PUBLIC HEARING RECORD
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Islands Trust

Denman Island Local Trust Committee

Public Hearing Record

Date:	**February 17, 2026**
Time:	**10:00 am**
Location:	**Electronic Meeting**
Members Present:	**David Maude, Chair** **Sam Borthwick, Trustee** **David Graham, Trustee**
Staff Present:	**Marlis McCargar, Island Planner** **Lisa Millard, Meeting Administrator/Recorder**
Others Present:	**There were approximately 11 members of the public in attendance.**

1. CALL TO ORDER

Chair Maude called the meeting to order at 10:38 a.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. INTRODUCTIONS AND OPENING STATEMENT FROM THE CHAIR

Chair Maude welcomed the public and acknowledged that the meeting was held on the territory of the Coast Salish First Nations. He introduced himself, Trustees, staff and recorder.

Chair Maude read a statement outlining the content, purpose, and process of the Public Hearing regarding Proposed Bylaw No. 255, 254 and No. 250 according to Section 465 of the *Local Government Act*. He advised that all persons who believe their interest is affected by the bylaws would be given the opportunity to speak and submit written comments, and that further submissions cannot be received by the Local Trust Committee after the close of the Public Hearing. He noted that all relevant documents are contained in the Public Hearing binder and on the Islands Trust website, which is available to the public.

3. PROPOSED BYLAW NO. 255 (Official Community Plan) and 250 (Land Use Bylaw) and NO. 254 (Housing Agreement Bylaw)

Island Planner McCargar summarized the proposed changes to the Official Community Plan (OCP) and Land Use Bylaw (LUB) that are being considered.

Summary of changes to Bylaw No. 255, 250, and 254 which, if adopted, will amend the OCP and LUB by:

- Proposed Bylaw No. 255 will amend the Official Community Plan to withdraw four units from density bank to support the rezoning;
- Proposed Bylaw No. 250 will amend the Land use Bylaw to increase the number of residentials units by four going from fifteen units to nineteen, permit secondary suites in all units, increase the maximum gross floor area for a single-family dwelling from 139.4 metres squared to 186 metres squared to accommodate secondary suites, and increase the maximum floor area from 1275 metres squared to 2174 metres squared for outbuildings;
- Proposed Bylaw No. 254 is the housing agreement which secures nineteen cooperative co-op housing units as affordable and specifies occupancy;

4. REVIEW OF PUBLIC HEARING NOTICE

Planner McCargar reviewed the Public Hearing Notice procedures for posting of notices and publication of Public Hearing according to statutes, and noted that all notification requirements have been completed. She advised that the Public Hearing binder is available for review during this Hearing, pointed out the location of the binder, and noted that it is also available on the Islands Trust website.

She identified the agencies, non-agencies and First Nations referrals that were sent out for comment, and provided a brief overview of responses received, which are also posted on the Islands Trust website. There were 31 public submissions received in response to the notice as of the end of day February 16, 2026.

5. PROPOSED BYLAW NO. 255, 250 (Official Community Plan) AND NO. 254 (Land Use Bylaw)

Chair Maude asked if any members of the public would like to speak to proposed Bylaw No. 255, 254, and 250.

Trustee Graham received a written comment from John and Rita Isbister of Denman Island which stated the correspondents support four additional units but disagree with the inclusion of secondary suites and are concerned about siting and septic.

Laura Busheikin supports the application and noted the Official Community Plan speaks to upzoning for affordable housing which will allow seniors to age in place with their families. She noted mapping had been done to identify where the new dwellings will be located, it would be unlikely suites will have fast uptake, the suites will not be commercial rentals, there are limits on rental rates to keep them below market level, most of the suites would be used by tenants who would be considered occupants or licensees, and the maximum floor coverage is 2000 square feet for dwelling and secondary suite combined.

Noah Ross spoke in support the secondary suites and four additional units noting the cooperative is a benefit to the community, there is limited affordable housing, the units are not contingent on grant applications, it is unlikely that there will be high uptake on secondary suites, there is limited square footage available, the cooperative provides affordable ownership opportunities, and they do not have concerns about septic.

Nick Montgomery stated support for the application and noted the co-operative presents a strong social fabric with community members that take care of each other. He stated in past generations people could buy property and raise a family; however, today it is not possible for the general population to purchase property and he spoke to the ability of providing opportunities which allow residents to age in place.

Sean Maher stated opposition to the proposed bylaws indicating that their understanding of cohousing does not include members plus tenants, the density bank is for affordable housing, and while they do not oppose the four new units, they have concerns about the secondary suites and noted that full uptake must be considered because that is what the zoning will allow. They also noted the electrical panel requires upgrading.

Vali Majd stated support of the proposed bylaws and noted the additional secondary suites are not affecting the density bank and while people have concerns about potential for an increased number of people living on the property, he currently lives in a 240 square foot cabin, is looking for ability to maintain a level of independence in living format, and whether he chooses an additional unit or a larger house the carrying capacity is not affected. He stated the initiative to get four more lots on the land does not provide any financial benefit to the cooperative, there is room for additional housing to address affordability needs, there are caps on the share value and resale value of dwellings regardless of how they are appraised and most opposition is from an understanding of traditional housing parameters.

Daniel Terry stated support of the additional of four units and is in favour of cohousing members gaining living space and increased accessory building space but is not in favour of the secondary suites. They noted that while it has been stated the full build out capacity might not be utilized, the zoning permits the development of 19 secondary suites, and that number needs to be considered. They expressed that shared living space is preferable to renting a unit with a separate entrance which they do not consider to be cohousing.

Laura Busheikin noted that each unit has a grey water septic system as the units use composting toilets and the co-operative is looking at upgrading their electricity. She asked that members of the public look at impacts of building an addition versus a building with a full kitchen and consider that the housing is subject to a housing agreement and a co-operative agreement and many co-op housing communities have rental options for caregivers and extended family.

Nick Montgomery stated studies have been done on co-housing which show a history of co-ops and co-housing using rentals for affordability and intergenerational relationships. There are clear regulations liming the size of homes and the housing cluster will remain low impact even if built out to full capacity.

Eli Hason stated support for the project.

Chair Maude asked the public for any other comments or submissions. He called a second time for any comments or submissions on the proposed bylaws. He called for submissions a third and final time.

6. **ADJOURNMENT**

Chair Maude noted that upon closure of the Public Hearing, any further questions or submissions should be forwarded to staff, as Trustees cannot hear or receive anything further on the application post-Public Hearing.

There being no further submissions, Chair Maude declared the Public Hearing closed.

By general consent the meeting was adjourned at 11:21 a.m.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD:

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Lisa Millard, Recorder