



Denman Island Local Trust Committee

Minutes of Regular Meeting

Date: June 23, 2026

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

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

Staff Present: Renee Jamurat, Regional Planning Manager (electronic)
Narissa Chadwick, Senior Planner (electronic)
Marlis McCargar, Island Planner
Margot Thomaidis, Planner 2 (electronic)
Warren Dingman, Bylaw Compliance & Enforcement Manager (electronic)
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately 100 members of the public in attendance.

1. CALL TO ORDER

Chair Maude called the meeting to order at 10:06 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 8 was heard first, followed by item 5, and the order of business continued commencing at item 4.

By general consent, the agenda was approved as amended.

4. REPORTS

4.1 Trustee Reports

Trustee Graham reported attendance at the recent Trust Council meeting which was held electronically resulting in a savings of \$30,000 compared to an in-person meeting.

Trustee Borthwick reported attendance at the Trust Council meeting, noted concerns with low attendance, and highlighted work being done on the trustee onboarding program.

4.2 Chair's Report

Chair Maude reported attendance at Trust Council, noted attendance issues, and stated appreciation for working with the Denman Local Trust Committee over the course of the term.

4.3 Electoral Area Director's Report - none

5. PUBLIC PARTICIPATION

The owner of the Camp Denman property stated the following:

- They were not notified that a delegation speaking about their property would be on the agenda and expressed concerns that this was unfair;
- They stated they have lived in the United States but are a Canadian citizen;
- They stated they have 54 years of experience as an educator with accredited camps and schools;
- They stated they pay high taxes due to the property's camp classification;
- They stated the property was in disrepair when acquired and the Elks could not keep up the maintenance;
- They stated they are developing educational programs which will include the environment, art, music, dance, and yoga;
- They encouraged community members to seek information, ask questions and communicate with them directly.

Several members of the public spoke to the Camp Denman project and the following comments were recorded:

- Development rules and regulations are being disregarded, what is the Local Trust Committee's position?
 - The Chair noted all bylaw complaints brought to Islands Trust are investigated and the Manager of Bylaw Compliance and Enforcement stated there is an open file on the property, the property owners have been informed about contraventions, that they need to cease doing unlawful activities and that permits are required.
- The development appears to be a resort rather than a camp for children;
- The tents are two feet from the neighbouring fence line and tower over the property even though there are 35 acres in which they could have been placed;
- The facts and plans need to be known now before the construction happens;
- The Elks were not very active due to feasibility and infrastructure issues and while there are concerns about water there is a farm next door using a lot of water;
- Camp Denman facilities could be used for local educational programs;
- The property is not being developed as a resort and it is important to stay objective;
- The developers should be aware of the processes of Islands Trust including zoning regulations and focus on environmental impacts and the rules are being ignored;
- There is support for a children's camp and artists programs but the work needs to be done properly and processes followed if development is outside of current zoning;
- The Operations Director stated they have taken land use into consideration through an invasive species plan and a comprehensive water plan, and they have chosen not to undertake token agricultural activities. They are not developing a resort and there have been careful and conscientious efforts to respect the agricultural landscape,

environmental values, indigenous history and regulatory framework and the community is invited to visit and ask questions;

- There is a false equivalency being promoted between Camp Denman and Elk Haven Camp as Camp Denman is a capitalist venture;
- There is concern with water shortages and the water plan should be made public;
- Camp Denman's Executive Director stated they are happy to have conversations about water use, have worked with Komok's First Nation and will continue to do so, have engaged a qualified environmental professional, have not changed the water system that has hosted up to 2000 people a year in the past, will continue to offer camps while using a different model, and bunk spaces are being placed in the tents and they are not luxury accommodations.

Several members of the public spoke in support of the 3Ravens Land Share Non-Profit Affordable Housing Cooperative housing application and the following comments were recorded:

- The rental market is unstable and land sharing brings people together to work cohesively and problem solve. the speaker expressed that the project should move forward in a timely manner;
- Cooperative housing attracts resourceful people who want to live a rural lifestyle and a collective approach benefits the residents and broader community;
- One speaker stated that a water management plan is unnecessary as each household is responsible for their own rainwater collection and use, and suggested that the objectives of an ecological covenant could be achieved through other means;
- The people that are interested in living in cooperative housing are those that work and contribute positively to the community in positive ways;
- Many community members have been living in inadequate housing and housing insecurity is stressful for families with young children;
- Housing options outside of privately-owned single-family homes have not been available and the younger generation can not afford traditional housing;
- An immediate neighbour of the property spoke in support of the proposal.

A member of the public spoke to applications PL-DP-2026-0052 and PL-DVP-2026-0053 and disputed the staff report which stated that the variance will have little or no impact on neighbouring properties. They stated that the dwelling encroaches onto their property, that tree removal has affected their property, that the variance would be permanent, that the structure was previously used as a detached dwelling and was only decommissioned following enforcement action, that the encroachments remain unresolved, and that buildings on the property boundary create ongoing issues related to maintenance, access, drainage, repairs, fire, safety, and boundary management. They requested the Local Trust Committee decline the application.

A member of the public expressed concern about the commodification of Denman Island and stated that priority should be given to increasing affordable housing rather than approving projects they characterized as capitalistic or profit-driven.

6. MINUTES

6.1 Local Trust Committee Special Meeting Minutes dated April 17, 2026 - for adoption

By general consent, the Local Trust Committee meeting minutes of April 17, 2026 were adopted.

6.2 Local Trust Committee Minutes dated May 12, 2026 - for adoption

By general consent, the Local Trust Committee meeting minutes of May 12, 2026 were adopted.

6.3 Section 26 Resolutions-Without-Meeting Report - none

6.4 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated June 16, 2026

Received for information.

8. DELEGATIONS

8.1 The Concerned Denman Island Group regarding Development on Agricultural Land Reserve Land Purchased by Corporate Interests

The delegate spoke to scope of development being undertaken at 2325 Northwest Road and noted the following:

- The property is within the Agricultural Land Reserve and was previously owned by the Elks Club which operated free camps for non-profit children's groups under a non-conforming use;
- The property was sold to a numbered corporation and a member funded society was registered as Camp Denman Society with their website indicating plans to operate a digital artificial intelligence (AI) assisted multi-studio campus accommodating all ages with programs, accommodations, and food services;
- The new property owners are undertaking a large-scale development without following processes stipulated by governing bodies such as Islands Trust;
- Development to date includes a conversion of the main building into studios, installation of transformers and a large septic field, road upgrades, an anchored dock, and numerous large tents with heat, power, and digital access built on concrete platforms with many less than 10 metres from the adjacent property;
- The non-conforming use no longer seems applicable, agricultural land reserve accommodation and use requirements are being contravened, K'omoks First Nation has identified areas of cultural significance, and there are concerns about water and septic capacity;
- They request that Islands Trust exert its authority to ensure regulations are upheld in alignment with the Islands Trust mandate.

9. APPLICATIONS AND REFERRALS

9.1 Bylaw 256 and 257 Adoption (PL-RZ-2024-0055) - Staff Report

Bylaw No. 256 and 257 had previously been given Third Reading and subsequently approved by the Executive Committee and the Minister of Housing and Municipal Affairs and were presented to the Local Trust Committee for adoption.

DE-2026-030

It was MOVED and SECONDED

that the Denman Island Local Trust Committee Bylaw No. 256 cited as “Denman Island Official Community Plan, 2008, Amendment No. 3, 2025”, be adopted.

CARRIED

DE-2026-031

It was MOVED and SECONDED

that the Denman Island Local Trust Committee Bylaw No. 257 cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2025”, be adopted.

CARRIED

9.2 Bylaw 255, 254 and 250 Adoption (DE-RZ-2024.1) - Staff Report

Bylaw Nos. 255, 254 and 250 had previously been given Third Reading and subsequently approved by the Executive Committee and the Minister of Housing and Municipal Affairs and were presented to the Local Trust Committee for adoption.

DE-2026-032

It was MOVED and SECONDED

that the Denman Island Local Trust Committee Bylaw No. 255 cited as “Denman Island Official Community Plan, 2008, Amendment No. 2, 2025”, be adopted.

CARRIED

DE-2026-033

It was MOVED and SECONDED

that the Denman Island Local Trust Committee Bylaw No. 250 cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2024”, be adopted.

CARRIED

DE-2026-034

It was MOVED and SECONDED

that the Denman Island Local Trust Committee Bylaw No. 183 be rescinded and discharged from title upon registration of Housing Agreement Bylaw No. 254.

CARRIED

DE-2026-035

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 adopted.

CARRIED

DE-2026-036

It was MOVED and SECONDED

that the Denman Island Local Trust Committee require the applicant for DE-RZ-2024.1 to provide confirmation to the Local Trust Committee that the housing agreement has been registered at the Land Title Office, by August 24, 2026.

CARRIED

9.3 PL-DP-2025-0268 (HJT Agricultural Development Co. Ltd.) - Staff Report

The Planner summarized the staff report and highlighted the following:

- The application seeks a Development Permit for tree removal that has occurred within Development Permit Area 1 (DPA 1) – Komas Bluff;
- A deferral of the application is being sought to provide time for receipt of additional information and financial security related to the costs associated with implementation of remedial restoration;
- The applicant has provided a preliminary geotechnical assessment which generally addresses site conditions relevant to the objectives of the Development Permit Area guidelines. An exception relates to the guideline requiring the retention or replanting of trees or other vegetation to control bank erosion. Staff recommended that a restoration plan addressing this guideline be received before the application proceeds.

Discussion ensued and the Local Trust Committee indicated support of the recommendations outlined in the report noting removal of trees in a Development Permit Area is a serious matter.

DE-2026-037

It was MOVED and SECONDED

that the Denman Island Local Trust Committee defer issuance of development permit PL-DP-2025-0268 pending receipt of the following information by September 21, 2026:

- a. A restoration plan prepared by a Qualified Environmental Professional (QEP), Registered Professional Biologist (RPBio), Professional Engineer (P.Eng.), Professional Landscape Architect (BCSLA) or member of BC Landscape and Nursery Association (BCLNA) identifying all areas where vegetation has been removed or significantly altered as a result of tree cutting activities. The plan shall demonstrate how vegetation will be re-established and maintained to achieve long-term erosion control along the top and face of the bank. The plan shall include planting specifications, implementation and monitoring requirements and may include appropriate protective measures such as irrigation, replacement planting, fencing, and/or deer browse protection, where required; and
- b. A cost estimate for all proposed restoration works, installation, monitoring, and professional inspection activities.

CARRIED

DE-2026-038

It was MOVED and SECONDED

that the Denman Island Local Trust Committee require security in an amount equal to 125% of the estimated cost of implementing the restoration plan, including installation, monitoring, replacement planting, and any associated protective measures, to be provided in the form of either a certified cheque or an auto-renewing irrevocable letter of credit, on or before October 21, 2026.

CARRIED

9.4 PL-RZ-2025-0464 (3Ravens) - Preliminary Staff Report

The Planner summarized the staff report and highlighted the following:

- The application seeks a Land Use Bylaw amendment to permit seven additional dwelling units on the subject property for a total of eight units;
- The dwelling units are proposed as a land share non-profit affordable housing cooperative comprised of one common house, eight single family dwellings, and accessory buildings;
- Staff recommends deferral of preparation of draft bylaws until the Housing Review Project receives third reading to provide clarity on a future housing framework and status of the density bank.

The applicant was in attendance and read a statement which spoke to concerns related to the costs associated with providing additional professional reports.

Discussion ensued and the following comments were noted:

- Trustees expressed concerns about deferring work;
- Members of the community have expressed concerns related to density; however, the way the land is used is also an important consideration;
- While the land is not necessarily close to amenities there are limited properties on which a project such as this can be done;
- Deferral of preparation of draft bylaws is being requested due to the potential elimination of the density bank as there is currently not enough densities to support two competing applications;
- Some of the reports requested by staff, fall within the realm of other jurisdictions; however, there is need to address any potential concerns related to wastewater systems, a fire suppression plan can be worked through with the local fire department, and a proof of water report contradicts cistern use;
- Ecological protections might be addressed through measures outside of a covenant and this can be revisited as the application moves forward.

DE-2026-039

It was MOVED and SECONDED

that the Denman Island Local Trust Committee defer preparation of a draft bylaw to amend Denman Island Land Use Bylaw, 2008 to rezone LOT 5, SECTIONS 25 AND 30, DENMAN ISLAND, NANAIMO DISTRICT PLAN VIP89027 until September 15, 2026.

CARRIED

DE-2026-040

It was MOVED and SECONDED

that the Denman Island Local Trust Committee request the applicant for PL-RZ-2025-0464 (3Ravens) submit confirmation from a qualified professional that the subject property has adequate conditions to support wastewater systems, compliant with the BC Sewerage System Regulation under the *Health Act* for the proposed increase in density, to the Local Trust Committee prior to First Reading of a proposed land use amendment bylaw being considered.

CARRIED

DE-2026-041

It was MOVED and SECONDED

that the Denman Island Local Trust Committee request the applicant for PL-RZ-2025-0464 (3Ravens) enter into a cost recovery agreement with the Islands Trust for the purposes of drafting a housing agreement, ecological protection covenant and any additional covenants required to secure Local Trust Committee direction.

CARRIED

DE-2026-042

It was MOVED and SECONDED

that the Denman Island Local Trust Committee request staff prepare a housing agreement for Local Trust Committee consideration.

CARRIED

DE-2026-043

It was MOVED and SECONDED

that the Denman Island Local Trust Committee request that the applicant for PL-RZ-2025-0464 (3Ravens) submit a conceptual site plan, prior to First Reading, illustrating approximate building envelopes, accessory structures, common house, cistern and fire suppression storage, wastewater system locations, access and emergency vehicle circulation, and delineation of environmental protection areas, buffers, and no-build areas, to demonstrate that the proposed density can be accommodated on the site.

CARRIED

The meeting was recessed for a break at 12:39 p.m. and reconvened at 1:12 p.m.

9.5 DE-RZ-2023.1 (Komas Ranch Ltd.) - Staff Report

The Planner summarized the staff report and highlighted the following:

- The application is being returned to the Local Trust Committee for the purpose of a status update;
- Additional information is required from the applicant to inform the draft bylaws prior to consideration of first reading;
- A Section 219 covenant has been determined to be a more effective tool for heritage conservation compared to a Heritage Conservation Area.

The applicant was in attendance and spoke to the application. They noted that the application does not seek to make any changes to the property or structures but to replace the expired Land Use Contract. They identified concerns related to the

request for a water management plan, preliminary field reconnaissance report, and environmental protection covenant and suggested alternative options.

Discussion ensued and the following comments were noted:

- There is need to know how many guest dwelling units exceed 400 square feet at which time the Local Trust Committee can consider options related to the units;
- Once a preliminary field reconnaissance report has been completed the applicant seeks a letter of assurance that further information will not be requested;
- An archaeological impact assessment is triggered by a Siting and Use permit or other development permit application;
- There is need for assurance of ecosystem protection and consideration of options and the use of a tailored restrictive covenant could be looked at.

DE-2026-044

It was MOVED and SECONDED

that the Denman Local Trust Committee request staff to draft a letter of understanding stating that the completion of a Preliminary Field Reconnaissance report will satisfy the Local Trust Committees' heritage protection requirements for the purposes of the rezoning process of DE-RZ-2023.1 (Komas Ranch Ltd.).

CARRIED

DE-2026-045

It was MOVED and SECONDED

that the Denman Island Local Trust Committee has reviewed Draft Bylaw No. 252, cited as "Denman Island Official Community Plan Bylaw No. 185, Amendment No. 1, 2025" and Draft Bylaw No. 253, cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2025" and requests the Applicant provide the following information regarding DE-RZ-2023.1 (Komas Ranch Ltd.):

- a. The total number of existing accessory dwellings:
 - i. greater than 37.2 square metres (400 square feet) in floor area; and
 - ii. smaller than 37.2 square metres (400 square feet) in floor area.
- b. A final Building Site Plan to be included in Draft Bylaw No. 253.

DE-2026-046

It was MOVED and SECONDED

to amend the motion by adding "equal to or" before the words "smaller than" on item a. ii.

CARRIED

The question on the following motion, as amended, was then called.

that the Denman Island Local Trust Committee has reviewed Draft Bylaw No. 252, cited as "Denman Island Official Community Plan Bylaw No. 185, Amendment No. 1, 2025" and Draft Bylaw No. 253, cited as "Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2025" and requests the Applicant

provide the following information regarding DE-RZ-2023.1 (Komas Ranch Ltd.):

- a. The total number of existing accessory dwellings:
 - i. greater than 37.2 square metres (400 square feet) in floor area; and
 - ii. equal to or smaller than 37.2 square metres (400 square feet) in floor area.
- b. A final Building Site Plan to be included in Draft Bylaw No. 253.

CARRIED

9.6 PL-DP-2026-0052 and PL-DVP-2026-0053 (Hornick) - Staff Report (2:10)

The Planner summarized the staff report and highlighted the following:

- The application seeks a combined Development Permit and Development Variance Permit for both retroactive and proposed development within Development Permit Area 2 (DPA 2) – Steep Slopes to permit an existing addition to the single-family dwelling and existing accessory building, remove structures encroaching onto a neighbouring property, allow installation of a new septic system, and to permit a variance to minimum siting on the side lot line and maximum height of an accessory building;
- The development is consistent with DPA 2 guidelines and/or have been addressed in the Impact Assessment and Restoration Plan provided by the applicant;
- One person has submitted correspondence in response to the Development Variance Permit notification.

The applicant was in attendance and spoke to the application and mitigation options related to the neighbour's concerns.

Discussion ensued and the following comments were noted:

- The proposed Development Permit specifies a condition to replant native shrubs and ground cover in the area in which trees were cleared;
- There is also a concrete pad that encroaches on the neighbouring property;
- Aerial photos confirmed there was a structure in the same location as the current location of the accessory building;
- The accessory building was being used as a secondary dwelling but was decommissioned following bylaw action; however, should new housing bylaws be enacted the property would be allowed to have a secondary accessory dwelling;
- Variances apply to the specific building and would not apply if the building was rebuilt in the future;
- The applicant is willing to negotiate an easement trade with the owner of the affected property;
- The Local Trust Committee considers the application based on information provided but does not mediate neighbour to neighbour disputes.

DE-2026-047

It was MOVED and SECONDED

that the Denman Island Local Trust Committee approve issuance of Development Permit PL-DP-2026-0052 (Hornick).

CARRIED

DE-2026-048

It was MOVED and SECONDED

that the Denman Island Local Trust Committee approve issuance of Development Variance Permit PL-DVP-2026-0053 (Hornick).

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Major Project: Denman Island Housing Review (Official Community Plan and Land Use Bylaw) Project - Verbal Update

The Planner provided a verbal update and noted the bylaws are out for referral with First Nations and agencies, staff have had two meetings with K’omoks First Nation regarding the referral, a Community Information Meeting is scheduled to be held on July 11 followed by a Public Hearing on September 15.

11. CORRESPONDENCE - none

12. NEW BUSINESS - none

13. STAFF REPORTS

13.1 Bylaw Enforcement Notification Bylaw No. 232 Amendment - Staff Report

The Bylaw and Compliance and Enforcement Manager summarized the staff report and noted the bylaw will add a penalty for failure to obtain a development permit in any Development Permit Area with ability for said penalty to be refunded should a compliance agreement be entered into.

DE-2026-049

It was MOVED and SECONDED

that the Denman Island Local Trust Committee Bylaw No. 265, cited as “Denman Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 232, 2019, Amendment No.1, 2026”, be read a first time.

CARRIED

DE-2026-050

It was MOVED and SECONDED

that the Denman Island Local Trust Committee Bylaw No. 265, cited as “Denman Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 232, 2019, Amendment No.1, 2026”, be read a second time.

CARRIED

DE-2026-051

It was MOVED and SECONDED

that the Denman Island Local Trust Committee Bylaw No. 265, cited as “Denman Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 232, 2019, Amendment No.1, 2026”, be read a third time.

CARRIED

DE-2026-052

It was MOVED and SECONDED

that the Denman Island local Trust Committee Bylaw No. 265, cited as “Denman Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 232, 2019, Amendment No.1, 2026”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

13.2 Public Notification Bylaw Amendment No. 259 Final Adoption - Staff Report

The Planner summarized the staff report and noted Bylaw Amendment No. 259 has been returned to the Local Trust Committee for adoption.

DE-2026-053

It was MOVED and SECONDED

that the Denman Island Local Trust Committee Bylaw No. 259, cited as “Denman Island Local Trust Committee Public Notification Bylaw No. 259, 2025”, be adopted.

CARRIED

13.3 Trust Conservancy Report – none

13.4 Applications Report dated June 16, 2026

Received for information.

13.5 Trustee and Local Expense Report dated April, 2026

Received for information.

13.6 Adopted Policies and Standing Resolutions

Received for information.

13.7 First Nations Relationship Building Update - none

13.8 Local Trust Committee Webpage - none

14. WORK PROGRAM

14.1 Active Projects Report dated June 16, 2026

Received for information.

14.2 Future Projects Report dated June 16, 2026

Received for information.

14.3 Upcoming Protocol Meeting with Comox Valley Regional District with Hornby and Denman Local Trust Committees - Verbal Update

No update was provided.

15. UPCOMING MEETINGS

15.1 Next Special Meeting to hold a Community Information Meeting Scheduled for Saturday, July 11, 2026 at 2:00 p.m., at Denman Community Hall, 1196 Northwest Road, Denman Island, BC

15.2 Next Regular Meeting Scheduled for Monday, August 24, 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-2026-054

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 recessed at 3:04 p.m.

16.2 Recall to Order

The meeting was adjourned following the in-camera meeting.

16.3 Rise and Report

The Chair will rise and report at the next scheduled regular business meeting.

17. ADJOURNMENT

By general consent, the meeting was adjourned at 3:17 p.m.

David Maude, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder