



Denman Island Local Trust Committee

Minutes of Special Meeting

Date: February 17, 2026

Location: Electronic Meeting, and a physical location to view the livestream of the meeting:
Islands Trust Gabriola Office
700 North Road
Gabriola, BC V0R 1X3

Members Present: David Maude, Chair
David Graham, Trustee
Sam Borthwick, 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 10:02 a.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. COMMUNITY INFORMATION MEETING

4.1 DE-RZ-2024.1 (Triple Rock Land Cooperative) - Proposed Bylaws 255, 250 and 254

The Planner summarized the proposed bylaws and highlighted the following:

- 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 residential 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;
- The bylaws were referred to several agencies, First Nations, and governing bodies and the responses were summarized.

The following questions, answers, comment, and clarifications were noted:

- A Trustee asked what the process is for a co-op member to put a suite in a home with regard to water and septic requirements?
 - A Siting and Use Permit would be required, all units are currently run off rainwater catchment only, and the units would be required to be connected to an approved septic sewage system;
- Sean Maher stated there is a high barrier to access co-op housing as one needs a substantial amount of money to build a unit and asked if the co-op provides financing and, considering the expense of building without financing, is this an appropriate use of densities in the bank?
 - The applicant stated there have been discussions regarding financing, but there isn't anything in place at this time.
 - The Local Trust Committee has been looking at the density bank in the larger context of the housing review and will likely be proposing changes.
- Noah Ross supports the application, including the addition of four units and secondary suites, noting that the project provides housing for families. It was noted that the full number of secondary suites may not necessarily be built., The co-op provides affordable housing through a model outside the Provincial subsidized system, which can be difficult to access.
- Nick Montgomery expressed the need for affordable housing and the secondary suites provide affordable rental opportunities.
- Noah Ross asked if information was available that indicated what the update has been to build secondary suites in zoning where it is permitted.
 - The Chair indicated Mayne Island permitted secondary suites broadly across the island with only one constructed.
- Sean Maher asked who would be allowed to live in the secondary suites.
 - They can be rented to co-op members, family members, caregivers, people applying for co-op membership and those activity involved in the co-op, and they can not be used for short term rentals.

4.2 PL-RZ-2024-005 (Denman Conservancy) - Proposed Bylaws 256 and 257

The Planner summarized the proposed bylaws and highlighted the following:

- Proposed Bylaw No. 256 will amend the Official Community Plan land use designation from Sustainable Resource, which supports forestry use, to Conservation, which prohibits development, with the Agricultural portion remaining unchanged and this will add four residential densities to the density bank;
- Proposed Bylaw No. 257 will amend the Land Use Bylaw to rezone the subject properties from Forestry to Conservation;

- The current Forestry zone supports low-density residential and sustainable forestry with each lot permitted one residential unit and the Conservation zone will permit passive recreation only with limited accessory structures and no residential use;
- The bylaws were referred to several agencies, First Nations, and governing bodies and the responses were summarized.

The were no questions or comments from Local Trust Committee or members of the public.

5. PUBLIC HEARING

5.1 DE-RZ-2024.1 (Triple Rock Land Cooperative) - Proposed Bylaws 255, 250 and 254

5.1.1 Recess for Public Hearing

By general consent, the meeting was recessed at 10:38 a.m.

5.1.2 Recall to Order

By general consent, the meeting was recalled to order at 11:22 a.m.

5.2 PL-RZ-2024-005 (Denman Conservancy) - Proposed Bylaw Nos. 256 and 254

5.2.1 Recess for Public Hearing

By general consent, the meeting was recessed at 11:22 a.m.

5.2.2 Recall to Order

By general consent, the meeting was recalled to order at 11:30 a.m.

6. BUSINESS ITEMS

6.1 Post Public Hearing Report - Official Community Plan and Land Use Bylaws No. 255 and 250, Housing Agreement Bylaw No. 254, DE-RZ-2024.1 (Triple Rock Land Cooperative) - Staff Report

The Planner summarized the staff report including the legislative, referral, and public hearing process to date.

Discussion ensued and the following comments were noted:

- The application is generally supported with noted support for four additional densities and some concerns stated about the secondary suites;
- The Local Trust Committee considered environmental impact, unique amenities of the community, the use of rain water for drinking water, composting toilets, and gray water septic systems;
- There is no difference between a suite or additional bedrooms and bathrooms in terms of environmental impact;
- Rentals are part of cohousing and cooperative developments;
- There is strong Official Community Plan support;

- There has been a lot of feedback through community information meeting and public correspondence;
- The Local Trust Committee has considered the potential for maximum buildout;
- The project allows members of the community who might have been living in substandard or unsafe housing to join the co-operative and attain safe housing;
- A significant majority of public correspondence were in support of the application.

DE-2026-004

It was MOVED and SECONDED

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

CARRIED

DE-2026-005

It was MOVED and SECONDED

that Denman Island Local Trust Committee proposed Bylaw No. 250 cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2024” be read a third time.

CARRIED

DE-2026-006

It was MOVED and SECONDED

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

CARRIED

DE-2026-007

It was MOVED and SECONDED

that the Denman Island Local Trust Committee proposed Bylaw No. 255 cited as “Denman Island Official Community Plan, 2008, Amendment No. 2, 2025” be forwarded to the Minister of Housing and Municipal Affairs for approval.

CARRIED

DE-2026-008

It was MOVED and SECONDED

that the Denman Island Local Trust Committee proposed Bylaw No. 255 cited as “Denman Island Official Community Plan, 2008, Amendment No. 2, 2025,” proposed Bylaw No. 250 cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 2, 2024” and proposed Bylaw No. 254 cited as “Denman Island Housing Agreement Bylaw No. 254, 2025” be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

CARRIED

6.2 Post Public Hearing Report - Land Use Bylaw Amendment Application to Rezone Four Parcels to Conservation (Official Community Plan and Land Use Bylaw Amendment Bylaws No. 256 and 257) - Staff Report

The Planner summarized the staff report including the legislative, referral, and public hearing process to date and there were no comments or questions for the Planner.

DE-2026-009

It was MOVED and SECONDED

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.

CARRIED

DE-2026-010

It was MOVED and SECONDED

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.

CARRIED

DE-2026-012

It was MOVED and SECONDED

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.

CARRIED

DE-2026-013

It was MOVED and SECONDED

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.

7. ADJOURNMENT

By general consent, the meeting was adjourned at 11:55 a.m.

David Maude, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder