

THE DENMAN FIRESTARTER

First for news. Second for kindling.

Denman Island, British Columbia

July 7, 2021

No. 84

Back issue. The Denman Firestarter did not exist on 2021-07-07. This edition was compiled on 2026-09-06 from the public record as it stood on 2021-07-07, 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 trustees advance plans for 20 units of affordable housing

The Local Trust Committee requests draft bylaws, water and sewage information, and other material before a public hearing is considered or scheduled.

REPORT — FACTS AND CITATIONS ONLY

THE DENMAN FIRESTARTER

The Denman Island Local Trust Committee requests draft bylaws to amend the Official Community Plan and Land Use Bylaw for a proposal involving 20 units of rent-controlled, affordable housing in Denman Village. The committee also requests information on sewage treatment, a provincial water licence and a water management plan before a public hearing is considered or scheduled.¹

The committee requests staff to prepare a letter supporting expedited processing by the BC Water Licensing Branch for the

Denman Housing Association application, citing community need and community benefit.¹

The requested water management plan is to address peak and expected water demand, water conservation, onsite storage, emergency considerations, irrigation and grey-water reuse, groundwater monitoring and reporting, and storm-water management.¹

Trustees discuss possible effects on downslope properties' water quality and late-night noise from a densely populated residential unit in the Village Commercial zone across from the Community Hall. Staff is to provide analysis and options concerning adjacent

residential and commercial uses.¹

The committee also requests a cost-recovery agreement for a housing agreement covering 20 units of affordable rental housing and a restrictive covenant concerning BC Energy Step Code, water conservation and groundwater monitoring.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 trustees advance plans for 20 units of affordable housing

- 1. Denman Island Local Trust Committee Minutes — July 6, 2021 — “Planner Zupanec presented the Staff Report that addresses the rezoning application that proposes amendments to the Official Community Plan (OCP) and Land Use Bylaw (LUB) to transfer density between three parcels and draw upon the Denman Island Density Bank to enable the development of 20 units of rent-controlled, affordable housing in the Denman Village.”

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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