

THE DENMAN FIRESTARTER

First for news. Second for kindling.

Back issue. The Denman Firestarter did not exist on 2020-08-06. This edition was compiled on 2026-09-06 from the public record as it stood on 2020-08-06, and contains nothing dated after that day — no outcomes, no hindsight. It is a reconstruction of what was on the record at the time, not a document from the time.

GOVERNANCE

Denman housing proposal needs more information before public hearing

The Local Trust Committee heard that water, sewage and fire-protection

information remains outstanding for the proposed Denman Green development.

REPORT — FACTS AND CITATIONS ONLY

THE DENMAN FIRESTARTER

The Denman Island Local Trust Committee says more information is needed before a public hearing can be scheduled for the Denman Housing Association’s proposal, which includes 20 affordable rental homes and five additional dwellings on a remainder parcel.¹

The proposal would transfer density from a 63-hectare parcel, reducing its maximum from seven single-family dwellings to three, while increasing density on a 29-hectare parcel from one single-family dwelling to 25 dwellings.¹

The proposed 20 affordable rental homes would be on an eight-hectare portion called Denman Green, with a housing agreement to maintain affordability. Prospective renters must be on the BC Housing registry and meet BC Housing criteria.¹

The applicant has been asked for an updated sewage-disposal and grey-water-management report, while consultations on fire protection are occurring. The applicant proposes rainwater collection as the primary water source, with preliminary estimates of 69 litres per person per day.¹

The Advisory Planning Commission is scheduled to meet again on the proposed primary source of potable water, the daily-use water budget and the sufficiency of stored water. The minutes record concerns about rainwater collection as the primary potable-water source for a development of this size.¹

During the question period, the committee said it had not requested a hydrological report for the remainder parcel. Proof of water would be necessary if an application were made to subdivide that parcel in the future.¹

The special meeting was held electronically on August 6 as a community information meeting for application DE-RZ-

2018.1 and proposed Bylaw Nos. 234, 235, 236 and 238.¹

DENMAN FIRE RESCUE

Emergencies: **911**. Denman Island Fire Rescue is a volunteer department. This space is theirs in every edition, free, and is not for sale. Burning restrictions change through the season. Check before you light anything — including this newspaper.

Sources

Every claim in this edition is cited. Full documents, and the checks each source passed, are at denmanisland.co/news — or ask us and we will post you a copy.

Denman housing proposal needs more information before public hearing

- 1. Denman Island Local Trust Committee Special Meeting Minutes, August 6, 2020 — “Possible next steps were identified that include opportunities for public input to the LTC after this CIM. More information is needed before a Public Hearing can be scheduled.”

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