

# THE DENMAN FIRESTARTER

First for news. Second for kindling.

Denman Island, British Columbia

February 12, 2026

No. 530

Back issue, The Denman Firestarter did not exist on 2026-02-12. This edition was compiled on 2026-10-01 from the public record as it stood on 2026-02-12, 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 rules remain under discussion

*Trustees reviewed options for housing policy and regulations at their January meeting, with decisions still to come.*

REPORT — FACTS AND CITATIONS ONLY

THE DENMAN FIRESTARTER

Denman Island Local Trust Committee members discussed possible changes to housing policy and regulations at their January 20 meeting; the minutes say the options had yet to be decided.<sup>1</sup>

The discussion covered density-bank policies, subdivision potential, limits on dwellings in some zones and secondary dwelling

THE ISLAND

### Letters dispute proposed Denman housing development

*A July public comment and a presentation to trustees offered contrasting views on a proposed housing project at 5400 Northwest Road.*

REPORT — FACTS AND CITATIONS ONLY

THE DENMAN FIRESTARTER

At a July 15 Local Trust Committee meeting, a member of the public raised concerns about pre-zoning land and limiting building size, including the proposal for 5400 Northwest Road.<sup>1</sup>

The speaker said pre-zoning could limit public input and disrupt planning discussions about housing, density banks and cluster housing. The minutes record the speaker’s view that the proposal’s density appeared tied to revenue generation and that it was unclear how building-size limits had been determined.<sup>1</sup>

The project’s delegates described a different approach: a not-for-profit housing co-op with 10 units in two clusters, along with a campground, community garden and shared areas. They said the proposal aligned with the Official Community Plan and Denman Housing Action Plan, and that concerns about traffic and tourism would be considered.<sup>1</sup>

The planner said the conventional route was a rezoning application, while the committee could also consider an Official Community Plan review and site-specific pre-zoning.<sup>1</sup>

THE ISLAND

### Trustees approve retroactive permit for Denman structures

*The Local Trust Committee approved a development permit for an existing dwelling and power shed built in a steep-slopes area.*

REPORT — FACTS AND CITATIONS ONLY

THE DENMAN FIRESTARTER

The Denman Island Local Trust Committee approved a development permit on January 20 for an existing single-family dwelling and power shed in Development Permit Area 2, the steep-slopes area.<sup>1</sup>

The minutes say the structures were built without the required siting and use permit and

units. The minutes record areas of agreement among trustees, including a proposed limit of four dwellings on Rural Residential lots and a maximum of two principal dwellings on some Residential lots near the shoreline.<sup>1</sup>

The minutes also say the proposed policies would affect five Rural Residential properties and eleven Residential properties. The committee’s discussion was part of its Official Community Plan and Land Use Bylaw review project.<sup>1</sup>

development permit. The applicant provided an impact assessment and restoration plan, as well as a geotechnical report, and staff said the development was consistent with the area’s objectives.<sup>1</sup>

The committee’s motion to approve the permit carried.<sup>1</sup>

CATCHWINDOW

The week on the water, for this island.

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

Thu 2026-02-12: Overcast; 8°C / 2°C; wind W 9 kn; daylight 07:37–17:32; moon Waning Crescent, 28% lit; high water 4:02 AM (4.5 m), low water 9:03 AM (4 m), high water 11:51 AM (4.1 m), low water 8:30 PM (1.3 m).



https://catchwindow.com/canada/  
british-columbia/denman-island/  
week/2026-02-12

|          | Thu 12          | Fri 13          | Sat 14          | Sun 15          | Mon 16          | Tue 17      | Wed 18      |
|----------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------|-------------|
| Sky      | Overcast        | Light rain      | Snow            | Overcast        | Drizzle         | Overcast    | Fog         |
| High     | 8°C             | 10°C            | 8°C             | 6°C             | 5°C             | 5°C         | 4°C         |
| Low      | 2°C             | 4°C             | 2°C             | 1°C             | 1°C             | 0°C         | 0°C         |
| Wind     | W 9 kn          | NNW 7 kn        | E 10 kn         | N 5 kn          | SE 13 kn        | NW 9 kn     | NNW 7 kn    |
| Daylight | 07:37–17:32     | 07:35–17:34     | 07:33–17:36     | 07:31–17:37     | 07:30–17:39     | 07:28–17:41 | 07:26–17:42 |
| Moon     | Waning Crescent | Waning Crescent | Waning Crescent | Waning Crescent | Waning Crescent | New Moon    | New Moon    |

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 rules remain under discussion**

- 1. Denman Island Local Trust Committee minutes, January 20, 2026 — “The discussion report presents options for housing policy and regulations that have yet to be decided by the Local Trust Committee.”

**Letters dispute proposed Denman housing development**

- 1. Denman Island Local Trust Committee minutes, July 15, 2025 — “A member of the public spoke to pre-zoning land and limiting square footage on private land”

**Trustees approve retroactive permit for Denman structures**

- 1. Denman Island Local Trust Committee minutes, January 20, 2026 — “The application seeks a retroactive development permit related to an existing single-family dwelling and power shed constructed within Development Permit Area 2 – Steep Slopes (DPA 2);”

**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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