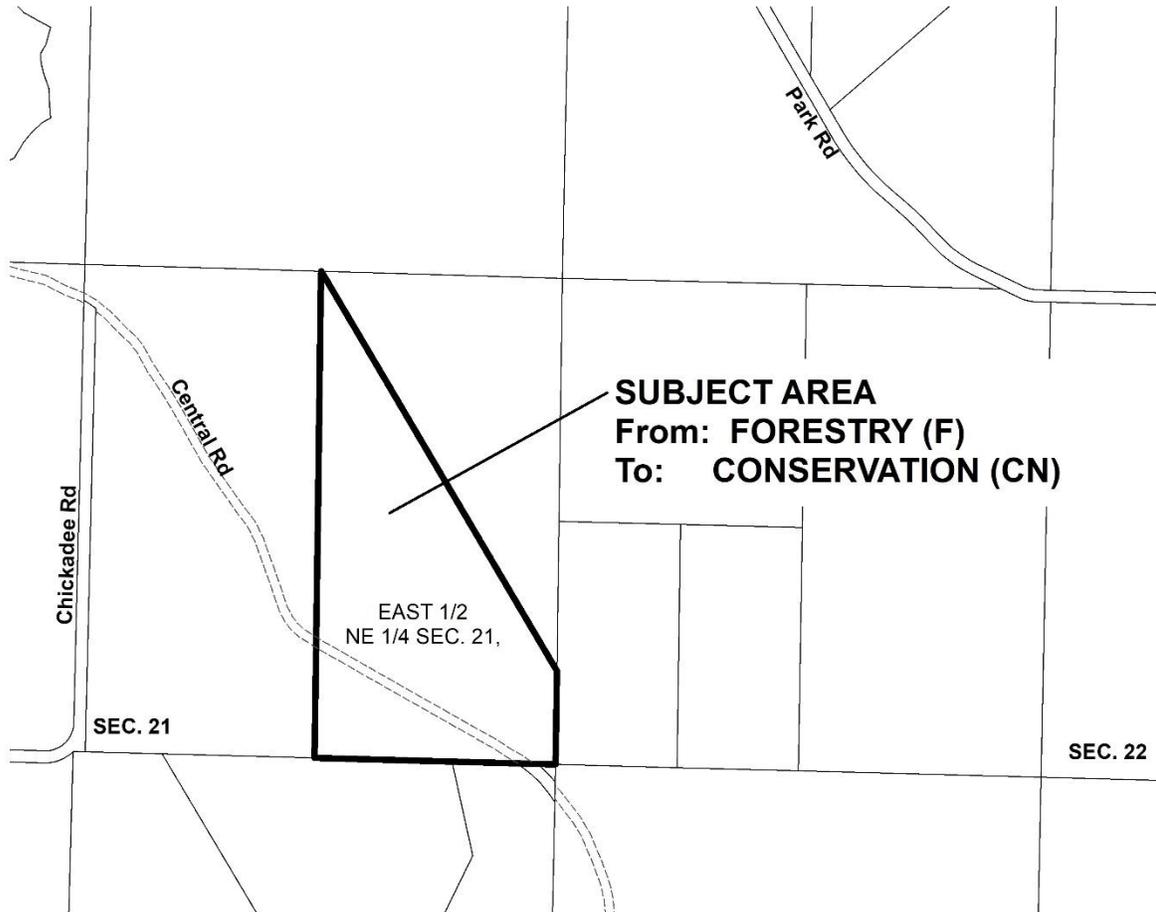
**1**

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 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

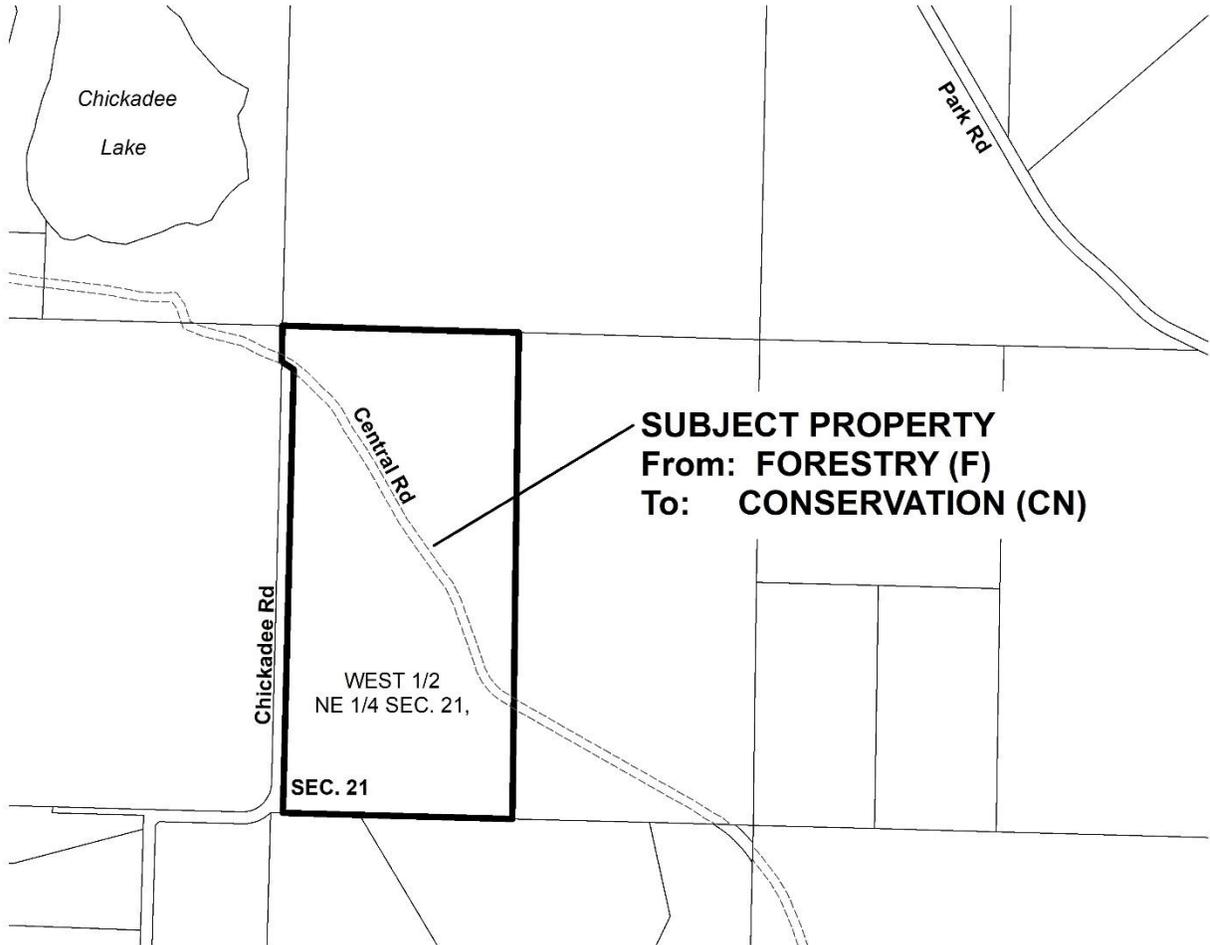
Appendix No. 1



DENMAN ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 220

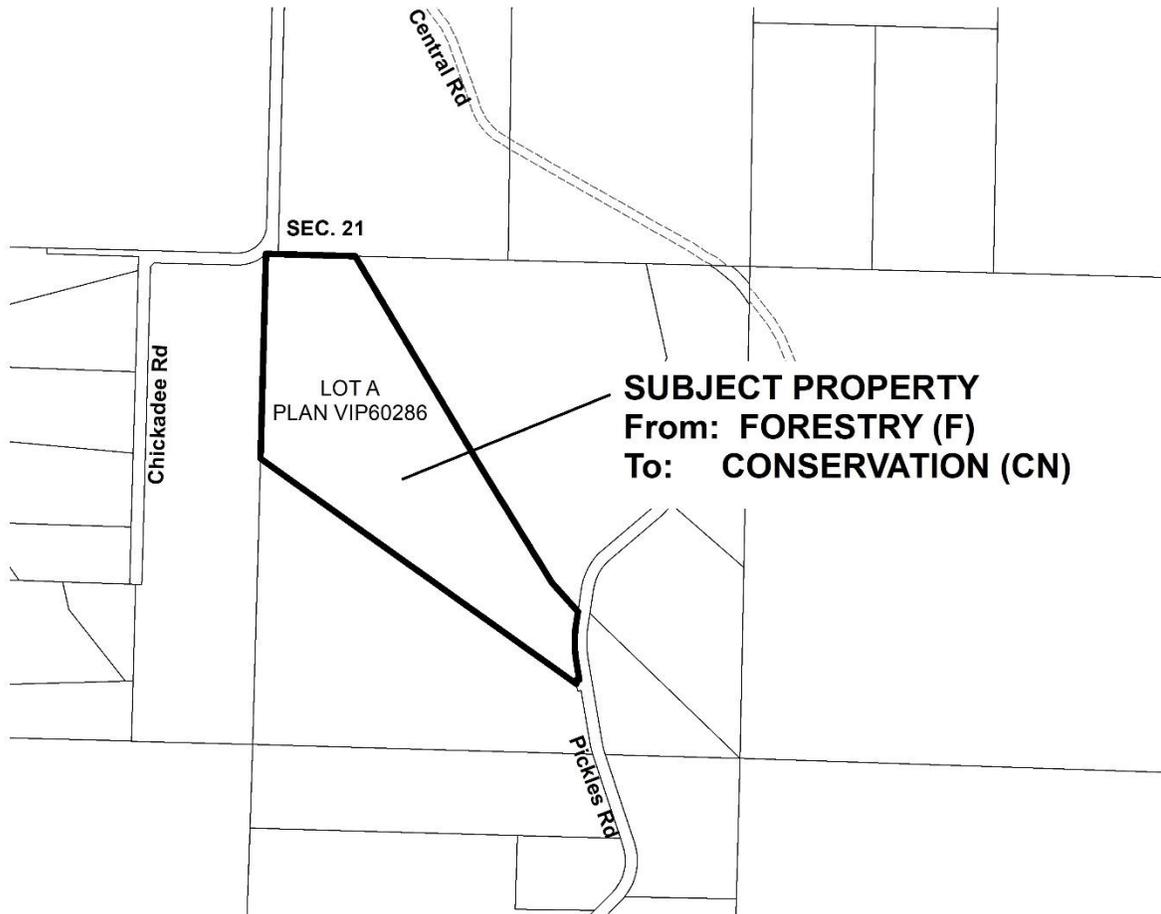
Appendix No. 2



DENMAN ISLAND LOCAL TRUST COMMITTEE

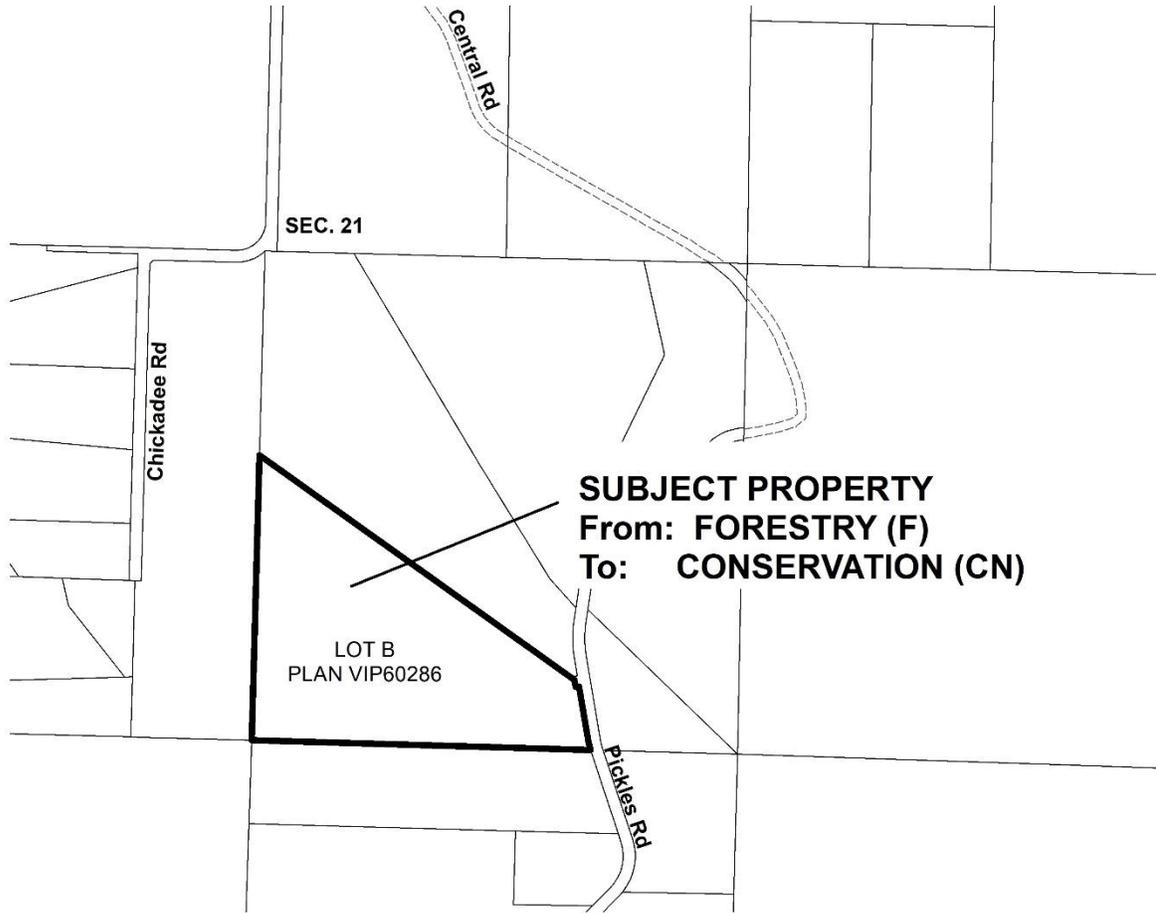
BYLAW NO. 257

Appendix No. 3



BYLAW NO. 257

Appendix No. 4





## Denman Island Local Trust Committee Minutes of Regular Meeting

**Date:** December 10, 2024  
**Location:** Denman Activity Centre  
1111 Northwest Rd, Denman Island, BC

**Members Present:** David Maude, Chair  
David Graham, Trustee  
Sam Borthwick, Trustee

**Staff Present:** Marlis McCargar, Island Planner  
Narissa Chadwick, Island Planner (electronic)  
Nadine Mourao, Legislative Clerk  
Jason Youmans, Senior Policy Advisor (electronic)  
Lisa Millard, Meeting Administrator/Recorder (electronic)

**Others Present:** There were approximately five members of the public in attendance.

### 1. CALL TO ORDER

Chair Maude called the meeting to order at 10:00 am.

### 2. TERRITORIAL ACKNOWLEDGEMENT

Chair Maude acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

### 3. APPROVAL OF AGENDA

Trustees noted that legislative public notification requirements regarding the Public Hearing had been met; however, many community members were not aware that it was to take place today because the local newspaper, in which the hearing was advertised, had not been delivered to homes due to the postal strike.

The following amendments to the agenda were presented for consideration:

- Defer Item No. 5 “Community Information Meeting,” No. 6 “Public Hearing,” and No. 13.1 “Minor Project Post Public Hearing Staff Report” to a future meeting.

**By general consent**, the agenda was approved as amended.

#### DE-2024-073

#### It was **MOVED** and **SECONDED**

that the Denman Island Local Trust Committee request staff to postpone the Community Information Meeting and Public Hearing regarding proposed Bylaw Nos. 248 and 249.

**CARRIED**

**4. PROJECTS**

Trustee Graham declared a conflict of interest and left the meeting at 10:08 a.m.

**4.1 Denman Island Temporary Use Permit Review Project- Staff Report**

The Planner summarized the staff report and highlighted the following:

- Proposed amendments to Bylaw No. 249 are for the purpose of clarifying whether secondary dwellings are permitted per lot or per primary dwelling;
- Intention is to permit secondary dwelling units on a per lot basis;
- Limiting number of units to one per lot ensures density remains manageable and avoids risk of overdevelopment on larger lots; and
- There are fourteen properties with more than one civic address and these properties could potentially be impacted by the bylaw.

A member of the public stated they live on one of the fourteen properties identified and if the proposal goes forward it will result in only one of the three homes located within the R2 zone being eligible to have a secondary dwelling. They stated a preference that one secondary dwelling unit be allowed per primary dwelling versus per lot.

Discussion ensued and the following comments were noted:

- The Planner clarified that site-specific regulations could be looked at within the context of the larger Housing Review Project.

The meeting was recessed for a break at 10:22 a.m. reconvened at 10:34 a.m.

**DE-2024-074**

**It was MOVED and SECONDED**

that the Denman Island Local Trust Committee request staff to return the consideration of the Denman Island Temporary Use Permit Release Review Project and amendments to Bylaw No. 249 to a later meeting following considerations of the broader housing project timelines.

**CARRIED**

Trustee Graham returned to the meeting at 10:45 a.m.

**5. COMMUNITY INFORMATION MEETING - Proposed Bylaw Nos. 248 and 249 - Housing-Related Temporary Use Permit Review Project – deferred**

**6. PUBLIC HEARING - deferred**

**7. REPORTS**

**7.1 Trustee Reports**

Trustee Graham reported electronic attendance at Trust Council and noted the arrival of new Chief Administrative Officer Rueben Bronee.

Trustee Borthwick reported the following:

- Attended Trust Council and met the new Chief Administrative Officer;
- Acknowledged the work of Interim Chief Administrative Officer Mobbs;

- Attended semi-annual meeting of the Baynes Sound Marine Ecosystem Forum and highlighted discussion on ship breaking activity; and
- Attended government to government meeting with K’omoks First Nation.

**7.2 Chair's Report**

Chair Maude reported the following:

- Welcomed Chief Administrative Officer Rueben Bronee to Islands Trust; and
- Continued attendance at Committee of the Whole meetings to move draft Trust Policy Statement work forward to First Reading in anticipation of commencing the public engagement process.

**7.3 Electoral Area Director's Report - none**

**8. PUBLIC COMMENTS**

A member of the public stated affordable housing is an emergency, safe housing is needed, and they hope the Local Trust Committee treats the project with urgency.

**9. MINUTES**

**9.1 Local Trust Committee Minutes dated October 8, 2024 - for adoption**

**By general consent**, the Local Trust Committee meeting minutes of October 8, 2024 were adopted.

**9.2 Section 26 Resolutions-Without-Meeting Report dated December 3, 2024**

Received for information.

**9.3 Advisory Planning Commission Minutes - none**

**10. BUSINESS ARISING FROM MINUTES**

**10.1 Follow-up Action List dated December 3, 2024**

The Planner noted the affordable housing project is complex but remains on track to complete before the end of the Trustee’s term.

**11. DELEGATIONS – none**

Item 12 was re-ordered and heard after Item 13.2.

**12. APPLICATIONS AND REFERRALS**

**12.1 PLRZ20240055 (Denman Conservancy) - Preliminary Staff Report**

The Planner summarized the staff report and highlighted the following:

- Application to rezone four parcels of land from forestry to conservation;
- The parcels of land are owned and managed by the Denman Conservancy Association;
- One of the parcels is split-zoned between forestry and agriculture and located within the Agricultural Land Reserve; and
- Suggestion to amend bylaws to facilitate the rezoning process to enhance conservation efforts and support protection and preservation of the parcels.

Discussion ensued and the following comments and clarifications were noted:

- There is opportunity for extending the existing conservation covenant to all of the parcels or placing a new conservation covenant on the parcels without;
- Owner had intention to donate residential densities to the density bank and this should proceed regardless of the status of the TUP Review Project which is seeking to remove the density bank; and
- The Agricultural Land Commission in the past has permitted land in the Agricultural Land Reserve to have a conservation covenant placed on it.

**DE-2024-075**

**It was MOVED and SECONDED**

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).

**CARRIED**

**DE-2024-76**

**It was MOVED and SECONDED**

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).

**CARRIED**

**DE-2024-077**

**It was MOVED and SECONDED**

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.

**CARRIED**

**13. LOCAL TRUST COMMITTEE PROJECTS**

**13.1 Minor Project: Housing-Related Temporary Use Permit Review - Post Public Hearing Staff Report - deferred**

**13.2 Major Project: Denman Housing Review Project Update - Staff Report**

The Planner summarized the staff report.

Discussion ensued on Phase 2A and the following comments were noted:

- A Trustee asked if Action 7 “Expand Secondary Suites Permissions in water service areas” should be undertaken as a minor project. The Planner clarified the intention is for planners to work through the major project items together and it would not be necessary to separate this item from the major project; however, there is opportunity for a new minor project to be undertaken.

**DE-2024-078**

**It was MOVED and SECONDED**

that the Denman Island Local Trust Committee request staff to come back with options for a minor project to the Local Trust Committee.

**CARRIED**

Discussion ensued on Phase 2B and the following comments were noted:

- Action 1
  - Agricultural Land Commission requires local governments to apply for exclusions;
  - Policy allowing exclusion from the Agricultural Land Reserve for affordable and special needs housing can be added to the Official Community Plan;
  - Definitions for terms such ‘affordable’, ‘rental’, and ‘market housing’ will be included; and
  - Affordability can only be maintained over time if there is a housing agreement.
- Action 2
  - Subdivision bylaw already identifies exceptions to minimum parcel sizes for multifamily affordable housing and there is agreement to expand this exception to affordable housing in general; and
  - Suggestion to tie availability of providing single unit affordable housing to a housing agreement.
- Action 3
  - Adding policies to support development variance for proof of water for cooperatives requires input from a freshwater specialist.
- Action 4
  - Agreement to add policies to support home-based assisted living as a permitted home occupation;
  - Only allowing assisted living in a primary residence might be too restrictive; and
  - Consider specifying number of clients versus where the occupation occurs.
- Action 5
  - Tiny home village is a number of small units located within a concentrated area;
  - Flexible housing provides an opportunity for units in addition to a principle and secondary dwellings; and
  - Support for rezoning for clustered small unit affordable housing on larger lots.
- Action 6
  - Trustees expressed interest in allowing variations in housing that support shared facilities provided they are not vacation units;
  - This type of housing should be restricted to an affordable housing development operating with a housing agreement.

Discussion ensued on Phase 2B “Additional Actions” and the following comments were noted:

- Address affordable housing options in a way that indicates there is not interest in unrestricted growth;
- Planner can provide language focussed on low environmental impact and supporting density that is focussed on providing affordable, special needs housing;
- Community input will help identify areas for zoning to allow increased housing; and
- Changing the reference for “the Village” to “Downtown Denman” in the Official Community Plan is problematic due to the number of times the term “the Village” is used and the need for consistency across bylaws.

**DE-2024-079**

**It was MOVED and SECONDED**

that the Denman Island Local Trust Committee approve the next steps for completing Denman Island Housing Review Project (Stage 2, Phase 2B).

**CARRIED**

The meeting was recessed for a break at 12:15 p.m. and reconvened at 12:45 p.m.

**14. CORRESPONDENCE**

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

**14.1 Letter dated November 26, 2024 from Denman Conservancy Association regarding ALR Land Development on Denman Island**

Received for information.

**15. NEW BUSINESS - none**

**16. STAFF REPORTS**

**16.1 Phase 4 Community Engagement Options - Policy Statement Amendment Project - Staff Report**

The Senior Policy Advisor summarized the staff report and outlined the options for community engagement following First Reading of the draft Policy Statement.

**DE-2024-080**

**It was MOVED and SECONDED**

that Denman Island Local Trust Committee select Engagement Option No. 1 for Phase 4 community engagement about the new draft Islands Trust Policy Statement.

**CARRIED**

**16.2 Draft 2025/2026 Denman Island Local Trust Committee Meeting Schedule - Request for Decision**

The Local Trust Committee would like all of their regular meetings to be scheduled to be held in-person.

**DE-2024-081**

**It was MOVED and SECONDED**

that Denman Island Local Trust Committee approve their January, 2025 to March, 2025 Meeting Schedule.

**CARRIED**

**16.3 Highlights of the Trust Conservancy November 19th, 2024 Board Meeting**

Received for information.

**16.4 Trust Conservancy - The Heron - Fall Edition**

Received for information.

**16.5 Applications Report dated December 5, 2024**

Received for information.

**16.6 Trustee and Local Expense Report - October, 2024**

Received for information.

**16.7 Adopted Policies and Standing Resolutions**

Received for information.

**16.8 First Nations Relationship Building Update**

**DE-2024-082**

**It was MOVED and SECONDED**

that the Denman Island Local Trust Committee request staff to be ready to draft a letter of congratulations and introduction from the Denman Island Local Trust Committee to K'omoks First Nation following their January, 2025 election and reach out to schedule a meeting between the Local Trust Committee and the Chief and Council at their convenience.

**CARRIED**

**16.9 Local Trust Committee Webpage**

No updates are required at this time.

**17. WORK PROGRAM**

**17.1 Active Projects Report dated December 3, 2024**

Received for information.

**17.2 Future Projects Report dated December 3, 2024**

Received for information.

**18. UPCOMING MEETINGS**

**18.1 Next Regular Meeting Scheduled**

The next regular meeting will be held January 21, 2025 at 10:00 a.m. at the Denman Activity Centre, 1111 Northwest Road, Denman BC.

**19. ADJOURNMENT**

**By general consent**, the meeting was adjourned 1:15 p.m.

---

David Maude, Chair

Certified Correct:

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Lisa Millard, Meeting Administrator/Recorder



## Denman Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** May 20, 2025

**Location:** Denman Activity Centre  
1111 Northwest Rd, Denman Island, BC

**Members Present:** David Maude, Chair  
David Graham, Trustee  
Sam Borthwick, Trustee

**Staff Present:** Marlis McCargar, Island Planner  
Narissa Chadwick, Island Planner (electronic)  
Stephen Baugh, Island Planner (electronic)  
Margot Thomaidis, Planner 2 (electronic)  
Lisa Millard, Meeting Administrator/Recorder (electronic)

**Others Present:** There were approximately 7 members of the public in attendance.

#### 1. CALL TO ORDER

Chair Maude called the meeting to order at 10:00 am.

#### 2. TERRITORIAL ACKNOWLEDGEMENT

Chair Maude acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

#### 3. APPROVAL OF AGENDA

The agenda was reordered and Item 10.1 will be discussed following Item 8.

**By general consent**, the agenda was approved as presented.

#### 4. REPORTS

##### 4.1 Trustee Reports

Trustee Borthwick reported the summer surge in ferry traffic had commenced and noted disappointment in the dissolution of the Ferry Advisory Committees and resultant lack of ability to meaningfully engage with BC Ferries.

Trustee Graham reported attendance at recent Committee meetings and upcoming attendance at the June Trust Council meeting.

##### 4.2 Chair's Report

Chair Maude reported the following:

- The Minister of Housing and Municipal Affairs has replied to Trust Council's request for a governance review and stated a review will not be undertaken at this time; and
- The June Trust Council meeting will be held on Salt Spring Island.

#### **4.3 Electoral Area Director's Report - none**

### **5. PUBLIC COMMENTS**

A member of the public stated the Denman Conservancy Association Board asked them to request that the Local Trust Committee give first and second readings to the rezoning application today to shorten the timeframe required to get the rezoning completed.

### **6. MINUTES**

#### **6.1 Local Trust Committee Minutes dated March 18, 2025 - for adoption**

**By general consent**, the Local Trust Committee meeting minutes of March 18, 2025 were adopted.

#### **6.2 Section 26 Resolutions-Without-Meeting Report - none**

#### **6.3 Advisory Planning Commission Minutes - none**

### **7. BUSINESS ARISING FROM MINUTES**

#### **7.1 Follow-up Action List dated May 13, 2025**

Received for information

### **8. DELEGATIONS – none**

Item 10.1 was reordered and discussed prior to Item 9.

### **9. APPLICATIONS AND REFERRALS**

#### **9.1 DE-SUP-2020.3 - Covenant Request**

The Planner summarized the staff report and highlighted the following:

- The application seeks a Siting and Use Permit to construct a dwelling, workshop, accessory building, boathouse, septic system, garden beds, driveway, and retaining walls;
- The request has been made pursuant to a covenant that is registered on title which prohibits the proposed development unless there is prior written consent of the Local Trust Committee;
- The property owner has obtained a Heritage Conservation Permit and Site Alteration Permit from the Province and two Cultural Heritage Investigation Permits from K'omoks First Nation; and
- The Siting and Use Permit will ensure that the development complies with the Denman Island Land Use Bylaw.

The Local Trust Committee had no questions concerning the application

**DE-2025-022****It was MOVED and SECONDED**

that the Denman Island Local Trust Committee gives written consent pursuant to Section 2 of Covenant CA7485176 for the development proposed in application DE-SUP-2020.3.

**CARRIED****9.2 DE-RZ-2024.1 (Triple Rock Land Cooperative) - Staff Report**

The Planner summarized the staff report and highlighted the following:

- The rezoning application seeks to develop 4 additional dwelling units, to bring the total to 19 dwelling units with associated secondary suites, while encouraging long-term affordability through an updated housing agreement;
- The Local Trust Committee gave First Reading to proposed Bylaw No. 250 in October, 2024 and referral responses are included in the staff report;
- The application requires an amendment to the Official Community Plan to remove 4 densities from the density bank; and
- Bylaw No. 254 represents an updated housing agreement to replace the original 2008 agreement which regulates the affordability and occupancy for the dwelling units and secondary suites.

The applicant was in attendance and spoke to the reasoning for the request to not include the Cooperative's rules and governance documents as part of the updated agreement stating that, if included, any changes to said rules could precipitate a need for consultation and amendments which are otherwise unnecessary.

Trustees had no questions for the Planner or applicant and stated agreement that it would not be necessary to include the schedules in the housing agreement.

**DE-2025-023****It was MOVED and SECONDED.**

that Denman Island Local Trust Committee Bylaw No. 255 cited as "Denman Island Official Community Plan, 2008, Amendment No. 2, 2025" be read a first time.

**CARRIED****DE-2025-024****It was MOVED and SECONDED,**

that Denman Island Local Trust Committee Bylaw No. 255 cited as "Denman Island Official Community Plan, 2008, Amendment No. 2, 2025" be read a second time.

**CARRIED****DE-2025-025****It was MOVED and SECONDED,**

that Denman Island Local Trust Committee Bylaw No. 250 cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2024" be read a second time.

ADOPTED

**CARRIED**

**DE-2025-026**

**It was MOVED and SECONDED,**

that Denman Island Local Trust Committee Bylaw No. 254 cited as “Denman Island Housing Agreement Bylaw No. 254, 2025” be read a first time.

**CARRIED**

**DE-2025-027**

**It was MOVED and SECONDED,**

that Denman Island Local Trust Committee Bylaw No. 254 cited as “Denman Island Housing Agreement Bylaw No. 254, 2025” be read a second time.

**CARRIED**

**DE-2025-028**

**It was MOVED and SECONDED,**

that the Denman Island Local Trust Committee request staff to schedule a community information meeting prior to the Public Hearing for application DE-RZ-2024.1 (Triple Rock Land Cooperative) and Proposed Bylaw Nos. 250, 254 and 255.

**CARRIED**

**DE-2025-029**

**It was MOVED and SECONDED,**

that the Denman Island Local Trust Committee request staff to refer proposed Bylaw No. 255 cited as “Denman Island Official Community Plan, 2008, Amendment No. 2, 2025” to the following First Nations, Local Governments and agencies for comment as presented in the May 20, 2025 staff report.

**CARRIED**

**DE-2025-030**

**It was MOVED and SECONDED,**

that Denman Island Local Trust Committee request staff to amend draft Bylaw No. 254 cited as “Denman Island Housing Agreement Bylaw No. 254, 2025” by removing schedules A and B.

**CARRIED**

**DE-2025-031**

**It was MOVED and SECONDED,**

that the Denman Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 255 cited as “Denman Island Official Community Plan, 2008, Amendment No. 2, 2025”, is not contrary to or at variance with the Islands Trust Policy Statement.

**CARRIED**

**9.3 PL-RZ-2024-0055 (Denman Conservancy) - Staff Report**

The Planner summarized the staff report and highlighted the following:

- The goal of the application is to formalize the applicant’s current conservation focused land use which prioritizes environmental protection;
- One of the parcels is split zoned and includes land in the Agricultural Land Reserve;
- The Official Community Plan amendment would change the designation from Sustainable Resource to Conservation Recreation for 3 parcels of land with the Agricultural designation on the parcel within the Agricultural Land Reserve remaining unchanged as per the recommendation received from the Agricultural Land Commission;
- The application proposes the addition of 4 residential densities to the Official Community Plan density bank which permits unused densities to be added under specific conditions;
- Staff recommend the Local Trust Committee either consider a broad interpretation of the density bank donation policy, as the conservancy is voluntarily giving up development rights and the land will be permanently protected through rezoning, or amend the draft bylaw to explicitly include these densities; and
- Islands Trust Conservancy provided referral feedback which indicated that they are currently prioritizing unprotected lands for covenant work over covenants on already protected lands.

Discussion ensued and the following comments were noted:

- If amendments to the density bank policy in Official Community Plan for the density transfer are required, they would be included as part of the current amendment project; and
- The density bank policy was not to restrict it to parcels that are rezoned or donated and the density donation would fall within the intent of the policy.

**DE-2025-032**

**It was MOVED and SECONDED,**

that Denman Island Local Trust Committee Bylaw No. 256 cited as “Denman Island Official Community Plan, 2008, Amendment No. 3, 2025” be read a first time.

**CARRIED**

**DE-2025-033**

**It was MOVED and SECONDED,**

that Denman Island Local Trust Committee Bylaw No. 256 cited as “Denman Island Official Community Plan, 2008, Amendment No. 3, 2025” be read a second time.

**CARRIED**

**DE-2025-034**

**It was MOVED and SECONDED,**

that Denman Island Local Trust Committee Bylaw No. 257 cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025” be read a first time.

ADOPTED

**CARRIED**

**DE-2025-035**

**It was MOVED and SECONDED,**

that Denman Island Local Trust Committee Bylaw No. 257 cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025” be read a second time.

**CARRIED**

**DE-2025-036**

**It was MOVED and SECONDED,**

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**

**DE-2025-037**

**It was MOVED and SECONDED,**

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**

**DE-2025-038**

**It was MOVED and SECONDED.**

that the Denman Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that No. 256 cited as “Denman Island Official Community Plan, 2008, Amendment No. 3, 2025”, is not contrary to or at variance with the Islands Trust Policy Statement.

**CARRIED**

**DE-2025-039**

**It was MOVED and SECONDED,**

that the Denman Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 257 cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025”, is not contrary to or at variance with the Islands Trust Policy Statement.

**CARRIED**

**9.4 DE-RZ-2023.1 (Komas Ranch Ltd.) – Application Status Update – Memorandum**

The Planner summarized the memorandum and highlighted the following:

- The applicant has confirmed the application can continue to be processed;

- The Chief Councillor of K'omoks First Nation has requested a Preliminary Field Reconnaissance as noted in the public statement attached to the memorandum detailing rationale for support of the Preliminary Field Reconnaissance; and
- An update on the progress of the file was provided and staff will continue to process the application as per previous direction provided by the Local Trust Committee.

Discussion ensued and the following comments were noted:

- It is presumed that Komas Ranch Ltd. are prepared to consider that the Preliminary Field Reconnaissance will proceed;
- The original Land Use Contract was specific about the permitted size of secondary dwellings and some of the secondary cottages are over the size allowance; and
- The application seeks rezoning to permit what was allowed in the Land Use Contract; therefore, when draft bylaws are brought forward, the Local Trust Committee can address site specific zoning for the secondary cottages that are oversize.

## 10. LOCAL TRUST COMMITTEE PROJECTS

### 10.1 Major Project: Denman Housing (Official Community Plan and Land Use Bylaw) Review Project: Engagement Plan - Staff Report

The Planner summarized the staff report and highlighted the following:

- Options for moving the project forward were informed by public input received in March and the key themes for engagement that emerged include the density bank, increasing permissions for secondary dwellings, proactively zoning for multi-unit cluster housing, and floor area and lot coverage limits;
- The objectives of the engagement plan are to inform the community of the scope of the project, provide background information on the key areas, and receive feedback to inform policy development;
- The Local Trust Committee has already endorsed a number of changes related to the project and staff will use that information to prepare draft bylaw amendments; and
- Engagement options include Trustees providing information at summer markets, an online community meeting to provide an overview of the process, a dedicated webpage, and a means of receiving online communication.

Discussion ensued and the following comments were noted:

- There is support to focus community engagement on items that are being proposed to address Official Community Plan policies that support housing options;
- There has been a lot of broad engagement and it will be helpful to focus the discussion;
- One trustee will attend some of the summer markets to provide information and gather feedback; and
- There is support for electronic and in-person sessions leading up to a public hearing.

**DE-2025-040****It was MOVED and SECONDED,**

that the Denman Island Local Trust Committee endorse the draft Community Engagement Plan as presented in Attachment 1 of the May 16, 2025, staff report.

**CARRIED****DE-2025-041****It was MOVED and SECONDED,**

that the Denman Island Local Trust Committee request staff to schedule an electronic special meeting for the Local Trust Committee to review policy options that will be proposed for community feedback.

**CARRIED****11. CORRESPONDENCE**

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

**12. NEW BUSINESS****12.1 Bylaw to Remove the Temporary Use Permit from Accessory Dwelling Unit in the R2, A and F, while not Removing the Density Bank - Trustee Graham - for Discussion**

Trustee Graham noted the following:

- The bylaw to remove the Temporary Use Permit from accessory dwelling units while not removing the density bank will be discussed as part of the overall housing review;
- The density bank was created for affordable housing;
- The densities have financial value and should be used as affordable housing tools and not for general densities;
- The Official Community Plan currently does not support multi-housing options which are specific to affordable housing; and
- The ability for the Local Trust Committee to administer housing agreements should be looked into.

Staff indicated they can bring back options as part of the density bank discussion.

**13. STAFF REPORTS****13.1 2024/25 Annual Report - Approval of Denman Island's LTC Section - Request for Decision****DE-2025-042****It was MOVED and SECONDED,**

that the Denman Island LTC approves the attached text for inclusion in the 2024/25 Annual Report for approval by Trust Council and submission to the Minister of Housing and Municipal Affairs.

**CARRIED**

**13.2 Highlights of Trust Conservancy March 18, 2025 Board Meeting**  
Received for information.

**13.3 Applications Report dated May 13, 2025**  
Received for information.

**13.4 Trustee and Local Expense Report dated February, 2025**  
Received for information.

**13.5 Adopted Policies and Standing Resolutions**  
Received for information.

**13.6 First Nations Relationship Building Update - none**

**13.7 Local Trust Committee Webpage**  
No changes requested.

**14. WORK PROGRAM**

**14.1 Active Projects Report dated May 13, 2025**  
Received for information.

**14.2 Future Projects Report dated May 13, 2025**  
Received for information.

The meeting was recessed for a break at 11:38 a.m. and reconvened at 11:44 a.m.

**15. UPCOMING MEETINGS**

**15.1 Next Regular Meeting Scheduled for Tuesday, July 15, 2025 at 10:00 a.m. at Denman Activity Centre, 1111 Northwest Road, Denman Island, BC**

**16. ADJOURNMENT**

**By general consent**, the meeting was adjourned at 11:45 a.m.

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David Maude, Chair

Certified Correct:

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Lisa Millard, Meeting Administrator/Recorder



## Denman Island Local Trust Committee

### Minutes of Regular Meeting

- Date:** December 16, 2025
- Location:** Denman Activity Centre  
1111 Northwest Rd, Denman Island, BC
- Members Present:** David Maude, Chair  
David Graham, Trustee  
Sam Borthwick, Trustee
- Staff Present:** Clare Frater, Director, Trust Area Services (electronic)  
Marlis McCargar, Island Planner (electronic)  
Narissa Chadwick, Island Planner (electronic)  
Warren Dingman, Bylaw Compliance and Enforcement Manager (electronic)  
Rob Pingle, Planning Technician (electronic)  
Nadine Mourao, Legislative Clerk (electronic)  
Lisa Millard, Meeting Administrator/Recorder (electronic)
- Others Present:** There were approximately 12 members of the public in attendance.

#### 1. CALL TO ORDER

Chair Maude called the meeting to order at 10:03 am.

#### 2. TERRITORIAL ACKNOWLEDGEMENT

Chair Maude acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

#### 3. APPROVAL OF AGENDA

**By general consent**, the agenda was approved as presented.

#### 4. REPORTS

##### 4.1 Trustee Reports

Trustee Borthwick reported attendance at the December Trust Council meeting and highlighted budget discussions and the presentation given by Brody Guy, Chief Administrative Officer of the Islands Coastal Economic Trust.

Trustee Graham reported attendance at Trust Council and noted work will continue to be done through Financial Planning Committee to address the anticipated budget increase prior to adoption in March.

##### 4.2 Chair's Report

Chair Maude reported the following:

- Trust Council approved financial sponsorship of the rezoning application fee for PLRZ20250368 (Denman Community Housing Society) in the amount of \$1592;
- Attended Trust Council and highlighted budget discussions and the presentation by Hannah Rabinovitch, Director of the BC Housing Policy Branch about opting-in to the principal residence requirements of the *Short-Term Rental Act*;
- The draft Trust Policy Statement is in the referral process and members of the public can continue to provide feedback through the survey or public comments sessions during Local Trust Committee meetings.

#### 4.3 Electoral Area Director's Report - none

### 5. PUBLIC COMMENTS

Four members member of the public spoke to a letter sent to local Trustees regarding the Apartheid Free Community (AFC) campaign and noted the campaign is province-wide and asks local councils and municipalities to take a stand on ongoing genocide in Palestine. They requested that the Local Trust Committee align with other BC municipalities and sign the Apartheid Free Communities Pledge declaring the Denman Island Local Trust Area an apartheid-free community, support the call on the Government of Canada to enact a two-way arms embargo with Israel, support reforms to the Gaza Temporary Resident Visa Program, support the boycott concerning contracting policies to exclude corporations complicit in human rights violations, and recognize and address anti-Palestinian racism as a distinct form of racism.

A Trustee noted support of anti-apartheid movements and indicated that there is a point in the agenda during which they will respond to the request for support.

**By general consent** correspondence regarding the Apartheid Free Community campaign was added to the agenda as item 10.8.

### 6. MINUTES

#### 6.1 Local Trust Committee Minutes dated July 15, 2025 - for adoption

The following amendments to the minutes were presented for consideration:

On page 5 of the minutes in resolutions DE-2025-047, 049, 050, and 051 change all references to Lasqueti Island to Denman Island, correct the bylaw number to Bylaw 258, and the cited bylaw number to Bylaw No. 258, 2025.

**By general consent**, the Denman Island Local Trust Committee meeting minutes of July 15, 2025 were adopted as amended.

#### 6.2 Section 26 Resolutions-Without-Meeting Report dated December 4, 2025

Received for information.

#### 6.3 Advisory Planning Commission Minutes – none

A Trustee asked when the Advisory Planning Commission (APC) selection process was changed and the Planner replied the new APC Bylaw for Denman was adopted in 2019.

## 7. BUSINESS ARISING FROM MINUTES

### 7.1 Follow-up Action List dated December 4, 2025

Received for information.

## 8. DELEGATIONS

### 8.1 Rezoning 15.2-acre R2 Property to a New Affordable Housing Zone

The delegation spoke to an application they have put forward to rezone their 15-acre property to an affordable housing zone for eight dwelling units regulated by a Housing Agreement held with the Islands Trust. They read a letter from 3Ravens to the Local Trust Committee that was included as part of the agenda.

### 8.2 Denman Community Housing Society regarding an Official Community Plan Amendment for a Future Affordable Housing Site

The delegation provided a presentation regarding rezoning the Emcon works yard, noted the works yard is leased to Mainroad until 2033 and rezoning would set aside a location for affordable housing in the future, and the offer from Emcon will allow the community to secure a parcel for future affordable housing through an amendment to the Official Community Plan.

### 8.3 Association for Denman Island Marine Stewards regarding Encroachment on the Marine Conservation Area on Denman Point

The delegation spoke to concerns about an application made to the Provincial Government to expand an aquaculture operation which currently encroaches on the Marine Conservation Area at Denman Point and the following comments were noted:

- Aquaculture rafts would impact the marine conservation zone;
- The province will be making a referral to the Local Trust Committee;
- There was a bylaw enforcement action initiated on January 21, 2020 and they would like to know the results of the investigation;
- The expansion is outside of the current lease area, has already happened, and the operator is retroactively asking for the expansion to be approved;
- A complaint has also been made to the Department of Fisheries and Oceans.

The Planner advised that a Crown lease referral would be sent to staff for response and if the area encroaches into the Marine Conservation zone, staff would note that a rezoning would be required to permit the use.

The Chair stated the delegate should not assume the Province will send a referral prior to approving the application, asked the Planner to inform the Local Trust Committee if a referral comes forward, and suggested the delegate consider making a bylaw complaint to enable a bylaw compliance and enforcement investigation.

**By general consent** Aquaculture Expansion in Marine Conservation Zone was added to the agenda as new business at item 11.1.

## 9. APPLICATIONS AND REFERRALS

### 9.1 PL-RZ-2024-0055 (Denman Conservancy) - Staff Report

The Planner summarized the staff report and highlighted the following:

- The Local Trust Committee gave first and second reading to proposed Bylaw Nos. 256 and 257 to amend the Official Community Plan and Land Use Bylaw to rezone the subject parcels from Forestry and Resource Extraction to Conservation and Environmental Protection;
- Referral responses have been received and have been summarized in the report;
- K'omoks First Nation expect the referral to go before their Council in the near future.

The applicant was in attendance and noted preference for an electronic Community Information Meeting combined with a Public Hearing.

Discussion ensued and the Planner stated the Local Trust Committee had already passed a resolution to schedule a Community Information Meeting and Public Hearing and staff will proceed to do so.

### 9.2 DE-RZ-2024.1 (Triple Rock Land Cooperative) - Staff Report

The Planner summarized the staff report and highlighted the following:

- The rezoning application seeks an additional four dwelling units to permit a total of 19 dwelling units and associated secondary suites regulated by a Housing Agreement;
- The Local Trust Committee has given first and second readings to proposed Bylaw Nos. 250, 255 and 254;
- A withdrawal from the density bank is required to permit the additional four dwelling units;
- The report summarizes referral responses received and K'omoks First Nation will be considering the referral during their January 29 meeting;
- Amendments to Bylaw No. 254 (Housing Agreement), as outlined in the staff report, should be considered.

Discussion ensued and the following comments were noted:

- It is necessary to have a Public Hearing for the Official Community Plan amendment and Density Bank extraction components of the project;
- The provincial message is that a public hearing is not to be held for affordable housing projects that align with the Official Community Plan; however, an amendment to the Official Community Plan requires a one to be held;
- There are two different mechanisms to use for adding density including the Density Bank and Policy 12 in which there are 7 densities remaining;
- Some revisions to the proposed housing agreement have been identified based on the referral response from the Agricultural Land Commission;
- The Local Trust Committee had already passed a resolution to schedule a Community Information Meeting and Public Hearing.

**DE-2025-051**

**It was MOVED and SECONDED**

that the Denman Island Local Trust Committee Bylaw No. 254 cited as “Denman Island Housing Agreement Bylaw No. 254, 2025” be read a second time, as amended.

**CARRIED****9.3 PL-ALR-2025-0304 (Pawlowski) - Staff Report**

The Planning Technician spoke to the staff report and highlighted the following:

- The application seeks to include land that is currently zoned Rural Residential (R2) in the Agricultural Land Reserve (ALR);
- The subject property is 4.6 hectares in size and was removed from the ALR in 2009 through subdivision that resulted in no loss of ALR land and no increase in density;
- Returning the property into the ALR would increase the total ALR land on the island and not impact the total density;
- The applicant is operating a cidery on the subject property and including the land in the ALR would allow ability to provide agri-tourism in the form of a tasting room under the applicable zoning;
- The Local Trust Committee is to decide if it wishes to forward the inclusion application to the Agricultural Land Commission for consideration with, or without, additional comments or recommendations.

Discussion ensued and the following comments were noted:

- Moving land back into the Agricultural Land Reserve is the most expedient method of moving this application forward;
- Permitting a tasting room within a home-based business model was considered but did not meet all requirements of a home-based business.

**DE-2025-052****It was MOVED and SECONDED**

that the Denman Island Local Trust Committee supports application PLALR20240304 for inclusion of land in the Agricultural Land Reserve and directs staff to forward the application to Agricultural Land Commission for further consideration.

**CARRIED****9.4 PL-RZ-2025-0368 (Denman Community Housing Society) - Staff Report**

The Planner summarized the staff report and highlighted the following:

- The application proposes amendments to the Official Community Plan and Land Use Bylaw to rezone a portion of the subject property from Institutional to R4 Community Housing to permit the development of up to eight units of affordable housing near Denman Village;
- The units would be owned and managed by the Denman Community Housing Society which has signed a Memorandum of Understanding with the property owner, Emcon.
- Under the Memorandum of Understanding the Denman Community Housing Society would acquire a portion of the property from the current owner (Emcon)

for the purpose of developing the housing units with the transfer of title contingent upon completion of the required Official Community Plan and Land Use Bylaw amendments;

- Key considerations of the development project are outlined in the staff report;
- The proposal would use both the Density Bank and Policy 12 to provide the 8 densities required;
- Adequate ground water supply to support the development is available from the Emcon well located off the subject property and an easement will be required;
- The adjacent lot that has been zoned to permit 20 affordable housing units is owned by the same applicant and could also be a water source;
- Two concurrent applications are necessary to achieve the intended result of permitting affordable housing including a Development Variance Permit application to vary the minimum lot size for the remainder parcel and a Subdivision Referral application to allow the parcel to be subdivided enabling 0.3 hectares portion of the property to be transferred to the Housing Society.

The applicant was in attendance and provided a presentation which highlighted the following:

- Subdivision, rezoning, and water licence applications are in progress;
- The subdivision application was submitted to the Ministry of Transportation and Transit in summer 2025;
- They have a joint water use agreement with Emcon;
- An environmental assessment has been completed;
- They anticipate financing the project through community donations and a commercial mortgage;
- They will be conducting their own community information meeting in late January;

Trustees had no questions for the Planner or applicant.

**DE-2025-053**

**It was MOVED and SECONDED**

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).

**CARRIED**

**DE-2025-054**

**It was MOVED and SECONDED**

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).

**CARRIED**

**DE-2025-055**

**It was MOVED and SECONDED**

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.

**CARRIED**

**DE-2025-056**

**It was MOVED and SECONDED**

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.

**CARRIED**

**DE-2025-057**

**It was MOVED and SECONDED**

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.

**CARRIED**

**DE-2025-058**

**It was MOVED and SECONDED**

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.

**CARRIED**

**9.5 Trust Council Bylaw 183 - Policy Statement Referral – Briefing**

The briefing noted the initial referral response deadline of October 10 had been extended to February 5 to accommodate scheduled community engagement sessions.

**9.6 Trust Council Bylaw No. 183 - Policy Statement Referral – Memorandum**

Trustees had no questions or comments.

**DE-2025-059**

**It was MOVED and SECONDED**

that the Denman Island Local Trust Committee respond to the Islands Trust Council that interests are unaffected by Bylaw No. 183.

**CARRIED**

**9.7 Referral Response to Comox Valley Regional District regarding Proposed Regional Growth Strategy Minor Amendment**

Received for information.

The meeting was recessed for a break at 12:10 p.m. and reconvened at 12:40 p.m.

**10. CORRESPONDENCE**

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

**10.1 Email dated July 11, 2025 from E. Johnston regarding Pre-Zoning Request for Housing Co-op at 5400 Northwest Road**

Received for information.

**10.2 Email dated July 17, 2025 from P. Deschenes regarding The Snag Rezoning**

Received for information.

**10.3 Email dated August 6, 2025 from B. Branfireun regarding Denman Island Siting and Use Concern**

The correspondence was received for information and a Trustee noted the Bylaw Compliance and Enforcement Manager responded to the correspondent.

**10.4 Email dated August 6, 2025 from R. Day regarding Snag Housing Co-op Proposal Update and Statement of Support**

Received for information.

**10.5 Email dated August 18, 2025 from L. Gardner regarding In Support of the Snag!**

Received for information.

**10.6 Letter dated August 29, 2025 from Denman Community Housing Society regarding Rezoning of Works Yard**

Received for information.

**10.7 Email dated November 25, 2025 from P. Weyer regarding The Snag Housing Co-op Proposal – Support**

Received for information.

**10.8 Correspondence submitted to the Local Trust Committee regarding the Apartheid Free Community Campaign.**

The Local Trust Committee received staff advice on the subject and it was noted that Trustees can individually support causes; however, the Local Trust Committee has a limited legislative role to preserve and protect using the authority granted to it but does not have a role in advocating international issues. Trustees thanked the speakers for bringing the issue forward.

**11. NEW BUSINESS – none**

**11.1 Aquaculture Expansion in Marine Conservation Zone**

The Bylaw Compliance and Enforcement Manager provided the Local Trust Committee background information on why the previous bylaw enforcement file had been put into abeyance and noted if further clarity on jurisdiction to proceed with enforcement was needed then the Local Trust Committee should consider requesting a legal opinion.

**DE-2025-060**

**It was MOVED and SECONDED**

that the Denman Island Local Trust Committee request staff prepare a report on the bounds of our jurisdiction regarding Marine Aquaculture Zones, and their enforceability.

**CARRIED**

**12. STAFF REPORTS**

**12.1 Draft 2026/27 Denman Island Local Trust Committee Annual Meeting Schedule - Request for Decision**

Due to the large number of meetings scheduled following swearing in at Trust Council, the November 16, 2026 meeting will be held electronically.

**DE-2025-061**

**It was MOVED and SECONDED**

that the Denman Island Local Trust Committee approve their April, 2026 to March, 2027 Meeting Schedule as amended.

**CARRIED**

**12.2 Denman Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 258 Final Adoption - Request for Decision**

The Local Trust Committee Meeting Procedures Bylaw No. 197 has been given first, second, and third reading and is coming back to the Local Trust Committee for adoption.

**DE-2025-062**

that the Denman Island Local Trust Committee Bylaw 258, cited as “Denman Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 258, 2025” be adopted.

**CARRIED**

### 12.3 Public Notification Bylaw - Request for Decision

The Request for Decision was summarized and the following points highlighted:

- The Community Charter establishes the requirements for publishing public notice where public notices are required by the *Local Government Act* and includes a default requirement and an option to adopt an alternative means of bylaw;
- The default public notification is by publication in two editions of a newspaper once each week for two consecutive weeks;
- A draft bylaw has been prepared for Public Notification that is based on the model approved by Trust Council which includes publication on the Islands Trust website and social media account;
- Should the Local Trust Committee choose to adopt their own bylaw they must consider that the means of publication are reliable, suitable, and accessible.

Discussion ensued and the following comments were noted:

- There are a number of local publications and only one publishes weekly;
- The language can be broad such as using a print newspaper without indicating a specific publication;
- It is the intention of the Local Trust Committee to add a third means of notification to the bylaw.

#### **DE-2025-063**

##### **It was MOVED and SECONDED**

that public notification draft Bylaw No. 259 to be amended by adding a third bullet to read “in publications locally produced and distributed on Denman Island”.

**CARRIED**

#### **DE-2025-064**

##### **It was MOVED and SECONDED**

that the Denman Local Trust Committee considers that the notification methods in draft Bylaw No. 259 as amended are reliable, suitable and accessible for the Denman Local Trust Area.

**CARRIED**

#### **DE-2025-065**

##### **It was MOVED and SECONDED**

that the Denman Local Trust Committee give Bylaw No. 259, cited as “Denman Local Trust Committee Public Notification Bylaw No. 259, 2025”, First Reading.

**CARRIED**

**DE-2025-066****It was MOVED and SECONDED**

that the Denman Local Trust Committee give Bylaw No. 259, cited as “Denman Local Trust Committee Public Notification Bylaw No. 259, 2025”, Second Reading.

**CARRIED****DE-2025-067****It was MOVED and SECONDED**

that the Denman Local Trust Committee give Bylaw No. 259 cited as “Denman Local Trust Committee Public Notification Bylaw No. 259, 2025”, Third Reading.

**CARRIED****DE-2025-068****It was MOVED and SECONDED**

that the Denman Local Trust Committee forward Bylaw No. 259 cited as “Denman Local Trust Committee Public Notification Bylaw No 259, 2025” to the Islands Trust Executive Committee for consideration of approval.

**CARRIED**

**12.4 Trust Conservancy Report - none**

**12.5 Applications Report dated December 9, 2025**

Received for information.

**12.6 Trustee and Local Expense Report dated October, 2025**

Received for information.

**12.7 Adopted Policies and Standing Resolutions**

Received for information.

**12.8 First Nations Relationship Building Update - none**

**12.9 Local Trust Committee Webpage - none**

**13. WORK PROGRAM**

**13.1 Active Projects Report dated December 4, 2025**

Received for information.

**13.2 Future Projects Report dated December 4, 2025**

Received for information.

**14. LOCAL TRUST COMMITTEE PROJECTS**

**14.1 Major Project: Denman Housing (Official Community Plan and Land Use Bylaw)  
Review Project: Business Case for 2026/27 Fiscal Year - Staff Report**

The Planner summarized the staff report and noted that the project is scheduled to complete during the current term and the business case reflects potential budget required for engagement.

**DE-2025-069**

**It was MOVED and SECONDED**

that the Denman Island Local Trust Committee endorse the attached 2026 – 2027 Business Case and that staff forward the business case to the relevant committees and to Trust Council.

**CARRIED**

**14.2 Major Project: Denman Housing (Official Community Plan and Land Use Bylaw) Review Project - Staff Report**

The Planner summarized the staff report and indicated a more comprehensive report would be coming forward at the January meeting.

A Trustee noted they would like to focus the January discussion on the following suggestions:

- Pending endorsement from the K’omoks First Nation regarding a 200-metre setback from the ocean, allowing subdivision outside of that 200-metre range and prohibiting further densification of the shoreline;
- Reviewing the current lot coverage allowance of 25%, with consideration given to reducing coverage and scaling it to property size;
- Suggestion to limit maximum floor area to 300 square metres;
- Not requiring cluster housing a condition for approval of additional density;
- Considering additional dwellings on a case-by-case basis, according to the needs of the applicant, site geography, and potential environmental impacts;
- Considering the use of spot zoning based on a checklist of minimum requirements and specific criteria, rather than pre-zoning;
- Creating an application process to legalize existing non-conforming dwellings while ensuring there is not an undue environmental impact;
- Discontinuing the use of Temporary Use Permits;
- Requiring rainwater catchment systems for all new dwellings;
- Permitting accessory dwelling units, including tiny homes, yurts, and trailers;
- Allowing secondary suites in all zones, with further details to be provided regarding requirement for water licensing;
- Allowing room rentals in all zones except Conservation, Park, R4 Community Housing, and Water zones;
- Eliminating the Resource (RE) zone and rezoning those properties to zones more appropriate for their current use.

**DE-2025-070**

**It was MOVED and SECONDED**

that the Denman Island Local Trust Committee endorse the revised project charter.

**CARRIED**

**15. UPCOMING MEETINGS**

**15.1 Next Regular Meeting Scheduled for Tuesday, January 20, 2026 at 10:00 a.m. at Denman Activity Centre, 1111 Northwest Road, Denman Island, BC**

**16. CLOSED MEETING**

**16.1 Motion to Close the Meeting**

**DE-2025-071**

**It was MOVED and SECONDED**

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(f) for the purpose of considering:

- (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

and that the recorder and staff attend the meeting.

**CARRIED**

The meeting was closed to the public at 1:58 p.m.

**16.2 Recall to Order**

The meeting was recalled to order at 2:15 p.m.

**16.3 Rise and Report**

Chair Maude will rise and report adoption of the March, 2025 in-camera meeting minutes at the next regular business meeting.

**17. ADJOURNMENT**

**By general consent**, the meeting was adjourned at 2:16 p.m.

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David Maude, Chair

Certified Correct:

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Lisa Millard, Meeting Administrator/Recorder



**PUBLIC HEARING**  
**DENMAN ISLAND LOCAL TRUST COMMITTEE**

**February 17, 2026**  
**Electronic Meeting**

**PROPOSED BYLAW NO. 256**  
(Denman Island Official Community Plan, 2008, Amendment No. 3, 2025)  
**AND**

**PROPOSED BYLAW NO. 257**  
(Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025)

**PL-RZ-2024-0055 Denman Conservancy Association**

**Public Hearing Submissions Placeholder**

**From:** Des Kennedy <[REDACTED]>  
**Sent:** Monday, February 9, 2026 11:20 AM  
**To:** northphsub  
**Subject:** Denman Island Proposed Bylaws #256 &257

I wish to register my wholehearted support for Proposed Bylaws #256 and 257.  
I encourage the Denman Island Local Trust Committee to approve these proposed bylaws without delay.

Des Kennedy  
[REDACTED]  
Denman Island, B.C.  
[REDACTED]

**From:** Tyler Manson <[REDACTED]>  
**Sent:** Saturday, February 7, 2026 4:49 PM  
**To:** northinfo  
**Subject:** Feb 17 public hearing

I am confused and concerned that you are holding a public hearing via electronic hearing on day that has a planned power outage. Will you be rescheduling this meeting?

**From:** Lisa <[REDACTED]>  
**Sent:** Saturday, February 7, 2026 4:45 PM  
**To:** northinfo  
**Subject:** Proposed Bylaws 256 and 257

I cannot make out the names of the roads adjacent to or near the subject properties. I utilized two pairs of reading glasses and a map glass but I still cannot read the text on the map. The individual letters in the road names are smaller than a grain of sand.

If you're going to provide me with a map please do me the courtesy of ensuring that all the information is accessible. The map could simply have been printed on the back of the notice in a larger format but by including it within the one-page notice you have provided me with an utterly useless graphic.

Your office has a responsibility to provide information that is accessible to the recipient. I would appreciate it if you made a sincere effort in that regard.

Lisa Wood  
Denman Island

Patricia Willis

[REDACTED]

Denman Island

[REDACTED]

[REDACTED]

February 12, 2026

Denman Island Local Trust Committee (LTC)

[northphsub@islandstrust.bc.ca](mailto:northphsub@islandstrust.bc.ca)

[dagraham@islandstrust.bc.ca](mailto:dagraham@islandstrust.bc.ca)

[sborthwick@islandstrust.bc.ca](mailto:sborthwick@islandstrust.bc.ca)

[dmaude@islandstrust.bc.ca](mailto:dmaude@islandstrust.bc.ca)

**Re:** Proposed Bylaw Nos 256 (OCP) and 257 (LUB) - Denman Conservancy Rezoning  
Proposed Bylaw Nos 256 (OCP) and 257 (LUB) - Denman Conservancy Rezoning

I am writing to express my support for the proposed bylaws cited above.

1. Proposed Bylaw Nos 256 (OCP) and 257 (LUB) - Denman Conservancy Rezoning

The subject areas as described in Proposed Bylaw 257 comprise significant additions to a contiguous conservation zone in the heart of Denman Island. Both subject areas contain important ecological amenities. The rezoning to Conservation/Recreation will provide greater protection to ensure these areas will not suffer negative intervention into the future. The Denman Conservancy Association (DCA) is the steward of these lands with a 35-year track record of protecting lands and providing public low-impact recreation. Proposed Bylaw 256 ensures that the value represented by the transfer of residential densities from these lands will benefit the community.

2. Proposed Bylaw Nos 256 (OCP) and 257 (LUB) - Denman Conservancy Rezoning

I have been a strong supporter of the CoHo Landing project from its inception. As a 56-year resident of Denman, I know how difficult it is for young families to secure housing. CoHo offers a progressive and innovative model to address this challenge. CoHo has demonstrated responsible development over its history and can be trusted to proceed with community and environmental awareness as it embarks on this next phase.

Thank you for your attention to my submission.

Sincerely,

Patti Willis