

THE DENMAN FIRESTARTER

First for news. Second for kindling.

Denman Island, British Columbia

August 6, 2020

No. 73

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.”

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.

This page is intentionally blank. This page is intentionally blank. This page is intentionally blank.