

THE DENMAN FIRESTARTER

First for news. Second for kindling.

Denman Island, British Columbia

July 16, 2013

No. 21

Back issue. The Denman Firestarter did not exist on 2013-07-16. This edition was compiled on 2026-09-06 from the public record as it stood on 2013-07-16, 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

Staff development permit recommends refusing Denman bluff

A staff report says the application does not meet the Komas Bluff development-permit guidelines, while recommending one amendment to an existing permit.

REPORT — FACTS AND CITATIONS ONLY

THE DENMAN FIRESTARTER
Islands Trust staff recommends refusing the development permit application for existing buildings, bluff

alterations, drainage works, and a new driveway. The applicant is requesting an amendment to remove clause 1(c) from development permit DE-DP-03-99.¹

The application covers a residence, garage, septic system, chicken house and wood shed, as well as a beach-access pathway, stairs and ramp, drainage works, tree and vegetation removal, and excavation at the bluff.¹

Staff says the application does not meet Guideline 2 because none of the submitted reports considers several proposed developments, including farming within 15 metres of the bluff crest and unspecified geotechnical, vegetation and tree work.¹

The report says the residence is 57.6 metres from the current

bluff crest, while the 2006 EBA report recommends an 80-metre setback for a residential building.¹ Staff says none of the reports states that a building 57.6 metres from the crest will not be damaged by sloughing during its useful life.¹

Staff also says the drainage network does not divert drainage away from areas subject to sloughing and erosion, and that the works have not been designed or sealed by an engineer.¹ The report says the proposed additional land clearing and tree work is not supported by the engineering reports or the Komas Bluff development-permit guideline requiring retention or replanting of vegetation.¹

The application was submitted on April 9 and completed on June 14 with

permit fees and a survey, according to the staff report.¹ A July 12 memorandum says the applicant amended the application to seek farming up to 15 metres from the bluff crest rather than within 15 metres, and says the amendment does not change the staff recommendations.²

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.

Staff recommends refusing Denman bluff development permit

- 1. Denman Island Local Trust Committee staff report and meeting materials, July 16, 2013 — “Staff recommends: That the development permit application be refused, with the exception that the Local Trust Committee approve amendment of DE-DP-03-99 to remove clause 1(c).”
- 2. Memorandum on DE-DP-2013.1 application amendment, July 12, 2013 — “This amendment does not change the staff recommendations; the existing geotechnical reports were prepared prior to substantial land alterations within the 15 metre setback, as well as the construction of a house and new drainage patterns.”

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