

THE DENMAN FIRESTARTER

First for news. Second for kindling.

Denman Island, British Columbia

December 8, 2022

No. 376

Back issue. The Denman Firestarter did not exist on 2022-12-08. This edition was compiled on 2026-10-01 from the public record as it stood on 2022-12-08, 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

Pepper Lane housing project cannot proceed at proposed site

The Denman Community Land Trust Association says the landowner will not extend the purchase agreement without a firm construction-funding commitment.

REPORT — FACTS AND CITATIONS ONLY

THE DENMAN FIRESTARTER

The Denman Community Land Trust Association says it cannot complete its Pepper Lane seniors affordable housing project at the proposed Denman Road location behind the Guest House. The association says the landowner is unwilling to extend the purchase agreement, which requires a construction-funding commitment by Dec. 31, 2022.¹

The association says it had discussions with BC Housing and the Canada Mortgage and Housing Corporation, but had no firm date for a full funding commitment. It says the board was willing to waive the agreement’s funding condition, but the landowner was not.¹

The association says it has obtained Islands Trust rezoning, removal of the land from the Agricultural Land Reserve, conditional approval of the property subdivision, and funds to buy the property. It says it has started looking for another suitable site and plans to provide a fuller report in January.¹

THE ISLAND

Denman trustees amend proposed farm-bylaw setback wording

Minutes from October record a change to draft rules for agricultural buildings and structures near watercourses.

REPORT — FACTS AND CITATIONS ONLY

THE DENMAN FIRESTARTER

Denman Island Local Trust Committee minutes record that trustees amended proposed Bylaw No. 229 to set a 30.0-metre setback for agricultural buildings and structures, except fences.¹

The minutes say the committee considered additional information about watercourse setbacks after an earlier meeting. Staff reported that a comprehensive review of setback requirements and Development Permit Areas was outside the project’s scope, and that a future review could assess setbacks across Denman Island.¹

The minutes also record that a proposed information note about provincial rules for fence setbacks did not proceed because it received no seconder. The committee’s recorded amendment replaced the wording in sections 1.7 and 1.8 with the 30.0-metre setback language.¹

CATCHWINDOW

The week on the water, for this island.

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

Thu 2022-12-08: Light rain; 7°C / 1°C; wind S 17 kn; daylight 08:02–16:21; moon Full Moon, 100% lit; high water 7:23 AM (5 m), low water 12:29 PM (3.7 m), high water 4:46 PM (4.4 m).



<https://catchwindow.com/canada/british-columbia/denman-island/week/2022-12-08>

	Thu 08	Fri 09	Sat 10	Sun 11	Mon 12	Tue 13	Wed 14
Sky	Light rain	Light snow	Light snow	Overcast	Overcast	Overcast	Overcast
High	7°C	5°C	5°C	6°C	5°C	5°C	5°C
Low	1°C	0°C	3°C	2°C	1°C	1°C	1°C
Wind	S 17 kn	SE 16 kn	NNW 13 kn	WNW 5 kn	NW 5 kn	WNW 4 kn	WNW 5 kn
Daylight	08:02–16:21	08:04–16:21	08:05–16:21	08:06–16:21	08:07–16:20	08:08–16:20	08:08–16:20
Moon	Full Moon	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.

Pepper Lane housing project cannot proceed at proposed site

- 1. The Islands Grapevine, December 8, 2022 — “Regrettably, we will not be able to complete the project at the proposed location on Denman Road (behind the Guest House).”

Denman trustees amend proposed farm-bylaw setback wording

- 1. Denman Island Local Trust Committee special meeting minutes, October 6 and 14, 2022 — “In Sections 1.7 and 1.8 delete the current text in its entirety and replace with “30.0 metres for buildings and structures associated with agriculture, except for a fence.””

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 newspaper. When you have finished with it, it lights a stove.

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