



Denman Island Local Trust Committee

Minutes of Special Meeting

Date: July 11, 2026
Location: Denman Island Community Hall
1196 Northwest Road, Denman Island, BC

Members Present: David Maude, Chair
David Graham, Trustee

Staff Present: Narissa Chadwick, Project Planner
Marlis McCargar, Island Planner
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately 19 members of the public in attendance.

1. CALL TO ORDER

Chair Maude called the meeting to order at 2:04 p.m.

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. BUSINESS ITEMS

4.1 Major Project: Denman Island Housing Review: Draft Official Community Plan and Land Use Bylaws for Review

4.1.1 Planner Presentation

The Planner provided a presentation and highlighted the following:

- Project focus has been on land use and density;
- Community engagement and Advisory Planning Commission work formed the basis of a Housing Action Plan, followed by an implementation list and the identification and development of policy and regulation options;
- Project goals have included updating information, incorporating First Nations interests in land use decision making, diversifying housing options, minimizing environmental impacts, and implementing affordability measures;

- The density cap and density bank will be replaced by strong policy direction which will focus on supporting the need for more affordable secondary suites and permit rezoning for multi unit housing;
- Subdivision through rezoning may be supported where it provides a community benefit.;
- Density is shifting through changes to the number of primary units permitted in specific zones and the number of additional secondary suites permitted resulting in an overall reduction in total density of 100 dwelling units;
- Housing options have been increased including permitting alternative types of dwellings, supporting home based assisted living, supporting tiny home villages, permitting housing with shared facilities, changes to seniors and multi unit housing, and permitting a reduction of minimum parcel size for non profit housing;
- There has been a reduction of maximum floor area per dwelling and a reduction of lot coverage in specific zones;
- Cisterns will be required for all new builds and filling swimming pools with groundwater will be prohibited;
- Other changes include limiting short term rentals to bed and breakfast operations, advocacy policies to support an exclusion application to Agricultural Land Commission for affordable housing, redesignation of a works yard parcel, updated climate change targets, and technical updates.

Trustee Borthwick arrived to the meeting at 2:25 p.m.

4.1.2 Question & Answer Period

How many primary dwellings are allowed on a 4-hectare property?

One dwelling unit per 4 hectares of lot area.

Does the policy inhibit development within a 200-metre setback from the water?

The existing setback from the sea is not being amended, and a 200-metre setback is not being considered. However, if an application is submitted to rezone a property for subdivision within the 200m of the sea, the Official Community Plan contains a policy to guide decision making on whether the location is appropriate for additional lots. This policy applies to rezoning applications for the purposes of subdivision only.

If the goal is to complete the project prior to fall elections, when is the public hearing scheduled?

The public hearing is scheduled on September 15.

People do not know that the meeting is occurring because they have been paying attention to the World Cup, notices are hard to find and have been posted late, the only local advertisement was on the last page of the Grapevine published July 9, documents are not included in the agenda and

can only be found on the project page of the website and these issues make it difficult for community members to be involved.

Lot coverage policies should look at all impervious surfaces so if one paves an area that does not require it, that area is not included.

Is a secondary suite counted as a density?

Traditionally suites have not been considered as additional densities as they occupy the footprint of the principal residence.

As soon as there is another individual, or family, in a suite there is higher impact related to water use, vehicle use, and other environmental impacts and it appears density is being increased while making sure it is done in a way that it is defined as something that is not an increase in density.

The current bylaw does not consider secondary suites within a primary dwelling as an extra density and property owners have had the ability to have suites in certain zones under the existing land use bylaw. There will now be a restriction on the size of a dwelling so one can not build a massive house and have a huge suite inside of it.

A builder spoke to issues they have with additional rules and regulations on properties and would argue that the correlation of size of building and ecological footprint of a large dwelling versus a small one is not proven. Large homes can be built to exceedingly high standards as defined by the step code yet some affordable housing schemes seem to bypass the step code and building code. If large houses can not be built then small houses that are not inspected should not be able to be built. Large houses affecting permeability does not correlate to mandated water catchment and the reasoning to not allow large house sizes does not make sense.

What would the population be if all allowable density is built out and has anyone determined what services are required for a built-out population?

What is currently permitted in terms of total dwelling units and what is being proposed results in a reduction of 100 units.

The proposed changes have attempted to not increase the possibility of having more houses and they specify subdivision is not allowed unless the proponent is providing a community benefit.

What is the new definition of dwelling and what is the technical change related to septic tank system setbacks?

A dwelling unit means a building or set of rooms in a building used as a residence containing an independent cooking, sleeping, and living facility and designed for occupancy.

In the existing bylaw there is language related to a sewage disposal field or alternate sewage system and the technical change is the removal of the term alternate sewage system while the setbacks remain the same as they are in the current bylaw.

The federal government definition of population is a calculation of land area divided by population so it is misleading using buildings to determine density versus the number of people.

A compromise to the maximum dwelling size might be the oversight of some sort of safety inspection as building inspections are not required.

Islands Trust does not have authority to enforce on building codes.

In conclusion, a Trustee noted the housing policies had been initiated twelve years ago, the project has been a long one and is coming to conclusion, and they thanked the Advisory Planning Commission for all of the work done that guided the project.

5. ADJOURNMENT

By general consent the meeting was adjourned at 3:08 p.m.

David Maude, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder