

The Denman Firestarter

First for news. Second for kindling.

Denman Island, British Columbia

March 4, 2021

No. 294

Back issue. The Denman Firestarter did not exist on 2021-03-04. This edition was compiled on 2026-10-01 from the public record as it stood on 2021-03-04, 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.

THE ISLAND

Denman housing proposal discussed at public information meeting

The Local Trust Committee held a March 2 meeting about proposed bylaws for the Pepper Lane seniors affordable housing project.

REPORT — FACTS AND CITATIONS ONLY

THE DENMAN FIRESTARTER

The Denman Island Local Trust Committee held a community information meeting on March 2 about the proposed Pepper Lane seniors affordable housing project and related bylaws. The meeting included a presentation and a public question-and-answer session.¹

The proposal seeks to rezone a 1.62-hectare property near the village for subdivision into two lots, including one for eight units of

seniors affordable housing. The public hearing is scheduled for March 15.¹

The minutes say the proposed housing agreement sets out requirements intended to keep the development affordable in perpetuity. The proposed restrictive covenant includes a vegetative buffer and fencing along the Agricultural Land Reserve boundary,

groundwater monitoring, and a minimum Step 2 energy standard for dwellings.¹

In response to a question about noise barriers, the minutes record that there were no plans for specific noise-abatement fencing or barriers at the location described; a neighbourly agreement was suggested.¹

THE ISLAND

Denman Housing Association announces agreement for Kirk Road site

The association says it has reached an agreement to acquire land for a proposed affordable housing project, subject to approvals.

REPORT — FACTS AND CITATIONS ONLY

THE DENMAN FIRESTARTER

The Denman Housing Association says it has reached an agreement with Pandesign Inc. to acquire 1.05 hectares at 1151 Kirk Road for a proposed affordable housing project.¹

The announcement says the agreement is subject to rezoning and subdivision approvals. The association planned to have its application ready for Local Trust Committee consideration at the May 4 meeting, if not before.¹

The association says the site could accommodate clustered, two-storey buildings and that it intends to use treated rainwater for indoor drinking water and greywater for toilet flushing. It also says the buildings are planned to meet Step 4 energy standards, with a goal of net-zero energy consumption.¹

CATCHWINDOW

The week on the water, for this island.

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

Thu 2021-03-04: Light rain; 9°C / 2°C; wind ESE 13 kn; daylight 06:58–18:06; moon Waning Gibbous, 74% lit; low water 2:41 AM (2.5 m), high water 8:46 AM (4.8 m), low water 3:35 PM (1.5 m), high water 10:13 PM (4.2 m).



<https://catchwindow.com/canada/british-columbia/denman-island/week/2021-03-04>

	Thu 04	Fri 05	Sat 06	Sun 07	Mon 08	Tue 09	Wed 10
Sky	Light rain	Rain	Light drizzle	Light rain	Overcast	Overcast	Partly cloudy
High	9°C	10°C	10°C	8°C	9°C	9°C	10°C
Low	2°C	6°C	3°C	3°C	2°C	1°C	2°C
Wind	ESE 13 kn	SSE 15 kn	ESE 14 kn	SSE 14 kn	SE 9 kn	NW 7 kn	NNW 6 kn
Daylight	06:58–18:06	06:56–18:08	06:54–18:09	06:52–18:11	06:50–18:12	06:48–18:14	06:46–18:16
Moon	Waning Gibbous	Waning Gibbous	Last Quarter	Waning Crescent	Waning Crescent	Waning Crescent	Waning Crescent

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 housing proposal discussed at public information meeting

- 1. Denman LTC Special Meeting Minutes — March 2, 2021 — “This Special Local Trust Committee (LTC) meeting was being held to conduct a Community Information Meeting (CIM) presentation and facilitated question and answer session”

Denman Housing Association announces agreement for Kirk Road site

- 1. The Islands Grapevine, March 4, 2021 — “an agreement has been reached with Pandesign Inc to acquire 1.05ha (2.6 acres) of the ex-Rawganique property at 1151 Kirk Road.”

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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