

Island Trust
700 North Road
Gabriola, BC
V0R 1X3

January 15th, 2026

I am writing in response to a proposed rezoning request by the owners of 4100 Pinecrest Road, Demand Island, BC. (Tara Parkinson and Paul Weyer). The legal description of the property in question is – Lot 5, Section 25, Denman Island, Nanaimo District, Plan VIP 89027

The property forms part of the Parklands development created approximately 15 years ago (July 2011) on what was once a logging operation. I understand that there was a long and protracted process to create this rural residential subdivision.

There is a total of eleven (11) lots zoned R2 ranging in size from approximately 6 acres to 15 acres. The properties were marketed as “Large view acreages on beautiful Denman Island with “Elevation and Expansiveness” and “...forested slopes ...has great privacy “. (from real estate promotional literature).

The combined population that currently resides on the 14 lots is approximately 21 residences.

I purchased Lot 4 – 4101 Pinecrest Road in August 2017. This is my year-round home where I have lived for the past four years in a peaceful and tranquil setting.

The neighborhood consists mostly of couples or young families that sort a peaceful rural setting to either retire to or bring up their families.

I would like to express my opposition to this potential re-zoning of Lot 5 from R2 to a multi-family housing Co-Op which would have a significant negative impact on the lives of the area residents.

Re-zoning Lot 5 to a multi-family residential lot would have a fundamental impact on our rural way of life for a number of reasons.

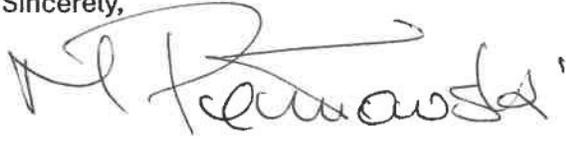
- According to 2021 census for British Columbia the average BC household has 2.4 people per dwelling. The proposed multi-family development could potentially have nineteen (19) people or more residing on Lot 5. (2.4 x 8 units)
- The road to access this remote area of Denman Island is round 5 Km of poorly maintained gravel roads regardless of which direction the area is approached.
- The distance to any amenities such as stores, medical center, school, recreation facilities is more than 10 Km. To go and buy a pint of milk is a 20 Km round trip on rough roads.
- The stated concepts for future travel options by the potential residents of the Co-op are naïve to say the least and outright impractical for the most part. Riding a bicycle on the sections of the gravel road would be a major hazard, the road is a rural designated road with no form of streetlights, making cycling extremely precarious in the winter months.
- The concept of all residents of the proposed Co-Op owning electric vehicles to travel back and forth the ferries and “downtown” Denman Island is idealistic and is unrealistic. Most future potential residents of this low-cost housing project would almost certainly be challenged to purchase an EV. I can't afford one and I earn a six-figure salary !

- The majority of the current rural residential lots in the Parklands Development have two or three vehicles per household. This demonstrates the practicality of living in a rural setting. The modern-day family requires transportation to amenities, doctors and dentist appointments, schools and ferries.
 - This would suggest that the proposed Lot 5 re-zoning to Co-Op housing would likely demand additional fourteen to eighteen EV vehicles to meet the needs of the residents. This is in addition to the current number of vehicles owned by the current residents. Hardly in keeping with a rural residential setting
 - The BC Hydro electrical demands to service an additional seven residential units and EV charging would be challenging to say the least and expensive (presumably incurred by the new residence of the low-cost housing project)
- In the event of a forest fire in the area of the Parklands Development approximately forty residents would have to try and evacuate from cul-de-sac in their electric cars with possessions and pets. (the allowable number of pets was not mentioned in the proposed community by-laws). The evacuation would be via one of two poorly maintained rural gravel roads.
 - The Denman Fire Hall and BC ambulance station are situated approximately 7 Km from the proposed multi-family location. Emergency access would have to be via (once again) the poorly maintained gravel roads.
- The letter produced by Paul and Tara suggest that all future homes would have heat pumps. Once again, it is a very admirable concept in this day and age. However, the practicalities are that we experience power outages during winter storms. Most current residents of the Parklands Development have wood stoves as a back-up way of heating their home during these winter outages. I suppose the future residence of the Co-Op could pile in their electric cars and travel the 10 Km on rough, unlight roads to a warming center in “downtown” core.
- The letter of intent to re-zone to multi-family residential zoning states that the proponents have “ been looking at land sharing for over 20 years.”. If this is truly the case, then why on earth would they purchase a remote rural single family residential lot that is 10 Km from any essential amenities on Denman Island

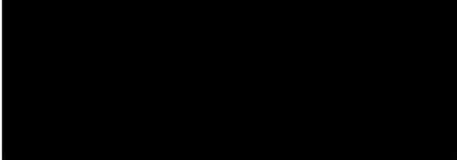
The concept of Co-Op housing is a very good idea that allows people with low income to take ownership in some form of their own housing requirements. I fully support the concept of Co-Op housing. However, this remote rural residential area is not the place for this type of living arrangement.

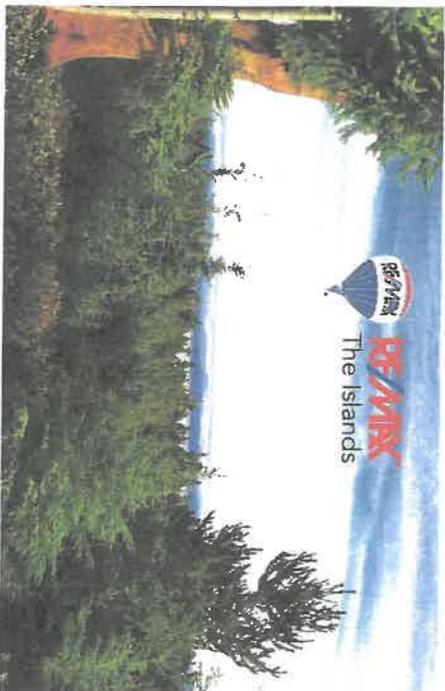
Thank you for the opportunity to express my thoughts on this proposed re-zoning concept on the adjacent Lot 5 – 4100 Pinecrest Road, Denman Island.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Pawlowski', with a large, stylized initial 'M'.

■ Marek Jan Pawlowski P.L.Eng





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Enter from above via Pinecrest Road onto the eastern gentle slope of this property, and enjoy the distant ocean view of the Strait of Georgia framed by Texada and Lasqueti Islands, with the Coast Range mountains as the backdrop.

LOT 7 \$199,000 +gst 6.9 acres

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on beautiful Denman Island, BC



from \$199,000 to \$355,000

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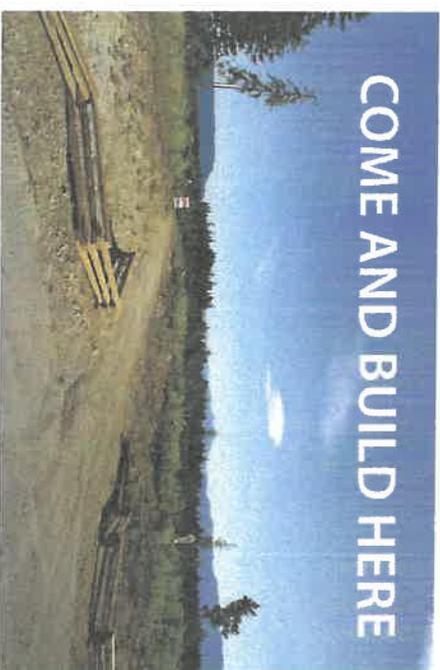
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Bente Pilgaard
Managing Broker, Realtor

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LOT 5 \$355,000 +gst 15 acres