

THE ISLAND

Denman housing co-op asks Trust to consider 10-unit proposal

The Snag Housing Co-op presented a plan for clustered housing at 5400 Northwest Road to the Local Trust Committee on July 15.

REPORT — FACTS AND CITATIONS ONLY

THE DENMAN FIRESTARTER

The Snag Housing Co-op asked the Denman Island Local Trust Committee to consider pre-zoning its property at 5400 Northwest Road for 10 housing units in two clusters, to be owned by a not-for-profit housing co-op. The proposal also includes a four-site campground, community garden and shared areas, according to the meeting minutes.¹

The delegation said residents would purchase shares rather than own property, and described an affordable-housing buy-in of approximately \$75,000 for a half-acre lot, provided lower-cost

alternative dwellings are permitted. It said feedback from a recent information session included support and that traffic and tourism concerns would be considered.¹

A public commenter raised concerns about pre-zoning before an Official Community Plan update, saying it could limit public input and that the proposal’s density appeared tied to revenue generation. The minutes record the delegation’s response that the project is intended to operate as a not-for-profit, not to generate revenue.¹

The planner said the conventional route is a rezoning application, while the committee could also review the Official Community Plan designation and consider site-specific pre-zoning. The delegation said it would continue holding information sessions and developing its proposal.¹

The committee also asked staff to schedule a housing-project community engagement session in September or October 2025. The Grapevine advertised a separate housing-project community meeting for July 26 at the Denman Island Community Hall.¹²

THE ISLAND

Denman school names Karla Neuffer vice-principal

Comox Valley Schools announced Karla Neuffer’s appointment to the leadership role at Denman Island Community School.

REPORT — FACTS AND CITATIONS ONLY

THE DENMAN FIRESTARTER

Comox Valley Schools announced Karla Neuffer as the new vice-principal of Denman Island Community School.¹

The school district’s announcement said Neuffer began her teaching career at the school in 1993 and has spent almost all of more than 30 years as an educator there, teaching in multi-grade primary classrooms.¹

The announcement also said she served for a year as a Curriculum Support Teacher with the district’s Indigenous Education team and as president of the Comox District Teachers’ Association. Neuffer said she was honoured to continue serving the school community in the new role.¹

THE ISLAND

Letters dispute claims about Denman housing and planning

A public comment recorded in Trust minutes and a housing-project notice frame questions about pre-zoning and community input differently.

REPORT — FACTS AND CITATIONS ONLY

THE DENMAN FIRESTARTER

A public commenter at the July 15 Local Trust Committee meeting raised concerns about pre-zoning land before an Official Community Plan update, saying it could limit public input and disrupt the intended balance of densities. The commenter also questioned how proposed limits on house size were determined.¹

The Snag Housing Co-op delegation told the committee its proposal for 10 clustered homes at 5400 Northwest Road aligns with the Official Community Plan and Denman Housing Action Plan, and said the project

would operate as a not-for-profit. The planner said the committee could consider site-specific pre-zoning as one option, alongside a conventional rezoning application.¹

The Grapevine advertised a July 26 community meeting where Islands Trust staff were scheduled to present information and residents could ask questions about the density bank, accessory dwelling units, cluster housing, and lot-size and floor-area limits.²

THE ISLAND

Denman art gallery schedules bird-print exhibition

Tashi Draper’s “Flight Lines” exhibition is scheduled to open at the Denman Island Summer Art Gallery on July 24.

REPORT — FACTS AND CITATIONS ONLY

THE DENMAN FIRESTARTER

The Denman Island Summer Art Gallery scheduled Tashi Draper’s exhibition, “Flight Lines—The Flowing Movement of Birds,” for July 24 to August 5 at the Denman Island Arts Centre.¹

The gallery’s article said the work features prints of birds in motion and grew from Draper’s interest in birds while recovering from a broken leg. It described the exhibition as a body of 22 prints.¹

An opening reception was scheduled for July 24 at 7 p.m. The article listed gallery hours as Monday to Saturday, 11 a.m. to 4 p.m., and Sunday, 1 p.m. to 4 p.m.¹

THE ISLAND

Tree Frog Radio marks 20 years with Back Hall party

A 20th-anniversary celebration for Tree Frog Radio was scheduled for July 27 at the Back Hall.

REPORT — FACTS AND CITATIONS ONLY

THE DENMAN FIRESTARTER

Tree Frog Radio’s 20th-anniversary party was scheduled for July 27 at 5 p.m. at the Back Hall, according to an event notice in the Grapevine.¹

CATCHWINDOW

The week on the water, for this island.

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

Thu 2025-07-17: Overcast; 31°C / 11°C; wind NNE 7 kn; daylight 05:31–21:21; moon Waning Gibbous, 61% lit; low water 5:49 AM (2.1 m), high water 11:32 AM (3.6 m), low water 4:51 PM (2.5 m), high water 11:24 PM (4.9 m).



https://catchwindow.com/canada/
british-columbia/denman-island/
week/2025-07-17

	Thu 17	Fri 18	Sat 19	Sun 20	Mon 21	Tue 22	Wed 23
Sky	Overcast	Overcast	Fog	Overcast	Clear	Clear	Mainly clear
High	31°C	26°C	22°C	27°C	29°C	25°C	28°C
Low	11°C	11°C	10°C	12°C	13°C	15°C	13°C
Wind	NNE 7 kn	ENE 7 kn	ENE 9 kn	ENE 7 kn	ENE 6 kn	SE 9 kn	NNE 6 kn
Daylight	05:31–21:21	05:32–21:20	05:33–21:19	05:34–21:18	05:36–21:17	05:37–21:16	05:38–21:15
Moon	Waning Gibbous	Last Quarter	Waning Crescent	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 co-op asks Trust to consider 10-unit proposal

- 1. Denman LTC Regular Meeting Minutes — July 15, 2025 — “The Snag Housing Co-op has requested the Denman Local Trust Committee pre-zone the property located at 5400 Northwest Road for a total of 10 units of housing in two clusters”
- 2. The Islands Grapevine — July 17, 2025 — “Community Meeting July 26 | 2:00-4:30 PM Denman Island Community Hall”

Denman school names Karla Neufer vice-principal

- 1. The Islands Grapevine — July 17, 2025 — “Karla Neufer as the new Vice-Principal of Denman Island Community School.”

Letters dispute claims about Denman housing and planning

- 1. Denman LTC Regular Meeting Minutes — July 15, 2025 — “They have concerns with pre-zoning land prior to updating the Official Community Plan”
- 2. The Islands Grapevine — July 17, 2025 — “Community members will have the opportunity to ask questions and discuss the density bank, accessory dwelling units, cluster housing, and lot size and floor area limits.”

Denman art gallery schedules bird-print exhibition

- 1. The Islands Grapevine — July 17, 2025 — “Tashi Draper’s exhibit, Flight Lines—The Flowing Movement of Birds, takes place at the Denman Island Summer Art Gallery Thursday, July 24 to Tuesday, August 5.”

Tree Frog Radio marks 20 years with Back Hall party

- 1. The Islands Grapevine — July 17, 2025 — “On July 27th, at 5 pm in the Back Hall, get ready to celebrate to the 11th hour.”

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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