

THE DENMAN FIRESTARTER

First for news. Second for kindling.

Denman Island, British Columbia

June 4, 2024

No. 110

Back issue. The Denman Firestarter did not exist on 2024-06-04. This edition was compiled on 2026-09-06 from the public record as it stood on 2024-06-04, 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 rezoning application committee advances Komas Ranch

Trustees request draft bylaws and additional information on water, sewage, conservation and cultural heritage.

REPORT — FACTS AND CITATIONS ONLY

THE DENMAN FIRESTARTER

The Denman Island Local Trust Committee requests draft bylaws to advance the Komas Ranch Ltd. rezoning application, which seeks to address residential density and conservation designations before the land use contract

terminates on June 30, 2024.¹ Any person who publishes this page is involved with Camp Denman, also known as Elkhaven and Elk Haven, and as a person interested in land-use and bylaw-enforcement matters affecting that site.

The committee requests information on sewage disposal systems, including filings and a comprehensive sewage disposal plan for each dwelling or building site on the Northern and Western parcels.¹ It also requests information about potable-water sources, distribution, water-quality tests and additional irrigation sources, with the information to be forwarded to the Islands Trust Freshwater Specialist.¹

The application proposes to increase the number of allowable single-family dwellings on two lots from 9

units up to 20 units, with each permitted dwelling allowed one accessory guest dwelling no larger than 400 square feet.¹

Trustees also request a staff report on options and implications for establishing a shoreline-protection Development Permit Area, and ask the applicant to confirm whether it will pursue a Natural Area Protection Tax Exemption Program covenant for an environmentally sensitive portion of the Northern parcel.¹

The committee requests staff engagement with K’ómoks First Nation about possible formalized access to Longbeak Point through a pedestrian trail, and a report on options to protect the properties’ cultural heritage using available local-government tools in addition to the Heritage Conservation Act.¹

The committee also requests a post-impact Preliminary Field Reconnaissance prepared by a qualified professional in consultation with K’ómoks First Nation, directs early referral of the preliminary staff report and application to listed First Nations and agencies, and requests staff to initiate the creation of an Advisory Planning Commission through expressions of interest.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 committee advances Komas Ranch rezoning application

- 1. Denman Island Local Trust Committee Minutes, June 4, 2024 — “DE-2024-035 It was MOVED and SECONDED that the Denman Island Local Trust Committee request staff to prepare a draft bylaw to amend the Denman Island Official Community Plan, 2008 (OCP), to proceed with application DE-RZ-2023.1 (Komas Ranch Ltd.). CARRIED”

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. Printed on newsprint. When you have finished with it, it lights a stove.

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