

THE DENMAN FIRESTARTER

THE ISLAND

Denman Green proposal remains short of public hearing

A community information meeting covered the proposed affordable-rental development, with more information still needed before a public hearing can be scheduled.

REPORT — FACTS AND CITATIONS ONLY

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The Denman Island Local Trust Committee held an electronic community information meeting on August 6 about the Denman Housing Association’s Denman Green proposal. The meeting included a presentation and questions from the public.¹

The proposal seeks 20 affordable rental homes on an eight-hectare portion of a receiving parcel, with a housing agreement to

maintain affordability. The minutes say the applicant had been asked for an updated sewage and grey-water report, and that consultations about fire protection were occurring.¹

Water was among the issues discussed. The applicant proposed rainwater collection as the primary source, with increased storage as backup; preliminary estimates were 69 litres per person per day.

Referral responses raised concerns about rainwater as the primary potable-water source for a development of this size.¹

The minutes say more information was needed before a public hearing could be scheduled. They also record that the Advisory Planning Commission was to consider the proposed water source, daily-use budget and stored-water sufficiency.¹

THE ISLAND

Letters dispute Denman Green proposal and consultation

Comments recorded at a May meeting ranged from support for affordable housing to objections about water, density and electronic public meetings.

REPORT — FACTS AND CITATIONS ONLY

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Comments at the Denman Island Local Trust Committee’s May 19 meeting showed disagreement over the Denman Green application and how the public should be consulted. The minutes record both support for electronic business meetings and opposition to holding electronic community information meetings or public hearings.¹

One comment supported the application and urged the committee to make decisions quickly on affordable-housing projects serving different populations on Denman. Other comments opposed the Denman Green proposal, citing concerns about water use, added density on the remainder parcel, the island’s character and the possibility of setting a precedent.¹

A community member also questioned why the application was proceeding after Island Health said rainwater collection was not a suitable primary source of potable water for a development of this size. The May minutes record that question as a public comment, not as a finding by the committee.¹

At an August 6 information meeting, the minutes recorded that the applicant proposed rainwater collection as the primary water source and that referral responses expressed concerns about its suitability for a development of this size. The minutes also say more information was needed before a public hearing could be scheduled.²

THE ISLAND

Cougar reports prompt wildlife committee investigation

The Wildlife Advisory Committee says it received reports of a presumed sighting and a cougar deer kill on Denman this month.

REPORT — FACTS AND CITATIONS ONLY

THE DENMAN FIRESTARTER

The Denman Island Wildlife Advisory Committee received reports of a presumed cougar sighting and a cougar deer kill this month, according to a community information article in this week’s Islands Grapevine.¹

The article says the committee investigates signs including tracks, scat, kill sites and scrapes. It says the committee does not issue a full alert unless there are two proven sightings or a wild or domestic animal has been killed by a cougar.¹

The article also says some reports to Conservation Officers turn out to be misidentifications, and that night sightings can be difficult to confirm. It directs readers to WildSafeBC’s cougar information.¹

CATCHWINDOW

The week on the water, for this island.

Forecast on record for this week. Later weather is not in this box.

Thu 2020-09-03: Mainly clear; 25°C / 12°C; wind N 5 kn; daylight 06:38–20:01; moon Waning Gibbous, 99% lit; low water 1:46 AM (2.4 m), high water 7:10 AM (4.1 m), low water 1:26 PM (1.5 m), high water 8:14 PM (4.7 m).



https://catchwindow.com/canada/
british-columbia/denman-island/
week/2020-09-03

	Thu 03	Fri 04	Sat 05	Sun 06	Mon 07	Tue 08	Wed 09
Sky	Mainly clear	Mainly clear	Mainly clear	Mainly clear	Mainly clear	Clear	Clear
High	25°C	26°C	23°C	25°C	30°C	26°C	28°C
Low	12°C	14°C	15°C	13°C	15°C	12°C	13°C
Wind	N 5 kn	NNE 5 kn	E 5 kn	N 6 kn	NW 7 kn	NE 5 kn	NNE 6 kn
Daylight	06:38–20:01	06:40–19:59	06:41–19:57	06:43–19:55	06:44–19:53	06:46–19:51	06:47–19:48
Moon	Waning Gibbous	Waning Gibbous	Waning Gibbous	Waning Gibbous	Waning Gibbous	Waning Gibbous	Waning Gibbous

Open-Meteo historical forecast. Tides: Canadian Hydrographic Service.

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 remains short of public hearing

- 1. Denman LTC 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.”

Letters dispute Denman Green proposal and consultation

- 1. Denman LTC Regular Meeting Minutes, May 19, 2020 — “The LTC was encouraged to hold electronic business meetings if unable to hold regular in-person public meetings due to the Covid-19 pandemic health recommendations”
- 2. Denman LTC Special Meeting Minutes, August 6, 2020 — “Referral responses were summarized with concerns expressed regarding the rainwater collection as a primary source of potable water for a development of this size.”

Cougar reports prompt wildlife committee investigation

- 1. The Islands Grapevine, September 3, 2020 — “The WAC received re- ports of a presumed sighting and a cougar deer kill this month.”

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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