



To: Denman Island Local Trust Committee September 9, 2025

Re: Applications to Amend the Land Use Bylaw

Purpose: To create 8 units of Affordable Housing on a Dedicated Lot

Applicant: Simon Palmer, Denman Community Housing Society, on behalf of
Emcon Services Inc.

SUMMARY STATEMENT

1. **Application Summary.**

Bylaw 186 amendment to rezone that part (see attachment - Proposed Lot A) of PID 000-252-069, currently zoned Institutional to R4 Community Housing on which 8 units of affordable housing are permitted. (See Attachment B - Preliminary Site & Unit Plan)

This part of the property is currently subject to a subdivision application filed with MOTT on July 14, 2025. File #2025-02369

(Survey Plan - Proposed Lot A - Attachment A)

(Preliminary Site & Unit Plan - Attachment B)

2. **Background.**

The Applicant organization, Denman Community Housing Society (DCHS) is the result of an amalgamation between Denman Community Land Trust Association (DCLTA) and Denman Housing Association (DHA). DCHS continues the express purpose of its 'parent' societies, namely meeting the long-recognized need for affordable housing on Denman Island

(Certificate of Amalgamation - Attachment C)

(Business Number Letter - Attachment D)

(Application Authorization Form - Attachment E)

(Constitution - Attachment F)

Emcon Services Inc., current owner of the land in question, has agreed that once this rezoning is concluded, then title to the rezoned parcel will be transferred to DCHS, being the successor organization to DCLTA with which the Memorandum of Understanding with Emcon Services Inc was originally concluded

(Memorandum of Understanding - Attachment G)

DCH

In November 2013 a DHA-commissioned Housing Needs Study concluded that 120 people on Denman Island, including 20 children, are living in sub-standard and/or unaffordable rental housing.

(Housing Study - Attachment H)

Island Trust's 'Housing Needs Assessment' of June 2018 states in summary, "Denman Island now requires up to 80 affordable housing units".

(Attachment I)

3. **Rationale for the Project - Works Yard**

- The one bedroom units will be small and constructed economically
- Island financial resources will be solicited in order to make the project viable
- This may dictate a staged construction schedule
- The site location is ideal, close to village amenities and a short walk to the ferry

4. **Community Engagement**

A Community Information Meeting (CIM) is planned for late 2025 at which the site and building concepts will be presented. Those attending will be invited to comment and questions will be answered

Minutes will be taken at the CIM and forwarded as part of this Application

5. **Site**

The site is cleared and fronts onto Piercy Road

Environmental Summary:

The operation of the Denman Island (Highways) Works Yard site included activities such as fuel dispensing, which under BC's Contaminated Site Regulations (CSR Schedule 2) triggered the need for environmental site investigations (ESI).

DCHS retained Trillium Environmental Consultants to complete these investigations.

Trillium reviewed the Phase 1 and completed the Phase 2 ESIs of the whole site

including the active and the western portion of interest that is being offered to DCHS.

These environmental investigations, now submitted to the BCMOE determined that:

- There is salt (chloride) in the soil and groundwater on the site that exceeds the CSR limits (for reference this limit is based on aesthetics (taste) rather than health)
- Further investigations determined that the salt concentrations were less than 10 times the CSR limit and that there are no neighbouring wells for drinking water that might be contaminated by the salt.
- The site was therefore classified as low risk of off-site contamination and no additional remediation is required at this time. A Release Notice will be issued

As the western portion of interest never had any commercial/industrial CSR triggering activities, once this portion of the site is separate/subdivided no further environmental investigations/remediation will be required prior to obtaining building approval.

DCH

(Environmental Reports - Attachment J)

6. Water

A well, owned by Emcon Services Inc., has been tested for both quality and quantity
Hydrogeological Summary & Conclusions

1. The log of the Emcon Well indicated the presence of two deep fracture zones in the 32.8m deep well and an estimated the short-term yield of 0.38 L/s.
 2. There is no evidence that a 5m deep surface seal has been installed around the well casing, as is required by existing well construction regulations.
 3. The two short term high rate pumping tests and the two multiday pump tests have provided a strong indication that the Emcon well can sustain a yield greater than 0.25 L/s or 21,600 L/day.
 4. The water requirement for a typical small scale housing unit on the Gulf Islands is about 150 liters per person per day. If there was no need for irrigation, this suggests that the well could theoretically support a housing facility with a population of up to 144.
 5. The Emcon Well water meets Canadian Water Quality Maximum Acceptable Concentration criteria for all inorganic parameters. While the samples indicate that they have coliform bacteria and do not meet the guideline, it is judged that the source of coliform is from the piped system and not the aquifer.
 6. The well water has an elevated salt content that has sodium and chloride concentrations at or, slightly above, the aesthetic objectives. However, the saltiness is expected to gradually decline when the well is put into production.
 7. When the Emcon well is pumping at a rate of 0.25 L/s the estimated width of the capture zone is 167m and this extends about 20 m into the Plateau area located northeast of the well.
 8. As the water levels in the nearby dug well were not impacted during the extensive pumping from the Emcon well, there is no evidence to suggest that this well will be classified as being Groundwater at Risk of Containing Pathogens (GARP). If it did it would require additional preventative measures to be installed in the water treatment system.
 9. There was no evidence that pumping from the well would impact either the Kirnel well or the local surface water drainage system.
- (Hydrogeological Report - Attachment K)

7. Septic

B4 Engineering has begun design work. Schematic design is attached

(Septic Design - Attachment L)

8. Application Fee Sponsorship

(Fee Sponsorship Application - Attachment M)

M)

(DCHS Bylaws & Constitution - Attachment N)