

Fire Chief Visit Summary on 28Nov2025

We scheduled a meeting with the Denman fire chief, Rob Manering, who was very supportive during his two hour site visit on 28Nov2025.

We were thorough. He understood the land share details, the lots and homes placement, and liked our focus on safety. He had no concerns in adding seven densities on the 3Ravens lot.

Our 17' wide driveway accesses, and 12' gates, were well received, and worked with his potential fire response equipment placement and access. He thought there was good and planned access to each potential house site. He liked the minimal new driveway accesses off the main existing driveways.

He had no concerns with the seven added densities, after a thorough site visit and review.

For the Fire Department, he wanted clear signage on site similar to what already exists at 4100 Pinecrest. Also for the fire department, he wants a simple printable map of all gates, driveways and "lots" on site, for crews to have easy emergency response (which we will create for him).

He appreciated the safety and energy efficient home focus, as well as the required grid connection. Using a heat pump for heating was well-received, as compared to the unsafe heating methods used in many precarious housing situations elsewhere on Denman (ie propane and wood). He was extremely supportive of this part of the proposal, and talked about this with respect to bad outcomes on Denman due to propane/wood/unsafe living conditions. He prefers safe well-built homes.

In general, he would like more water cisterns for fire access in our neighbourhood (and everywhere on Denman). He suggested that we consider putting 2x5000 gallon cisterns with fire department hook-ups by the portable shelter by the existing house, for use by his pumper trucks. These would be used if there were fires in the surrounding properties/forest, especially to the North, or for fires in our general area.

These 2 cisterns would supplement the 2x5000 gallon cisterns put in already at 3980 Park Rd by the Fire Department for the Parklands Phase 1 neighbourhood. He did not offer to pay for these, even though we did mention we were low-income, and would be low-wealth after we transfer the property to the non-profit co-operative land share. We did not push this issue with him at the time.

Lastly, he thanked us for being so proactive about all fire details and safety, and for asking for his input at the beginning of the project. We met with him just after submitting our rezoning application in November and before our 16Dec2025 I.T. Delegation.

Since his visit, the Fire Chief has talked to others on Denman about our land share, as many people have mentioned that he spoke positively about our land share proposal, and he still was surprised that we were donating most of our equity to Denman for perpetual affordable housing.
