

THE DENMAN FIRESTARTER

First for news. Second for kindling.

Denman Island, British Columbia

January 13, 2022

No. 87

Back issue. The Denman Firestarter did not exist on 2022-01-13. This edition was compiled on 2026-09-06 from the public record as it stood on 2022-01-13, 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 Green proposal advances through public information meeting

The Denman Housing Association presented plans for up to 20 affordable rental units as trustees reviewed

proposed bylaws and outstanding water and environmental questions.

REPORT — FACTS AND CITATIONS ONLY

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The Denman Housing Association’s Denman Green proposal includes up to 20 units of affordable rental housing at 1151 Northwest Road, with the application requiring density transfers from other Denman parcels and the Denman Island Density Bank.¹ The Local Trust Committee’s next steps include reviewing further information before considering whether the proposed bylaws are ready for second reading and whether to schedule a public hearing.¹

The proposal includes changes to the Official Community Plan and Land Use Bylaw, a housing agreement and a restrictive covenant. The housing agreement includes affordable rental rates for qualified occupants, a tenant-selection procedure and annual reporting to the Islands Trust.¹

Preliminary designs include a single-storey option and a two-storey option, shared and private outdoor spaces, a

community room, laundry facilities, photovoltaic panels and 30 parking stalls.¹ The site and wastewater plans are complete, while an environmental assessment is pending to determine setback requirements for a waterlogged area on the west side of the site.¹

The Islands Trust freshwater specialist raised concerns about average daily demand calculations, rainwater harvesting calculations, the water treatment plan, climate modelling and stormwater management planning.¹ Island Health has received the water plan, and the next step is approval of the overall system design.¹

The Comox Valley Regional District expressed interest in space on the parcel for future infrastructure supporting a public bus stop and a park-and-ride area.¹ The Denman Conservancy is reviewing the referral package concerning the Danes Road receiver parcel beside park and ecological covenant lands.¹

The committee also sent a letter to the Comox Valley Regional District encouraging a feasibility study on establishing a Housing Service on Denman Island.¹ It cancelled the

January 18 meeting and scheduled a special electronic meeting for February 15, 2022, at 10:00 am.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 Green proposal advances through public information meeting

- 1. Denman LTC Special Meeting Minutes — January 13, 2022 — “The receiver parcel which will include the affordable housing development has recently been subdivided into two separate lots with a 1.05 ha portion for the affordable housing parcel and with .28 ha to be retained by the current owner for market residential use and which is not a part of this application.”

The Denman Firestarter is published weekly by Firestarter, Denman Island, British Columbia. Delivered to every Denman Island address.

Reports carry facts and citations only. Comment appears under the Analysis rule and nowhere else. This edition carries no Analysis. How we verify every claim, and how we correct one: denmanisland.co/news/standards. Corrections: corrections@denmanisland.co and denmanisland.co/news/corrections.

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