



“When truth is replaced by silence, the silence is a lie.” • Yevgeny Yevtushenko

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2023/24
HORNBY & DENMAN
VISITORS' GUIDE**

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Deadline February 24, 2023
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DEADLINE FOR SUBMISSIONS IS MIDNIGHT MONDAYS FOR THE FOLLOWING THURSDAY ISSUE



• DENMAN: 700 • HORNBY: 520 •
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The opinions expressed herein do not necessarily reflect the views of the Publisher.

HEALTH&WELLNESS

Zella Clark Health Centre Update

By The Denman Health Centre Society

THE Annual General Meeting of the Denman Health Centre Society was held on January 16th, 2023. A thank you presentation was made to our wonderful Dr. Ron Wilson in appreciation of his

many years of dedication to the health care of our community. Dr. Ron has retired from his practice at the clinic but remains committed to promoting fitness and well being on the island. We welcome Dr. Jody Taylor and her family to Denman and as of the first of the year, Dr. Taylor assumed practice at the busy health centre. We, on the island, are so very fortunate and thankful to have such excellent and accessible health care.

Some of you may have noticed an addition to the health centre. The Denman Health Centre Society has purchased and installed a new portable unit which contains an office and an office/meeting area. With the expanding services of our allied health care professionals (Pharmacist, dietitian, nurse, social worker etc) plus the increasing needs of the Hornby Denman Community Health Care Society (HDCHCS) we realized a need for more space. It was decided that a portable was the most cost effective and time efficient solution. The new unit will be the headquarters of the HDCHCS and the main clinic building will house a permanent physiotherapy room, two examining rooms and an office area for health care professionals.

The purpose of the AGM was not only to receive the various annual reports but also to elect a new Board of Directors for 2023. The incoming Board consists of Keith Clark, Vice Chair, David Scruton, Secretary, Lori Mcfarlane, Treasurer, John Wigle, Maintenance Chair, Gillian Forsyth, Membership Chair, Michele Comeau, Director at Large and Jennifer Villard, Chair. We wish you all a very happy and healthy 2023. 🍷

Next DIRA Public Meeting

Monday Feb 13th at 7:30 in the Community Hall

COMMUNITY INFO

By DIRA

What the Dock?

(DIRA* Public Meeting: Feb. 13, 7:30 PM, Community Hall).

Do you like the Denman Dock? Do you use it for boating, or for walking out on, or for sitting around in the sun? Or foresee needing a water taxi to land there when the ferry is down? Wonder who maintains it? And who is responsible for keeping it orderly and nice?

Come meet, learn from, and maybe consider joining in with the dedicated residents who do the work and share the fun.

*THE DENMAN ISLAND RESIDENTS' ASSOCIATION (aka DIRA) is a supportive nonprofit structure that hosts activities by and for members of this community. These include short-term projects like the Internet Committee, and ongoing essential activities like those of the Dock and Trails Committees. DIRA also effectively owns and operates a few assets. Those include both the Dock and the Old School - home of recycling, freestore, bottle depot, farmers' market, and other projects.

All residents of Denman are eligible for free membership in DIRA. All you do is agree annually to be a member. Confirm via email: dira@denmanresidents.com or come by a public meeting and sign in. The first meeting of 2023 takes place on Monday, February 13, 7:30 pm at the Community Hall. It will be focused on the care and feeding of our beloved and essential Denman Dock.



Set For Life GLID

COMMUNITY INFO

By Grant Cyz

THANK YOU. The feedback received on the article “Quantum of Solace Glid” (December 29th 2022 Grapevine) was positive and many requested a follow-up article – “Set For Life Glid” is intended to be more detailed and forthright. Its not for the political.

Graham Lake Service Area Estimates as of October 2022						
	GLID	Year 1	Year 2	Year 3	Year 4	Year 5
	2022	2023	2024	2025	2026	2027
Operations	\$ 900	\$ 900	\$ 1,250	\$ 1,500	\$ 1,600	\$ 1,700
Infrastructure Reserve	\$ 500	\$ 700	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250
Water Treatment Plant Upgrade Loan Repayment	\$ -		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
	\$ 1,400	\$ 1,600	\$ 3,700	\$ 3,950	\$ 4,050	\$ 4,150

The figures in the table do not include any provisions for inflation

Source; screen shot off GLID Website

Affected landowners in the new service area are asking; “Why and how after all this time is the GLID water project in such an unsettled condition?” and “What are the options of remedy to successfully move forward with the new owner (CVRD)?”

The background on “Why?” is simple. The GLID Board chose to focus for the last five years solely on obtaining “string free” funding while deferring and dismissing water project and operational fundamentals (see Quantum of Solace Glid). Warnings that this reckless notion to defer stewardship would have costly consequences was dismissed. Landowners were sold on an unfeasible notion of a “free” water lottery ticket, where everyone was promised to be a winner. This lottery ticket for unaffordable water was the conceptual “fait accompli” gift of the unelected. No waterworks or project experience required. Call it “Set For Life Glid” and though this lottery ticket may sound familiar, this “water” version gifts the landowner the privilege to payout untenable rates for life.

Key Point: The hard reality, according to the GLID Board’s escalating rate schedule (shielded from landowners until late 2022), indicates an anticipated water payout of \$15,000 plus dollars each by 2027. Despite the whispers of roulette wheel spun funding (further public money to throw at the project on top of the \$1.2 million dollars already obtained), indications are clear a \$3,000 payout per year will continue thereafter. Stop. Pause. Consider. Your household water expenditure after 2027 will sub-total \$9,000 dollars in three years, \$12,000 by the fourth year. Political sycophants seem to think this is an acceptably funny drama, others see the current trajectory as financially devastating. Fait accompli has consequences. Set for Life Glid.

The “How?” is easy. When only one component of a project becomes esoterically myopic in its priority and politically driven with an overt dismissiveness to understand

continued on P.4...

TIDE TABLE

Secondary Tidal Station Ford Cove
Source: tides.ec.ca

2023-02-09 (Thu)		
Time PST (m)	(ft)	
01:22	1.6	5.2
08:18	4.7	15.5
14:29	2.8	9.2
19:39	3.9	12.7
2023-02-10 (Fri)		
Time PST (m)	(ft)	
01:55	1.9	6.3
08:39	4.7	15.4
15:09	2.5	8.3
20:42	3.8	12.4
2023-02-11 (Sat)		
Time PST (m)	(ft)	
02:31	2.4	7.8
09:01	4.6	15.2
15:53	2.2	7.3
21:58	3.7	12.2
2023-02-12 (Sun)		
Time PST (m)	(ft)	
03:15	2.9	9.4
09:27	4.6	14.9
16:44	1.9	6.3
23:43	3.8	12.4
2023-02-13 (Mon)		
Time PST (m)	(ft)	
04:11	3.3	10.9
09:58	4.5	14.7
17:41	1.6	5.3
2023-02-14 (Tue)		
Time PST (m)	(ft)	
01:38	4	13.2
05:32	3.7	12
10:39	4.4	14.5
18:44	1.3	4.3
2023-02-15 (Wed)		
Time PST (m)	(ft)	
02:55	4.3	14.1
07:08	3.8	12.6
11:35	4.4	14.4
19:47	1	3.3
2023-02-16 (Thu)		
Time PST (m)	(ft)	
03:50	4.5	14.9
08:28	3.9	12.6
12:47	4.4	14.4
20:46	0.7	2.4

Denman Museum & Archives

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Geology of Denman Island
A talk by Steve Carballeira, P. Geo.



Sunday, February 26th

2:00 to 3:00 PM

Activity Centre Lounge

FREE

Denman Museum & Archives

...continued from P.3 and to adhere to other project and operational fundamentals, the current situation is not surprising. Fait accompli has consequences. Set For Life Glid.

Not all is lost. There are still open avenues for "Remedy". The previous GLID Board has been dissolved and should have no further involvement. Its time for dialogue. Its time to get the attention of the new owner (CVRD) and kindly ask, please stop, pause, re-evaluate. Its time to return to project fundamentals that will provide a water system upgrade that is priced for a community, not a select few. Ask that communication be clear with all landowners on what CVRD intentions will be. A landowner that contacted the CVRD regarding the escalating rates commented the CVRD seemed "surprised" at their response, "Do I need to sell my home or get a second mortgage?". Has the new owner (CVRD) been misled on the level of landowner rate acceptance? Let CVRD know. Fait accompli has consequences. Set For Life Glid.

Unable to undo decades in the water industry and counting (twelve plus years with a national mechanical engineering and contracting firm) one acquires a few project fundamentals along the way. All have been personally well proven in successfully dealing with research, engineering, construction, final plans and specifications, design build, P3 projects, municipalities, regional districts, private enterprise and more. Its time basic project expectations-fundamentals are clearly communicated to the landowners. Its time the noise of inexperienced nonsense and political engineering stop. Fait accompli has consequences. Know your water project fundamentals and stay within it.

To Be Continued... 

The Simple Life, Victory Over MAiD, But Only For the Moment

SPECIAL INTEREST

By Maxine Rogers

A young lady in Victoria wrote this to me when she read my story about the Canadian Liberal

Government trying to extend Medical Assistance In Dying, (MAiD) to people whose sole complaint was a mental illness.

"I have heard of this. I met a bi-polar girl at the bus stop. She had lost her mother and felt that she had no one to care about her anymore and was excited about being able to get MAiD to kill herself. Thank you for bringing all this horribleness to light." The killing of the mentally ill was to have begun in March 2023.

Well, cooler heads prevailed and the Liberals are postponing the great social evil of killing off the mentally ill until March of 2024. By then, I hope they will be out of office and a sane government will have taken their place. Well, I can dream can't I?

The Liberals say they want to be able to, "get this right." How killing off the most vulnerable people in society can be done right escapes me but I am just a simple farmer. I object to including mentally ill people in the category of people who can apply to be killed by the state because no one can tell if a mental illness is incurable.

I am not alone in this opinion. The Canadian Mental Health Association has warned that it is not possible to determine whether any particular case of mental illness is incurable.

In fact, I think most mentally-ill people would be doing much better if the Government's of Canada gave them the supports they needed in the way of Disability Pensions sufficient to provide a frugal but comfortable existence and social supports to make sure that people like the girl with bipolar disorder felt they had enough social support to be able to cope with life.

Again, I am not alone in this opinion. "Leaving people to make this choice (to kill themselves) because the state is failing to fulfill their fundamental human rights is unacceptable," said Marie-Claud Landry, Chief Commissioner of the Canadian Human Rights Commission.

Lastly, mentally-ill people were barred from even making a will to dispose of their property. The will had to state that the person was of sound mind and it had to be witnessed. If mental illness debar a person from making contracts, how can a mentally-ill person make a contract to end their own life?

The idea of providing suicide for all is one that the Liberal government cleaves to. I can understand the need for, and support, a law that ensures Physicians have the legal right to provide humane euthanasia to people who are in the last stages of a terminal illness. We give as much respect to our dogs.

However, in Canada, people have been given MAiD simply because they are homeless or too poor to rent an accommodation that would allow them to live in a modicum of comfort with their disability. This is all a matter of public record.

The law and its administration are sloppy. I will give you an example. In 2019, 61-year-old Alan Nichols was taken to a hospital in British Columbia because his family feared he was suicidal. Alan was mentally ill.

While he was in the hospital, he refused to wear his cochlear implant that helped him hear. The hospital staff helped Alan fill out the forms for MAiD and they sighted hearing loss as the reason to kill him. Then, they killed this poor, confused old man. They waived the 90 day waiting period and simply phoned his family to let them know their brother had been killed.

I don't know about you, but this event does not fill me with confidence in the professionalism, common sense or even

the sanity of those medical people who undertook to commit this ghastly, apparently legal, murder.

I have another story about medical people who wish to abuse the MAID legislation. Last year, Doctor Louis Roy of the Quebec College of Physicians said his organization wants to be able to provide assisted suicide to babies born with severe malformations and grave and severe syndromes as they have little prospect of survival.

My objections are twofold. One, if the baby is certain to die, why not just provide supportive care? What is the rush? Secondly, he calls this murder of babies, "assisted suicide." How can a baby possibly understand what is going

on and how can they give consent? Is Dr. Roy proposing to mind meld with the babies and discuss their prognosis and treatment options in a telepathic manner? No, he wants to use pretty words for the killing of babies.

So, I ask once again for all people of goodwill to write to the Prime Minister, their MP, party leaders and anyone else that might give a damn in Parliament and say you do not support this slaughter of the innocents. You don't even need to pay for a stamp. Letters to Parliament go free of charge. Let's bury those callus bastards under a wave of outraged letters. Let us put ourselves on the right side of history that we may not live our lives in shame.



Restoring Wetlands in Denman's Butterfly Reserve is Challenging

SPECIAL INTEREST By Chris Junck · TCBRPT

WETLAND habitat restoration is difficult at the best of times. It must be timed carefully to avoid disruption of bird nesting and reproduction of insects, amphibians and other animals. Restoration crews must usually wait until wetland water levels are low. Budget limitations are often a factor. For BC Parks staff, contractors and community volunteers who are implementing the wetland restoration plan for the Denman Island Park and Protected Area butterfly reserve, recent droughts and Scotch broom infestations significantly increase the challenges.

"Sometimes it can be a bit daunting, but our goal is that the work will eventually benefit endangered Taylor's checkerspot butterflies and other species that like seasonally wet areas," said BC Parks conservation specialist Erica McClaren.

Intensive Scotch broom removal has occurred over several years and continues this winter. Some invasive species work occurred prior to wetland restoration in 2021 and then additional work has followed each year. On November 1, 2022,



Denman Island volunteers helped Satinflower Nurseries staff with the planting and seeding.

local volunteers, BC Parks staff and Satinflower Nurseries planted wild strawberries and marsh speedwell, which are important host plants for Taylor's checkerspot butterflies. They also broadcast a custom native seed blend that was tailored specifically for the site.

The Taylor's Checkerspot Butterfly Recovery Project Team is encouraged by results from monitoring the wetlands. The native plantings from 2021 made it through their first summer quite nicely despite the extended drought. Hopefully the rejuvenated wetlands will host a broad range of butterflies, other insects, amphibians and birds in the future.

The wetland restoration plan indicates that ongoing work to remove invasive plants, seeding and planting native species, and monitoring the results will be required to ensure the success of the project.

BC Parks and the project team thank the Cowichan Tribes, Halalt, Homalco, K'ómoks, Lake Cowichan, Lyackson, Penelakut, Qualicum, Snaw'Naw'As, Stz'uminus, Tla'amin, We Wai Kai, and We Wai Kum First Nations for allowing us to restore ecosystems in their traditional territories. Several local volunteers also contributed to the success of this wetland project.

The recovery project has benefited from funding and in-kind contributions from the BC Parks Licence Plate Program, the Habitat Conservation Trust Foundation, the Environment Canada Habitat Stewardship Fund and the B.C. Ministry of Environment and Climate Change Strategy

continued on P.6...



...continued from P.5 (Ecosystems Branch), and others.

The Taylor's Checkerspot Butterfly Recovery Project Team includes biological consultants and representatives from the B.C. Ministry of Water, Land and Resource Stewardship, BC Parks, Denman Conservancy Association, Garry Oak Ecosystems Recovery Team, Greater Vancouver Zoo, Mosaic Forest Management, Wildlife Preservation Canada, and others.

Learn more about the Taylor's checkerspot butterfly:

<https://goert.ca/activities/taylors-checkerspot/> and <https://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/species-ecosystems-at-risk/implementation/conservation-projects-partnerships/taylors-checkerspot>



Satinflower Nurseries prepared a custom seed blend specifically for the restoration site.

Background Information

Taylor's Checkerspot Butterfly (*Euphydryas editha taylori*)
Also known as Edith's Checkerspot.

Historical range was Hornby Island, southeastern Vancouver Island, Puget Trough and to the Willamette Valley in Oregon. In B.C., they were once abundant at 10 sites in the Greater Victoria Area, one site each near Mill Bay and Comox, and sites on Hornby Island (including Helliwell Provincial Park). They were thought to have been extirpated (became locally



Wild strawberries were grown on Denman Island for the project.

extinct) from Canada by 2000 when no Taylor's Checkerspots could be found in their last known sites on Hornby Island despite intensive searches. However, new populations were discovered on Denman Island in 2005 and near Campbell River in 2018.

It is federally listed as Endangered (COSEWIC, SARA Schedule 1), and is on the BC Red list of at-risk species.

Taylor's Checkerspot butterflies need open sunny meadows where they can find suitable host plants (food for larvae and nectar producing flowers for adults), such as woolly sunflower, common camas, small-flowered blue-eyed Mary, wild strawberry, sea blush, and yarrow.

Habitat loss, degradation and fragmentation are major factors in the species' decline. For example, the meadows along the coastal bluffs in Helliwell Provincial Park became less suitable for butterflies due to invasions of non-native plants and encroaching forests.

Habitat enhancement work (weeding, selective limbing +/- or removal of conifers, re-planting and seeding with native species) has been ongoing in Helliwell Provincial Park for several years.

The Taylor's Checkerspot Butterfly Recovery Project

The Taylor's Checkerspot Butterfly Recovery Project is led by Jennifer Heron of the BC Ministry of Land, Water and Resource Stewardship and is guided by the Garry Oak Ecosystems Recovery Team's Invertebrates at Risk Recovery Implementation Group. It is a collaborative effort to restore Taylor's checkerspot populations in British Columbia through habitat enhancement, captive butterfly rearing and release, monitoring, public outreach, and other activities.

Team Members

Jennifer Heron (Chair), B.C. Ministry of Water, Land, and Resource Stewardship, Vancouver, B.C.
Erika Bland and Andrew Fyson, Denman Island Conservancy Association, Denman Island, B.C.



Areas planted and seeded in 2021 are doing well despite the 2022 drought.



Sand was mixed with the seeds before broadcasting.

Deborah Bishop, Denman Island, B.C.
 Menita Prasad, Greater Vancouver Zoo, Aldergrove, B.C.
 Eric Gross and Ross Vennesland, Canadian Wildlife Service,
 Environment and Climate Change Canada, Delta, B.C.
 Crispin Guppy, Entomologist, Whitehorse, Y.T.
 Molly Hudson and David Vey, Mosaic Forest Management,
 Nanaimo, B.C.
 Chris Junck, Garry Oak Ecosystems Recovery Team, Victoria, B.C.
 Suzie Lavallee, University of British Columbia Faculty of Forestry,
 Vancouver, B.C.
 Patrick Lilley, Private Consultant, North Vancouver, B.C.
 Erica McClaren and Stephanie Govier, BC
 Parks Conservation Specialist, Black Creek,
 B.C.
 Kristen Miskelly, Satinflower Nurseries,
 Victoria, B.C.
 Derek Moore, Area Supervisor Von Donop
 Area, BC Parks, Black Creek, B.C.
 Nick Page, Raincoast Applied Ecology,
 Vancouver, B.C.
 Jessica Steiner and Andrea Gielens, Wildlife
 Preservation Canada, Guelph, ON
 Bonnie Zand, BC Conservation Foundation,
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 Garry Oak Ecosystems Recovery Team
 Greater Vancouver Zoo
 Habitat Conservation Trust Foundation
 Hornby Island Community School
 Hornby Island Natural History Centre

continued on P.8...

Notice of Work: Denman East Ferry Terminal

BC Ferries will begin upgrades at the Denman Island East terminal in mid-February.

When complete, the upgrades will ease traffic congestion and improve safety and access to the terminal for people and vehicles. The project will begin with tree clearing around the terminal to make way for an expanded holding lot and lanes.

For more information visit:
bcferriesprojects.ca/denman-east-terminal

Scan here to learn more:



bcferries.com



Denman WORKS! Economic Enhancement Society

FUNDING OPPORTUNITY

2023 Community Project Grant Applications

Denman Works! invites all non-profit organizations to apply for a Community Project Grant to assist with financing their proposed projects and ongoing plans.

Deadline for submission: Friday, March 3rd, 2023

Eligible projects: must provide economic benefit to Denman Island and may be a new initiative or an enhancement to an existing initiative.

For example, in 2022, Community Project Grants were given for affordable housing, a climate change survey, Denman Sings, purchase of farming equipment, a Christmas artisan flyer, the Denman Recreation Guide, and a new shared workspace at the Community Hall.

Eligible costs: could include equipment purchase or rental, materials and supplies, contractor fees, training, start up wages for new positions, and marketing.

Complete details and an application package may be found at our website:
<https://denmanworks.wordpress.com/community-project-grants/>

Hard copy applications can be picked up and dropped off at Abraxas Free Post under Denman Works

For more information, contact Tony Gregson, Chair,
Denman Works 250-335-0287 or email denmanresource@gmail.com.

...continued from P.7 Hornby Island Co-op
Mosaic Forest Management

Sea Breeze Lodge
University of British Columbia
Wildlife Preservation Canada

For more information about the Taylor's Checkerspot
Butterfly Recovery Project, visit: [www.goert.ca/activities/
taylors-checkerspot/](http://www.goert.ca/activities/taylors-checkerspot/)
Or contact:

Project Lead/GOERT Invertebrates at Risk RIG Chair
Jennifer Heron
Provincial Invertebrate Conservation Specialist
B.C. Ministry of Land, Water and Resource Stewardship

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Letter to the Editor

I enjoy Green Wizardries. However in last week's article there was a sentence implying that rushes and sedges are one and the same. They are quite different, though both enjoy a similar wet habitat. To easily remember which is which... Rushes are

round, Sedges have edges.

Jazzmyre Corrigan

Orwell Blushes

OPINIONS

By Keith Porteous

"The nationalist not only does not disapprove of

atrocities committed by his own side, but he has a remarkable capacity for not even hearing about them." George Orwell

WHEN I read Oakley Rankin's letter in last week's The Islands Grapevine, these words from Orwell immediately came to mind. Mr. Rankin seems quite unaware of the history leading to a U.S./NATO proxy war with Russia, and the 2014 U.S. backed coup in Ukraine. While he includes a partial list of murderous American imperialism elsewhere, killing millions, he clings to the notion that "the U.S. did not actively invade Ukraine, Russia has", evading the reality of the coup to install a Ukrainian leadership friendly to, as President Volodymyr Zelenskyy puts it, "top American brands such as Goldman Sachs, J.P. Morgan, and Blackrock", with the Ukrainian Embassy in Washington, D.C. hosting parties for the political class sponsored by Northrop Grumman, Raytheon, Boeing, and Lockheed Martin arms manufacturers. The U.S. has long desired regime change in Moscow and a "weakened Russia" disenfranchised from trade with Europe, especially gas and oil, which it sees as its own "opportunity" to exploit while "fighting the Russians to the last Ukrainian" and "fighting them there, so we don't have to fight them here." This is McCarthyite nonsense.

More than 70% of the Ukrainians had voted for the exceedingly corrupt Zelenskyy (see Panama Papers), running for office on a "Peace with Russia" campaign, who then supported sending more Azov Nazi battalions into the Donbas region in Eastern Ukraine to enforce the suppression of the ethnic Russian population's language and culture, 14,000 of them murdered between 2014 and 2022. He also ignored two negotiated Minsk Peace Accords. At the same time, the U.S./NATO was discussing Ukraine becoming part of NATO, continuing its expansion up to Russian borders,

having promised Mikhail Gorbachev that it would not move an inch eastward following the dissolution of the Soviet Union and the re-unification of Germany. This was a crucial agreement, given the Russians had lost 27 million people to German Nazis in WWII, with the help of the murderous Ukrainian fascist Stephan Bandera, the "hero" of Ukrainian ethno-nationalism who glorified the slogan, "Slava Ukraini." In the name of "Glory to Ukraine", thousands of Ukrainian Jews, Poles, Roma, and other peoples were murdered at the hands of Bandera's fascist militias allied with Hitler's Nazis.

Who can imagine why Russian leadership would see all this as provocative? NATO has been arming and training and funding a right wing extremist agenda in Ukraine, where political opposition, the independent press, and even parts of the Orthodox Church have now been outlawed, and employing Neo-Nazi battalions to kill its own ethnic Russian citizens. More than \$100 billion in arms and cash have flooded into the most transparently corrupt country in Europe (and that's saying something), where no one can account for where these arms end up, or in whose black market hands, with the cash siphoned off into offshore accounts in preparation for the inevitable defeat of a severely depleted Ukrainian military now facing the build up of 600,000 Russian troops. Western military experts claim that the Russians "don't bluff", and so far that has borne out. Russia's stated goal is to "de-Nazify and de-militarize" Ukraine. A deal to end hostilities had been mediated by Turkey last April, but was scuttled by NATO. Saying these things is not support or justification for Russia's incursions into Eastern Ukraine, but it is absurd to claim that this proxy war was "unprovoked."

More than 150,000 Ukrainians soldiers have died since February of 2022, and millions more civilians displaced, with much of the country left in ruins. And for what? The Russians had long warned that any NATO attempts to coerce Ukraine away from its relationships with Russia would be

seen as an existential security threat, and this is precisely what former U.S. President Obama stated when he refused to send arms to Ukraine. Obama did not see Ukrainian membership in NATO as vital to the interests of Americans. Expanding trade between Russia and Europe, particularly cheap Russian energy, was seen as a hedge against another war in Europe. More recently, the U.S. blew up the new Russian pipeline connected to Germany, then blamed the Russians themselves for its destruction, while major Western political figures nodded and winked, and their allies in corporate media reported it with a straight face. Is there any corporate media that invites anti-war voices or independent journalists to comment on any of this? Of course not, not a single one. Just a steady daily diet of escalating pro war rhetoric. What could go wrong?

All this can be ignored, according to Oakley Rankin, because a “Hitlerian madman” is hellbent on restoring the Soviet Empire?!! It’s a teaching moment for the meaning of irony. With a military budget of under \$70 billion/year, we are led to believe that Russia could invade Europe, while the Americans and NATO countries spend more than a trillion dollars a year, nearly \$900 billion by the Americans alone. And where would Mr. Rankin acquire such a “received opinion”? Astonishingly, he hasn’t noticed that “his” opinions, without exception, are exactly the same rationale and context we are being fed each day by every corporate media source, and sponsored by Western governments and the corporate interests controlling them. For him, there’s no need to question the dominant narratives emanating from his “side”, when they are so convenient and self-serving, so widely available, and those which align with so many other people who blindly absorb the propaganda of full spectrum U.S. hegemony. From Viet Nam’s Gulf of Tonkin to WMD’s in Iraq, the governments and corporate media have always lied. Orwell blushes. 🍷

They Made the Desert Bloom

OPINIONS

By Sally Campbell

THE myth has it that the Zionist population who came to Palestine in search of a homeland “made the desert bloom”.

They came, of course, to a desert country in the Middle East, with an eco-system carefully managed by the indigenous inhabitants of the land. Water was carefully stewarded and used for agricultural purposes, not for the Western style lawns, landscaping and swimming pools you see today in Israeli settlements. Such is the overuse of the precious water resource in Israel-Palestine that the State of Israel now promotes desalination as its answer to shortages. Not too long ago, the State “annexed” the Syrian Golan Heights partly because that mountainous region is a watershed. (By the way, that’s where “Trump Heights” will be located.) Palestinians in the occupied West Bank must buy their own water from Mekorot, the Israeli State-owned water company. Travelling through the West Bank, you can easily tell which homes are Palestinian by the black water tanks on the roofs. Jewish Israelis in West Bank settlements either get their water free or heavily subsidized by the State, depending on which settlement it is.

The reality: “Over the last 40 years, over a million olive trees and hundreds of thousands of fruit trees have been destroyed [in Israel]” (**The Ecologist**, 7/11/2015).

It is a cruel joke that while destroying long-established, drought-resistant trees in their new home, Zionists planted pine trees by the hundreds of thousands, many of which were paid for by donations to the **Jewish National Fund (JNF)**, which accrues land for Jews only. Many of the 500 plus Palestinian villages destroyed in ’48 were “erased” by the planting of these “Mediterranean” trees, now recognized as a fire hazard after numerous pine forest fires. The last big one, Mt. Carmel in 2010, devastated “much of the Mediterranean forest covering the region... hundreds of thousands of acres

of forest”, with a death toll of 44 (Wikipedia). So much for Israel’s self-proclaimed image as environmentally conscious.

For Palestinians, the 1948 Nakba (“Catastrophe” in Arabic) continues today. Shamefully for Canadians, as part of 1967’s destruction and land appropriation, the State of Israel depopulated 3 Palestinian villages near Jerusalem – Imwas, Yalo & Dayr Ayyub - making way for the construction of “Canada Park”. Canada paid 1/3 of the cost, through JNF & our tax-free donations. Between 7,000 – 10,000 Palestinian people were expelled from 700 hectares to create Canada Park, completed in 1984. It is now an embarrassing (for us) tourist venue, filled with non-native European pine trees, covering over the destroyed homes and other buildings, with no recognition whatsoever of the people displaced from those lands.

Another example of the reality: When I was in Israel-Palestine in 2014, our group made an overnight visit to “Tent of Nations”, a 100 acre property just south of Bethlehem. This land has been continuously occupied by the Daoud Nassar family, Palestinian Christians, with title deeds dating back to the Ottoman Empire (1916). The State of Israel wants their hilltop land. This amazing family has been in the courts fighting their dispossession for decades. They are now completely surrounded by 5 ever-expanding illegal settlements. The long road up to the Nasser farm &



B.C. LAND SURVEYOR

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continued on P.10...

...continued from P.9 dwellings is barricaded by huge boulders, thanks to Israeli military, so they have no direct vehicle access to their land. Several weeks before we arrived, 1,500 - 2,000 of their fruit trees – apricot, apple and grape – were destroyed in the middle of the night. By settlers? By the military? No one knew for sure, as they often work together. The Daoud motto is: "We refuse to be Enemies". They host summer camps for children to experience connection to the land. Fortunately, European students come as woofers to the farm. They plant, replant, learn and bear witness. Families like the Nassers exemplify "sumud" (steadfastness) in the face of a relentless campaign to dispossess them.

The wanton destruction of trees at *Tent of Nations* is not an isolated incident; it goes on all the time. After 35 murders of Palestinians just this January by the Israeli military, a Palestinian killed 7 settlers in an illegal settlement in occupied East Jerusalem, where the Israeli command for the occupied territories is headquartered. That has led to severe repercussions, what settlers call "price tag" attacks, including "over one hundred attacks in the past two days" (*Jewish Voice for Peace, The Wire*, 1st Feb., 2023) all across the West Bank, including burnings of houses and cars, and destruction of greenhouses, trees, and farmers' fields. There is no recourse for these acts of violence; the army protects the settlers, not Palestinians.

This is why it's now long past time to recognize that the original dream of the early Zionists, to "make the desert bloom" is over. It has turned into a nightmare, but one that could be alleviated by declaring Zionism a failed ideology, and working to make that still beautiful land a place for *all* its people, a place of peace, with equality, freedom and justice for all. A different kind of blooming perhaps. 🌸

OPINIONS **Pave Paradise?** **W**ASN'T it bad enough that they put in the cable ferry even though no one wanted it, blatantly ignoring all the feedback they pretended to be listening to, leaving us stuck with a vessel that, for the past 7 years, has not provided reliable service? Now they want to cut all the trees down along the approach to Gravelly Bay to make a larger terminal with multiple lanes. And some people may think this sounds perfectly reasonable, especially considering the amount of cars that can pile up along that stretch of road in the summer. But let's take a closer look at who is going to benefit from this expansion and whether or not it is actually necessary.

I obviously missed the public engagement that happened around this issue (some meeting back in 2017 where 20 people showed up?), but I don't believe we should have to just sit back and allow another degradation of Denman in order to accommodate Hornby traffic when it offers no solutions for actually reducing the number of cars. According to reports, BC Ferries is going to put the Quinitsa on the Hornby/ Denman route this summer. Wouldn't it be prudent to at least wait until the end of the 2023 season to determine how that change might impact the lineups at Gravelly Bay?

For people who are visiting Hornby, a large part of the attraction is the rugged natural beauty of the place. Sometimes, the harder a thing is to attain, the more it is valued and the long waits at Gravelly Bay are a part of what makes getting to Hornby so special. Yes, you might have to wait an hour or two (or even three) but that is generally not a big problem because it's absolutely beautiful. You can wonder along the beach or under the trees and maybe even buy an ice cream cone. On the other hand, if BC Ferries has their way, the beauty will be removed (as in, the trees) and for your hours long wait you will now have a generic terminal, a whole lot of hot pavement to stand on and no shade for your family or your pets. I spent this past summer in Gravelly Bay working at the tea kiosk and if it wasn't for the trees, it would have been unbearable. And for anyone who has been stuck in

Horseshoe Bay in the middle of summer and unable to leave your car for whatever reason (sleeping child, unsociable dog...), you know the hell I speak of. Our summers are getting hotter and drier so a move to remove trees is not only unwise, it is a downright devolution.

Even though the ferry rates have gone up considerably in the last 20 years, BC Ferries seems obsessed with saving money (at our expense). For instance, the cable ferry was going to save them millions in wages and fuel costs (and we've seen how well that worked out). Is its latest project at Gravelly Bay just another money-saving scheme? Maybe they're getting tired of paying people to direct traffic? Maybe they see the potential for more revenue by creating more spaces for vendors? Based on our collective experience with BCF, I think we have the right to question the validity of their plan and the alleged need to sacrifice so many beautiful, healthy, long-standing trees in order to make it happen.

I have seen so many cities and municipalities that have found ways to incorporate the natural elements into the designs of roadways, sidewalks and even apartment blocks. It's not rocket science but even if it were, wouldn't it still be worth doing the work? Making room for the trees is the way of the future if we are to have any future at all and if Denman and Hornby are going to have any hope of preserving the very thing that people are coming here to experience.

I don't believe that cutting the trees is necessary and if there are enough of us who feel the same way, I do believe we can change the planned outcome. If you would like to be added to our "phone tree" for further action regarding this issue, please contact me at studiobythec@yahoo.ca or Christine W. at gardenchris1@gmail.com. For more info on the proposed project go to bcferriesprojects.ca and for a summary of the public engagement that happened in 2017, go to https://www.bcferries.com/web_image/hf6/h7e/8798771806238.pdf - note that 1 of the top 3 recommendations is that the natural surrounding be maintained: green space, trees, views.



Sulking Brute vs. Chipper Chute *March 2nd, 2007*

ARTS&LIT

By CS#05943451

JUST got back from work and

can triumphantly say another work week is done. Now the more daunting task of enduring a weekend of boredom begins. I was at least informed that the monotony of the coming days off will be interrupted by a visit from Ted and Gail! For me this will be very welcome indeed. I'm still taken aback at their efforts and consideration from a couple of weeks ago. The whole of the Compassion Club as well, for that matter. The big poster card of well-wishes they brought me is my own personal 'pin-up' that keeps my spirits buoyed and is a stark departure from the standard 'pin-up' found in this drab place. Truthfully, If any of the air-brushed, two-dimensional depictions of the fairer sex that adorn so very many of the lockers and walls of the range were to glimpse the temperamental whining of most of my fellow reds, they'd likely run screaming for the hills. Oh sure, you wouldn't know it to listen to the testosterone grunt of their 'worldly' exploits, but were you observe them more intently you'd see little draw.

Work happened to be somewhat productive for a change. Our ranks were again depleted by the cold virus that is ravaging our range, and the snowy weather that attacks the motivation of some others. C.O. Person was a man on a mission, or so it seemed, this morning. Our task for the day was to deal with the piles of broom that we had stacked along the northbound lanes of the Inland Island Highway. We rather determinedly collected our tools and the chipper, and made our way to the highway. What I initially thought might be a cluster-fuck, given our only task was chipping, proved otherwise due to us being only six. Had we the full compliment of crew it would have been as I'd feared.

With little surprise Troy, who had missed the previous two days because of a cold (though imperceptible to anyone else), commandeered the job of feeding the chipper (a man and his power tools, you know). So we remainders began the task of yarding the piles over the meridian for his bidding. While



I've little to no experience with the chipper, I'm certain that its use is guided more by method than madness. A simple case of rpm's and chute size. Well, much like he eats, Troy's 'gung-ho' zeal had him literally stuffing the broom into the chute. The gnarly growth of that invasive weed makes for difficulties in feeding. Impetuously, he tried to convince the chipper to yield to his will. Pushing the matted organic with the butt end of an alder repeatedly, to no avail, was not only comical for its slapstick value but so too for being such an affront to his 'manly' strength. It took what? maybe ten minutes before he threw his hands up in disgust proclaiming "this is fucked!" We six were now five as he stomped off into the crummy to sulk. He sat while the rest of us worked till lunch. In his brooding, I wonder if he noticed the debris of successful chipping flying past his window seat view. If so, surely more likely than recognizing his inability to overcome setbacks and frustrations. But who the hell am I? I just do the work. Palatable or not, it's just work. Respect isn't gained by the size of the tool you can't seem to use properly, it is gained by working despite the obstacles to its being accomplished. Boring, mundane stuff, I know. No roaring engines red-lining due to dull blades. No smoking exhaust due to poor oil-gas ratios. Just the quiet satisfaction of beginning AND finishing the job. 🍷



HeartFlight

Beloved child my soul
My heart is your mold
Grant me thy wings
As a joyful bird might sing
With swiftness of a dove
Too much sweetness my love
I must be on my way
To unite this Valentine's Day

GM Theriault

Rebel News

by Thomas Provençal

*Ezra Levant is a hero
for standing up to the mob.
Compared to the legacy media
he's the only one doing his job.
Rebel News has a team of reporters
with questions they pointedly put
to the shameless oligarchy
to cover their faces in soot.
Journalists all the world over,
compliantly holding their tongue,
report on TV and in papers
information not worthy of dung.
Truth is being held hostage
while people are dying galore
in unconventional warfare.
The evil elite know the score.*

Love

Oh! How I love thee
Today unify with me
The self and soul into one
Heart and mind you've won
Swiftly beyond space and time
To be mine and my Valentine

*Love
Georgina*



♥ Thank God
for Denman
social media. -
Anonymous





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THE ISLANDS GRAPEVINE EDITORIAL POLICIES

Whether covering events that entertain us, presenting issues that concern and affect us or highlighting the many interesting and gifted people we call neighbour, the Grapevine celebrates the diversity and inclusivity of our shared island life. The following is our policy on content:

- Profiles of individuals, history, reviews and op ed are published free of charge.
- Literary content including poetry, stories, belle lettres are published free of charge.
- Promotional content for products, services, programs, and events will be published at going advertising rates.
- Public service announcements, notices of meetings, and news releases will be published for a fee. Exceptions will be made for emergencies where the public is immediately endangered.
- With regret, no exceptions can be made for non-profit status.
- Letters to the Editor are published free of charge.

The Grapevine is happy to provide an open, public forum for all islanders to speak and be heard. We are steadfast in our commitment to uphold freedom of expression. Opinions expressed in the Grapevine do not necessarily reflect that of the Publisher.

As the record of our times, every issue of the Grapevine is a compilation of that week's submissions. We do not editorialize content, nor do we censor. We ask that writers moderate their own content. The Grapevine reserves the right to edit for brevity. Inciting violence, hate speech and pejorative language will not be tolerated.

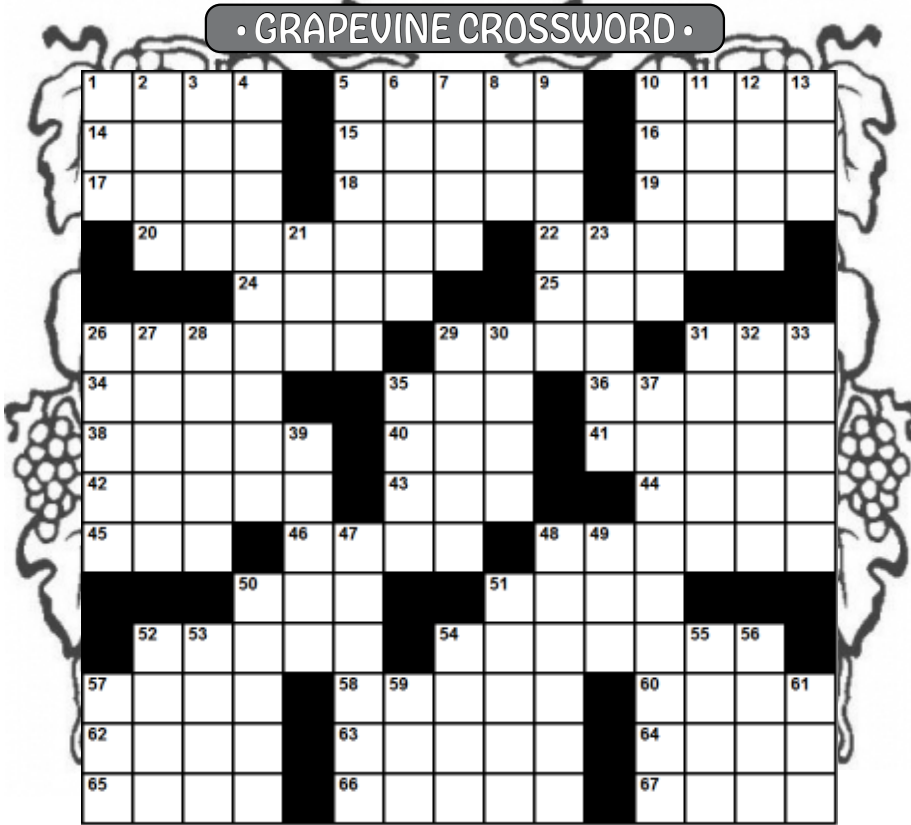
We are open to contributions from all Denman & Hornby Islanders. If you've something to say, send it our way! No copy and paste submissions. In your own words, please!



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theislandsgrapevine@gmail.com

• GRAPEVINE CROSSWORD •



• ACROSS •

1. Imposter
5. Book's side
10. Has confidence
14. African wading bird
15. Saltpeter
16. Contract variety
17. Salamander
18. Fridge stocks
19. Bookish type
20. Explain visually
22. 18th element
24. Steer flesh
25. 1773 jetsam
26. Stroller
29. L or XL
31. Band aid
34. Asian garment
35. 1/20 of ton, abbr.
36. Night watch
38. Too-too proper person
40. Sot sound
41. French writer Zola
42. Katarina Witt's figure
43. Burnt tree
44. Actress Magnani
45. Part of RSVP
46. Egad or dang
48. Gold bit

50. Additionally
51. Stereo setup
52. Cable ready
54. Milk holder
57. A-line creator
58. Fall faller
60. Extra dry
62. Anne Frank's father
63. Heron's cousin
64. Feel sure of
65. Go soft
66. Clone sheep
67. Connecticut campus

• DOWN •

1. 50's car feature
2. Retired
3. New Zealand bird
4. Set up
5. Sleeper, often
6. Rice dish
7. Agenda component
8. Art movement prefix
9. Bad imitation
10. Country near Fiji
11. Black-and-white cookie
12. Fix a sock
13. Archaic
21. Aw, shucks
23. Female ruff
26. Old Turkish coin
27. Madame Curie
28. Con containers
29. Rustle, as silk
30. Craving
31. Getting older
32. Creator of Pooh
33. Double fold
35. Casual talk
37. Make believe
39. 14 pounds
47. Confused
48. Subtle distinction
49. Craft of sci-fi
50. Cupid's missile
51. Home of the slave
52. Attached
53. Greek letter
54. Comic Reiner
55. Carbamide
56. Money box
57. Braille makeup
59. Big head
61. Change the locks

• TEST YOUR MATH SKILLS •

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5	4	6	3	2	9	8	7	1
7	3	1	4	8	6	5	2	9
8	9	2	5	7	1	4	6	3

Grumpism



“I've just seen a paleontologist sat in a bar talking to a piece of coal. He must be carbon dating.”

• LAST WEEK'S ANSWERS •

A	S	S	A	M		C	A	S	H		F	O	G	S
S	A	U	N	A		A	S	I	A		E	N	O	L
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C	O	L	A			T	R	I	G		L	H	A	S
S	N	A	P			E	E	L	S		Y	O	R	E

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• **WANTED** •

DOUG R. IS LOOKING for a new home for his caravan in the spring! References, caretaking an option. 250-897-8184

• **EMPLOYMENT** •

CONTRACT OPPORTUNITY: HIRRA's Community Hall Management Committee is seeking a qualified local contractor to perform regular maintenance and repair of the Hornby Is. Community Hall buildings and equipment as needed for a one-year term. Expressions of interest (incl. qualifications and rate) accepted by e-mail (office@hirra.ca) or mail (HIRRA, 4305 Central Rd. Hornby Is. BC) until March 1, 2023.

• **LOST & FOUND** •

LOST - 1-10qt aluminum pressure cooker. Can't remember to whom I loaned it to. Please return to Jackson Steen.

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• (H) Hornby • (D) Denman • (UB) Union Bay •
• (FB) Fanny Bay • (C) Courtenay/Comox •

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- Water Cisterns • Steve Isaak • 250-335-1853 (All)

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- Bottled Water Delivery • DenmanWater.ca • 250-228-7161 (D/H)
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FORTNIGHT EVENTS

THURSDAY 9

- RECYCLING CENTRE 2-6pm
- BOTTLE DEPOT 2-6pm
- CAP SITE Hub Comm. Hall 4-7pm
- FOOD BANK Hub Comm. Hall 4-7pm
- FREE STORE 4:30pm-6pm

FRIDAY 10

- AA Meeting DI United Church 7pm
- Dora Drinkwater Library 1:30pm-3:30pm
- BURLESQUE Concerts Denman Comm Hall

SATURDAY 11

- RECYCLING CENTRE 9-5pm
- BOTTLE DEPOT 9-5pm
- FREE STORE 9-Noon
- FARMERS MARKET Old School 9:30-12:30
- Dora Drinkwater Library 1:30pm-3:30pm
- OPEN JAM Guesthouse 3pm

SUNDAY 12

- AL-ANON United Church 7pm

MONDAY 13

- Dora Drinkwater Library 1:30pm-3:30pm
- DIRA meeting see p.2

TUESDAY 14

- Dora Drinkwater Library 1:30pm-3:30pm

WEDNESDAY 15

- RECYCLING CENTRE 2-6pm
- BOTTLE DEPOT 2-6pm
- Dora Drinkwater Library 1:30pm-3:30pm
- AUDIO ARTS OPEN MIC Back Hall 7:30pm \$4

THURSDAY 16

- RECYCLING CENTRE 2-6pm
- BOTTLE DEPOT 2-6pm
- CAP SITE Hub Comm. Hall 4-7pm
- FOOD BANK Hub Comm. Hall 4-7pm
- FREE STORE 4:30-6pm

FRIDAY 17

- AA Meeting DI United Church 7pm
- Dora Drinkwater Library 1:30pm-3:30pm

SATURDAY 18

- RECYCLING CENTRE 9-5pm
- BOTTLE DEPOT 9-5pm
- FARMERS MARKET Old School 9:30-12:30
- FREE STORE 9-Noon
- Dora Drinkwater Library 1:30pm-3:30pm

SUNDAY 19

- AL-ANON United Church 7pm

MONDAY 20

- Dora Drinkwater Library 1:30pm-3:30pm

TUESDAY 21

- Dora Drinkwater Library 1:30pm-3:30pm

WEDNESDAY 22

- RECYCLING CENTRE 2-6pm
- BOTTLE DEPOT 2-6pm
- Dora Drinkwater Library 1:30pm-3:30pm

THURSDAY 23

- RECYCLING CENTRE 2-6pm
- BOTTLE DEPOT 2-6pm
- CAP SITE Hub Comm. Hall 4-7pm
- FOOD BANK Hub Comm. Hall 4-7pm
- FREE STORE 4:30pm-6pm



Denman Conservancy Association

NEWSLETTER

P.O. Box 60, Denman Island, B.C. V0R 1T0

February 2023

NOTICE TO ALL MEMBERS

Notice is hereby given that the Annual General Meeting of the Denman Conservancy Association will be held in the back hall of the Denman Island Community Hall, 1196 Northwest Road, on the 28th of February, 2023 at 7:30 PM. The AGM business will include:

- Reports from Co-Chair, Land Manger and Treasurer
- Election of Directors
- Ukulele Review

Refreshments, delicious treats and scintillating conversation following the meeting.

Birdathon 2023

After a Covid-related absence, the DCA Birdathon is back! Before long migratory birds will return from the tropics and our forests, wetlands and shorelines will be bursting with birdsong.

The rules are simple: do the Birdathon on your own or form a group. Then ask your friends to sponsor you and get outside to enjoy identifying as many bird species as you can. The Birdathon starts at 4 pm on Friday, May 26th and goes until 4 pm the next day. If you think it is a bizarre concept to look for birds for 24 hours, don't worry. Some die-hards will scour the island for birds while others will simply enjoy keeping tabs on who comes to their birdfeeders. Spend as much or as little time as you are inclined.

You don't need to be an expert join us in the Birdathon. Even beginning birders know more species than they may think: crows, robins, chickadees, herons, mallards . . . they all are a part of the fabric of life on Denman Island. For those who want to learn more, we'll offer bird-identification sessions in

advance of the big event. In the coming weeks we will announce times and locations of workshops and other Birdathon events.

Did I mention prizes? Categories will include the youngest birder, the oldest birder and the most unusual bird (no budgies or pink flamingos please). We hope that people will limit their use of fossil-fuels during the Birdathon by walking, cycling, paddling, ridesharing, etc. We will offer special prizes in that category. As always, the biggest prize is the knowledge that all the money we raise will go towards the important conservation work done by the Denman Conservancy.



On the Land

I spotted the first nettles popping up out of the humus this week; a sign of brighter, soup and pesto-filled times. Although, with another cold snap in the forecast for this coming week, it's still a little early to get too excited about doing my taxes yet.



December snowstorms brought a good excuse to hibernate for a few days, but also a number of trees down across well-used trails which required some clean-up work over the past few weeks. Thanks to those diligent trail users who continue to give the heads-up and help with trail maintenance throughout the year. The freeze-thaw cycles have been hard on some of our trail surfaces, and as we scuttle cautiously towards spring, we will be assessing some of the more worn spots for possible repairs.

And whilst we're on the trails trail, plans continue to take shape for Raven Woods & Wetlands and the connection of the existing skid-road trail from Pickles Road to the rest of the Central Denman Conservation Complex through the Settlement Lands. We are crossing our fingers for grant funding and to be able to begin work on this soon!

We have also been busy working on a restoration project in Valens Brook Nature Reserve. The impacts of deer browsing on plant communities is well documented and, combined with the increasing impacts of climate change and associated biodiversity loss, is manifesting in very low survival rates for young trees, shrubs, and herb layer plants within areas of the nature reserve. Recent studies have also

been showing the indirect negative impact that deer browsing has on pollinator species, such as bumblebees, that rely on an abundance of flowing plants for foraging.

With funding support from ITC, we have installed two small, fenced restoration areas within the old skid-road area of Valens Brook with the objective of improving the survival rate of replanted native tree species, whilst being able to document the impact of reduced deer browse on shrub and herb-layer species also. We hope to have some interesting observations to share with you in due course!

If you are interested in learning more about our projects, or the studies mentioned above, please drop me an email. Happy trails!

Andy B.
lands.dca@gmail.com

Batty Notes

Preparing for our bats return to this summer's work of bug-catching on Denman! As the better weather approaches it will be time to clean out, repair or move those bat boxes if needed.

Also, this summer we'll organize a few evenings of bat counting across Denman and Hornby. If you'd like to join the bat counters for an evening or two this summer, please let our community bat group know at dhbatproject@gmail.com. Also please contact us if you'd like to be added to the batty email list for the project's 3-4 updates each year.

International Bat Conference in Victoria this April for bat enthusiasts!

The Western Bat Working Group hosts their Biennial bat Conference in Victoria, BC this April 19-21, 2023.

The Western Bat Working Group "consists of agencies, organizations and individuals passionate about bat research, management and conservation from fifteen western states; the provinces of Alberta, British Columbia and Saskatchewan; the Northwest and Yukon territories and northern Mexico."



It's time to use what we already know.....Equinox magazine noted almost 30 years ago (Sept-Oct 1995) that with a **“beaver pond you've got life”** and **“no artificial structure is as good as a beaver dam in stopping erosion, raising the water table and reviving overgrazed land”**! Living with beavers, our land lives, we live!

Jenny B.



<http://wbwg.org/2023-biennial-meeting/>

The season's **White Nose Disease monitoring** continues until May 31st as the disease gets closer to BC. Please call/email if you find **any Dead Bats**.

Watch a cute 8 min **puppet-bat video from the UK: 'Where did the bats go'** that shows both bat-issues and solutions. Of our own 15 bat species in BC, only 5 are known to have sustainable numbers, nine are already on rare lists and we can help!

<https://vimeo.com/778536169?fbclid=IwAR27N83leDiayMirm7SPc1GGneYtIVLO03GrtvCYNjE2tGEL08dno d49goM>

Beaver Business

Denman Beavers & Water Our Water Engineers have been called **Dam Resourceful!**

Save the Dates!

Please join us in the Denman Activity Centre on April 13th at 7 pm for "A Celebration of Birds." It will be an evening of music, video and photographs including Denis Forsyth's stunning slides of Denman Island birds and the bird-brained music of the Denman Ukulele chorus.

Also, of interest to some and presented by the Denman Island Museum and Archives, a Denman Island Geology and Groundwater talk on February 28, at the Activity Centre Lounge 2:00 – 3:00 PM



2022 – DCA Year in Review

Despite COVID's lingering constraints, DCA made good progress in fulfilling the goals of its *5-year Strategic Plan 2020-25*. Among the many highlights:

- Created the Raven Woods & Wetland Management Committee
- Held an Information Open House for the Railway Grade Marsh Management Plan with outreach to First Nations; Plan now approved by Ministry of Environment (BC Parks)
- Met requirements for monitoring lands' covenants & management plans, including working with Islands Trust Conservancy
- Maintained existing trails; dealt with "danger trees"
- Participated at Summer Market for community outreach & conservation education
- Collaborated with DICES to support the annual Spring Break Nature Camp
- Set up a DCA booth at Isfeld Highschool's Eco Fair; featured new map "Protected Areas of Denman Island" (1295 ha are protected - 25% of DI).
- Hosted 2 students from UVic's community engagement learning program with projects on bats and wetland restoration

- Hosted the used Book Sale fundraiser in the DCA Room at the Old School
- Held the biannual Home & Garden Tour netting \$26K towards conservation
- Endorsed the Fossil Fuel Non-Proliferation Treaty
- Completed survey of Chickadee Lake by bullfrog specialist - no bullfrogs found, monitoring will continue
- Initiated Winter Wren Wood parking area restoration and decommission
- Created Wetlands Display at the DI Museum
- Held a ½ day Board retreat to review priorities & structure
- Initiated a website reno
- Sponsored on-going bat program, including repairs of Old School & "Batty Updates Presentation"
- Contracted a Water Science Outreach Coordinator
- Renewed membership in BC Land Trust Alliance
- Initiated island-wide beaver stewardship and habitat project
- Inception of Valens Brook enclosure
- Ongoing dialogues with landowners who wish to have environmental covenants placed on their properties
- Discussions with landowners who wish to donate their properties to DCA

Things Without Titles

By the time you read this, we will have passed the midpoint between Winter and Spring! The days are getting longer and, slightly, warmer. Hopefully, the snow has run its course. Buds are getting red and our forests are poised to explode with even more life once again!

Deadline Feb 24th
2023/2024
HORNBY/DENMAN/SEASIDE VISITOR'S GUIDE

Plans are underway for the 2023/2024 Visitor Guide. This year's brochure will continue to include the Gateway Communities of Buckley Bay, Deep Bay, and Fanny Bay.

As part of the efforts to protect our communities, during the last 3 years we have targeted the guide to people already on their way to our Region and distributed 25,000 full-colour brochures. Last year we re-added the Horseshoe Bay/Departure Bay ferry runs to try to take some of the workload off the staff at the Buckley Bay ferry terminal. This year we will re-establish distribution on all the major ferry runs. This allows people time to pre-plan their visits somewhat. Local advertisers are great distribution points for individual brochures (Thanks to you all for that!). Inventory supplies can be picked up at the Denman General Store warehouse, the HICEEC office on Hornby, or small inventories at the BCF ticket booth at Buckley Bay.

TO SUBMIT YOUR 2023/24 VISITOR GUIDE AD

Existing advertisers, please look at a hard copy of last year's guide, or visit it online at: <https://hiceec.org/hornby-visitor-guide> open the link to your side of the 2022/23 Visitor Guide. Please review your current ad and the map reference and respond to me to confirm your ad placement. If you want to repeat your ad unchanged, simply email me that this is your intention.

- If you want to make changes please resubmit the entire ad, so we have a hard copy to check against.
- Any changes/additions for display ads must be done one-on-one, so please contact me. You must be prepared to submit camera ready artwork, too.
- The Guide goes into production in early March. The **ad deadline** is Friday, February 24th in order to get the invoicing done before the brochure goes to print.
- The brochure will be distributed by the beginning of May, in time for the current advertisers to get the maximum benefit of "the season".

New advertisers, please complete the application, or contact me and we can discuss your needs.

- ALL NEW APPLICATIONS, you will need to indicate your business location on a map, and send a picture to ensure accuracy. Alternatively, you could mail it in. (HICEEC, 2250A Sollans Rd., H.I., V0R 1Z0)
- Note: For the "line listings":
 - Line one is the header line, and will be printed in bold.
 - Additional lines are not in bold, and consist of max. 65 spaces.
 - Mandatory fields are: At least one line; whether you are open Seasonally (S) or Year-round (Y); and a telephone number.
- Please be sure to identify what type of business you have, and which section you want your listing to be in.

Then send a map with the specific location of your business indicated.

If you are a new advertiser, and would like a box Display Ad, please contact me for the specifications.

Please confirm your original application carefully to avoid mistakes.

1. **Proofing of all ads** will take place prior to final production; you will be notified to participate.

Payments. Your options:

1. Remittance by e-transfer to billing.HICEEC@gmail.com (Security answer: guide)
2. Mail your cheque, to HICEEC
3. Credit cards are now accepted.

Be sure to write your business name on all correspondence.

Hornby Island Community Economic Enhancement Corporation (HICEEC)

2250A Sollans Road, Hornby Island, B.C.

V0R 1Z0

Phone: 250-335-1199

Email: karen@hiceec.org

THANK YOU FOR YOUR CONTINUED PARTICIPATION IN THIS COMMUNITY MARKETING INITIATIVE.

A special acknowledgement to Denman Works for their support, Denman General Store for warehousing, and BCFerries Buckley Bay Ticket Booth Staff for being a key distribution point.

Together Everyone Achieves More!

Hornby/Denman/Buckley Bay/Fanny Bay/Deep Bay Visitor Guide

2023 Pricing:

The listing type (L1 to L5) indicate how many Lines of text in the listing, and the size of the Display Ads. (Small or Large, SD1 to LD5 below)

L1	1 Line Listing (Bold - Name, phone #)	\$130.00
L2	2 Line Listing (max. 65 characters/line)	\$190.00
L3	3 Line Listing (max. 65 characters/line)	\$290.00
L4	4 Line Listing (max. 65 characters/line)	\$390.00
L5	5 Line Listing (max. 65 characters/line)	\$490.00
SD1	Small (1.625" X 1.5") Display Ad with 1 line of Listing text incl. in this price	\$310.00
SD2	Small (1.625" X 1.5") Display Ad with 2 lines of Listing text incl. in this price	\$370.00
SD3	Small (1.625" X 1.5") Display Ad with 3 lines of Listing text incl. in this price	\$470.00
SD4	Small (1.625" X 1.5") Display Ad with 4 lines of Listing text incl. in this price	\$570.00
SD5	Small (1.625" X 1.5") Display Ad with 5 lines of Listing text incl. in this price	\$670.00
LD1	Large (3.375" X 1.5") Display Ad with 1 line of Listing text incl. in this price	\$470.00
LD2	Large (3.375" X 1.5") Display Ad with 2 lines of Listing text incl. in this price	\$530.00
LD3	Large (3.375" X 1.5") Display Ad with 3 lines of Listing text incl. in this price	\$630.00
LD4	Large (3.375" X 1.5") Display Ad with 4 lines of Listing text incl. in this price	\$730.00
LD5	Large (3.375" X 1.5") Display Ad with 5 lines of Listing text incl. in this price	\$830.00

Other sizes of Display ads, by direct quote. 5% G.S.T. will be added to all prices.

Many thanks for you participation in this community marketing initiative, "sharing, with care". When the Guides come in, they are locally available for you to pick up supplies at the Denman General Store warehouse, HICEEC office on Hornby, and small quantities from the BCF terminal at Buckley Bay.

Deadline Feb. 24, 2023

Email to: karen@hiceec.org

BASIC HOUSING INFORMATION

DENMAN ISLAND

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Prepared by

Peter Spurr
East Road, Denman Island

January 28, 2023

This information is distributed courtesy of Denman Works with the permission of Peter Spurr.

DENMAN ISLAND – BASIC HOUSING INFORMATION

INTRODUCTION

This reviews population and housing data from the Census, land use regulatory material and real estate market information to provide a factual background for Denman Island residents and their Local Trust Committee (LTC) as they go about the current effort to revise Denman’s Official Community Plan (OCP).

The Denman LTC has initiated a housing review project (“charter” dated 19 July 2022), with the stated objectives of:

“... exploring possible policy updatesto strengthen housing options.”

The review is to consider Denman’s OCP and the Land Use Bylaw (LUB) dated 2008 (as consolidated February 2017):

“... to consider policy updates in relation to affordable and attainable housing”.

This review is being conducted in response to a new requirement by British Columbia that all OCPs be revised with considerations of affordable housing, and with housing supply and demand information.

It may be expected that the policy options developed for housing on Denman Island will be based on the community’s views after completing the mandated examinations of housing supply, demand and affordability. The best information available about housing on Denman Island is provided by the Census of Canada, undertaken every five years in July. Other valuable sources are the zoning map which is part of Denman’s LUB and housing market information from BC Assessment and the Multiple Listing Service (MLS).

This paper observes housing-related information from the last four censuses and these other sources.

A PROFILE OF DENMAN ISLAND’S POPULATION AND HOUSEHOLDS

Denman Island has population and household characteristics that are not commonly seen in British Columbia. In the 2021 Census, Denman’s population was found to be 1,391. As is common in BC, this included more women than men (745 women and 650 men). Uncommonly, 40 percent of Denman’s population was over the age of 64 and only 11 percent was under the age of 20. As seen in the table below, both Denman and Hornby Islands have notably older and slightly younger populations than the Comox Valley Regional District, or Vancouver Island, or British Columbia.

DENMAN ISLAND – BASIC HOUSING INFORMATION

Selected Demographic Statistics Denman Island and Various BC Geographies - 2021						
Age of Population	Denman Island		Hornby Island	CVRD	Vancouver Island	British Columbia
	Population	% of All	% of All	% of All	% of All	% of All
Under 20 years	155	11%	11%	19%	18%	19%
20-64 years	680	49%	45%	53%	56%	60%
Over 64 years	555	40%	44%	28%	26%	20%

Denman's older population structure has developed steadily over the last 20 years. Since 2006 the proportion of Denmaners that are over 64 years has doubled, from 20 percent to 40 percent. During the same period the proportion of Denman's population that is 19 years or younger has dropped from nearly 20 percent to just over 10 percent.

Age Structure of Population Denman Island, 2006 to 2021			
Census Year	Percentage of Population in Various Age Groups		
	0-19 Years	20-64 Years	65 years plus
2006	19%	61%	20%
2011	10%	60%	27%
2016	10%	51%	38%
2021	11%	49%	40%

Denman has grown quickly for the last decade, with growth rates that greatly exceed those in the rest of British Columbia. In 2021 there were 369 more Denman residents than in 2011 and nearly one in five had resided there less than five years. Denman's recent population increases have averaged 46 people per year.

Population Growth, Denman Island and Selected BC Geographies 2016 and 2021				
Geography	2011-2016		2016-2021	
	Population Growth	Growth Rate	Population Growth	Growth Rate
Denman Island	143	14%	226	19%
CVRD	2,989	5%	5,918	9%
Nanaimo CMA	6,915	7%	10,523	10%
Victoria CMA	23,155	7%	29,467	8%
Vancouver Island	40,034	5%	65,464	8%
Vancouver CMA	150,103	6%	179,394	7%
Abbotsford CMA	10,327	6%	15,208	8%
Kelowna CMA	15,043	8%	27,280	14%
Kamloops CMA	5,057	5%	10,331	10%
British Columbia	247,998	6%	352,824	8%

DENMAN ISLAND – BASIC HOUSING INFORMATION

Denman Island had one household for every two residents in 2021, a total of 695 households. This ratio is notably lower than those in other parts of British Columbia. The low ratio means that people on Denman occupy more housing than is seen elsewhere. Among the reasons for this is that Denman has 240 one person households (35 percent of all households), an uncommonly high proportion of lone occupant households.

Comparison of Denman Island Occupancy Statistics with Various BC Geographies – 2021 Census					
Occupancy Characteristic	Denman Island	Hornby Island	CVRD	Vancouver Island	British Columbia
Population per household	2.0	1.87	2.27	2.26	2.45
Proportion of households with persons living alone (%)	35%	44%	29%	32%	29%

Canada Mortgage and Housing Corporation and Statistics Canada measure “core housing need” described as households in dwellings that are inadequate (need major repair), unsuitable (too small or too costly), or unaffordable (costing more than 30 percent of before-tax income). In the summer of 2021 the Census found 105 of Denman Island’s households were in core housing need. This was 15 percent of Denman’s households, a higher proportion than the 11 percent on Hornby, 9 percent in the CVRD, 11 percent on Vancouver Island and 13 percent in British Columbia.

In 2020 Denman households had a median total income of \$59,200. While median income says little about the distribution of income among Denman households, it does reveal that overall, Denman’s income is much lower than the CVRD median of \$77,500, or the Vancouver Island median of \$79,500, or the BC median of \$85,000. Denman’s median income is 75 percent of the median for the CVRD and 70 percent of the median level for British Columbia.

SUMMARY AND IMPLICATIONS

The foregoing review of Census elements has highlighted important characteristics of housing on Denman that are uncommon elsewhere. Denman is growing faster than other parts of British Columbia, and its population is increasingly comprised of older people. Denman households are smaller than elsewhere and include a higher proportion of persons living alone. Also, Denman has notably lower median household incomes and more households in core housing need than reside elsewhere.

The existence of these uncommon features has several implications. Most of these features upwardly influence demand for housing on Denman, and the existence of multiple such features implies strength in the housing demand pressure on Denman. The high rate of growth requires that there is a high level of demand for housing on Denman. As people living elsewhere in British Columbia have higher incomes than

DENMAN ISLAND – BASIC HOUSING INFORMATION

those on Denman, the relative prosperity elsewhere creates financial pressure from outside that elevates the value of, and therefore demand for, Denman housing.

Faced with unusually strong demand, if Denman seeks to increase the supply of suitable, affordable housing it will have to pursue vigorous measures. As Denman has lower than average incomes and more core housing need than elsewhere, it must adopt “housing options” that address these excesses in need. If Denman adopts “housing options” that only create supply for well-funded elderly, it will not help the housing situation of those in core need or with lower incomes and may actually worsen these situations. On the other hand, housing options that only address core housing need or low incomes cannot be expected to impact Denman’s high demand for housing, or the overall problem of affordability. These findings, based on data from the Census, imply that a realistic housing policy for Denman must aim to improve at least these two housing challenges.

This profound situation calls for caution when conducting assessments like the LTC’s review of housing options on Denman. Careful attention is needed to ensure that proposed solutions, like increasing supply, would not worsen the housing conditions of lower income households and/or those already in core housing need.

A PROFILE OF DENMAN ISLAND’S HOUSING

Stock

The Census provides information about the stock of housing on Denman Island, described as private dwellings. According to Statistics Canada, a private dwelling is:

“A separate set of living quarters designed for or converted for human habitation in which a person or group of persons reside or could reside. In addition, a private dwelling must have a source of heat or power and must be an enclosed space that provides shelter from the elements, as evidenced by complete and enclosed walls and roof, and by doors and windows that provide protection from wind, rain and snow.”

The 2021 Census found 881 private dwellings, of which 695 were occupied. The low proportion of Denman’s dwellings that were occupied, 79 percent, is unusual. On Hornby Island the occupied proportion was even lower, at 59 percent. Comparable proportions elsewhere include 93 percent in CVRD, 93 per cent on Vancouver Island, and 92 percent in all of British Columbia. Denman’s low proportion increased slightly from 1975 in 2006 and 2011, while elsewhere (in the CVRD, on Vancouver Island and throughout the province) the proportion has been in the range from 91-93 percent.

DENMAN ISLAND – BASIC HOUSING INFORMATION

Dwelling Stock and Occupied Dwellings, Denman Island & Selected BC Geographies - 2001 to 2021					
Dwelling Data	Denman Island	Hornby Island	CVRD	Vancouver Island	British Columbia
All Private Dwellings - 2021	881	1,117	34,412	412,133	2,211,694
Occupied Private Dwellings - 2021	695	654	31,940	281,864	204,1834
Proportion occupied					
- 2021	79%	59%	93%	93%	92%
- 2016	71%	51%	92%	92%	91%
- 2011	75%	57%	91%	91%	91%
- 2006	75%	56%	91%	N.A.	92%

The difference between the number of dwellings and occupied dwellings is unoccupied dwellings, of which Denman had 186 during the summer of 2021. These are a mixture of seasonal residences which didn't happen to be occupied at the time of the Census, and various kinds of vacant houses, including dilapidated properties without inhabitants. The unoccupied seasonal residences probably aren't available as part of Denman's housing supply, nor are most of the unoccupied dilapidated residences. There is no count available of the vacant houses, and no reasoned estimate of the proportion they constitute of Denman's 186 unoccupied dwellings.

Denman's occupied dwellings were mainly single-detached houses, 96 percent of them (Hornby had 93 percent detached). Of the various types of housing, single-detached is the larger, less-affordable housing type. The predominance of detached houses is far greater than the comparable proportions elsewhere – 67 percent in CVRD, 54 percent in Vancouver Island, and 42 percent in British Columbia. Denman's dominantly detached houses and relatively large number of unoccupied houses constitute a stock that serves a narrower band of interest than is usual in this province.

The Census found 5 semi-detached houses and 15 moveable dwellings on Denman. Moveables include mobile homes and other relocatable dwellings such as houseboats, recreational vehicles and railroad cars. Moveables and semis are usually less expensive forms of housing than detached, but they only comprise 2 percent of Denman's occupied dwellings, which is slightly less than the comparable 5 percent on Hornby, 4 percent in CVRD, 3 percent on Vancouver Island and 3 percent in British Columbia.

Rental housing is usually more affordable than home ownership. The Census found 85 rental homes on Denman, 12 percent of occupied dwellings. This is less than the 18 percent of rentals on Hornby, and far less than the 23 percent in CVRD, 30 percent on Vancouver Island and 33 percent in British Columbia.

DENMAN ISLAND – BASIC HOUSING INFORMATION

It is also relevant that the age of the housing stock on Denman is similar to that seen elsewhere in British Columbia. Since 2001, both on Denman and elsewhere approximately 15 percent of the housing stock is newly constructed in every decade. While Denman’s demand is unusually high, and its housing stock is more limited than elsewhere, Denman is only building new housing at the same rate as elsewhere. This amounts to an ongoing shortage of housing supply.

Age of Occupied Housing Stock, Denman Island and Various BC Geographies					
Period of Construction	Denman Island	Hornby Island	CVRD	Vancouver Island	British Columbia
Pre-1960	12%	8%	13%	17%	13%
1961-2000	55%	60%	58%	58%	58%
2001-2005	5%	6%	6%	5%	6%
2006-2010	6%	7%	8%	7%	8%
2011-2015	9%	5%	7%	5%	7%
2016-mid 2021	8%	5%	9%	8%	9%

Denman’s housing stock does not include a varied housing supply with a wide choice of house types, tenures and ages. The overwhelming predominance of single-detached houses, and the unusually low proportion of rental and moveable dwellings, demonstrates that the choice of housing on Denman Island is much more limited, and is probably less affordable, than in other parts of British Columbia. However, the stock includes a significant number of unoccupied dwellings and unfortunately there is no data about them (type, location, condition, availability).

Zoning

Zoning is an important determinant of the supply of housing. Also, since Denman’s LTC intends to change the official plan and land use bylaw in order to strengthen housing options, it is important to understand the present regulatory measures that might undergo change.

Denman’s LUB describes itself as:

“ *A bylaw to establish regulations and requirements respecting the use of land, including the surface of water, the use, siting and size of buildings and structures, the provision of parking, landscaping, screening, signs, and the subdivision of land within the Denman Island Local Trust Area.* ”

To perform these functions, the LUB zones all the land on Denman Island and specifies what housing is allowable in each zone. Land on which housing is allowable but is not

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yet built is Denman’s residential land supply. The zones, and the housing specified for each zone, are summarized in the following table.

ZONES ON WHICH HOUSING IS PERMITTED – DENMAN ISLAND	
Zone Classifications	Minimum Lot Area Per S/F Dwelling Unit
R1 – Residential	1.0 hectare
R2 – Rural Residential	4.0 hectare
R3 – Co-housing	n/a (case-by-case determination)
A - Agriculture	15.0 hectare
RE - Resource	15.0 hectare
F - Forestry	64.0 hectare
C – Commercial	n/a (one S/F Dwelling per lot)
L – Light Industrial	n/a (one S/F Dwelling per lot)

Whether this is intended or not, zoning performs the function of defining the supply of new housing. There is not a variety of lands zoned for housing of different densities and purposes, nor is there zoning that encourages more affordable types of housing. In a few zones it is possible to add dwellings to lots with existing housing if the lot is sufficiently large and has adequate water for all potential residents, as well as being capable of handling the expected sewage.

No data base available to the public quantifies the number of lots in each zone, or which existing lots in zones have houses. The geomatic information system at Islands Trust has the capacity to produce this kind of solid data about Denman’s land supply, but it has not made such information available to the public.

Some insight into the relationship between land supply and zoning is afforded by the two-section zoning map which is appended (part of the published Denman LUB):

- There are very few lots zoned Light Industrial, Commercial or Forestry so these cannot be important contributors to the land supply for housing;
- There are about 50 parcels zoned Agriculture where one extra residence is permitted if required for fulltime farm help, and if the farm is large enough to meet the minimum lot area (one residential unit per 1.0 hectares). These limitations mean that this zone is not contributing significantly to the land supply for housing;
- The Resource zone also allows a housing unit with the same size minimum as Agriculture. However, only one property is zoned “Resource” so this is insignificant for the housing supply.

Current regulatory policy has the effect of limiting the supply of housing to land zoned Residential. The appended zoning map affords some insight into the supply implications of the present residential zones.

- The R1 zone is seen in a nine clusters where most Denmaners reside today: downtown Denman; central Northwest Road; the Nixon/Chrisman Roads area, Fillongley, Little Burnaby, Gravelly Bay area, Boyle Point area, Lacon Road

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South and Lacon Road Central. It is not known how many lots are in this zone, or which lots have houses.

- The YELLOW shading on the maps is an attempt to show lots in the R1 zone that are smaller than 1.0 hectares (ha.). These lots are too small for development as additional new housing today, because the zone specifies that at least 1.0 ha. is required to permit subdivision. Consequently, the only contributions to the supply of new housing in R1 zones would have to come from existing vacant lots larger than 1.0 hectares, and it seems unlikely that there are significant numbers of such lots in the 9 R1 clusters.

Under the present zoning regulations It appears that most of the R1 zone could not provide land supply for housing.

- The R2 zone, shaded PURPLE on the maps, covers large sections of the non-park land in the interior of Denman Island, and some shoreline properties at the North, Northeast and Southwest ends of the island. Again, it is not known how many properties are in this zone or which of these properties contain houses.
- These R2 lands could meet the current minimum lot size requirements for housing. Accordingly, under existing policies they appear to be the key components of the future housing land supply.
- It is noted that virtually all of this R2 land is heavily forested which implies that extensive logging and clearing would have to be approved and carried out as a pre-condition of developing these lands for housing. Such logging could be expected to meet considerable opposition from the conservation orientation on Denman, which is also reflected in other parts of Denman's OCP.

The substantive effect of Denman's zoning seems not to be directing and encouraging land use change, but instead to be describing and maintaining existing land uses.

Housing Market

Denman's housing market activity provides useful information about its housing supply. The housing market includes Multiple Listing Service (MLS) sales, private transactions that occur without a realtor, and exclusive listing/sales. Generally, over 90 percent of real estate sales involve the MLS.

On Denman there were 18 MLS sales in 2022, of which 15 were properties with houses. According to BC Assessment 17 properties sold on Denman in 2022, each with buildings having bedrooms and baths so they can be described as housing. Presumably the difference between the numbers in the two data bases was two private sales.

The rate at which the housing stock of Denman Island turns over is unusually low. Expressed as a rate of sales from the entire housing stock, it is more than 50 percent lower than the rate of sales in metropolitan Victoria and Nanaimo. This low rate of sales

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of the limited housing stock is evidence that Denman’s housing market is very constrained.

HOUSING SALES AND HOUSING STOCK - 2022			
DENMAN ISLAND, VICTORIA AND NANAIMO			
Type of Data	LOCATION		
	Metropolitan Victoria	Nanaimo area	Denman Island
No. of Occupied Houses (2021)	176,676	49,348	695
MLS Residential Sales (2022)	6,594	1,577 (1)	15
Sales As % of Stock	3.7%	3.2%	2.2%
Note: (1) Nanaimo sales are from 2021 and exclude waterfront and acreage, so understate the actual sales volume			

BC Assessment data reveals that in 2022 the average price of housing that sold on Denman was \$1,003,859 and the average lot size was 2.9 hectares. However these averages are influenced by a few outlying transactions (5 sales for over \$1 Million, and 7 sales that included more than 1.2 hectares of land).

- 10 sales involved lots that were less than 1.0 hectare. These would not meet the LUB requirement for subdivision. Their average sale price was \$902,000 with 3 of the sales over \$1.2 M and 5 sales at less than \$700,001. Assessment data showed that on average 52 percent of the value of these properties was in the lot, although there were 4 properties with land accounting for 64-74 percent of their total values. The implied value of the land involved in these sales varied wildly from about \$150,000 per hectare to over \$4.2 M per hectare (implied value was calculated as the sale price of the property multiplied by the percentage of its assessed value in land divided by the lot area).
 - The most affordable sales were the 5 properties which were smaller than one hectare and priced below \$700,000. It is useful to observe the “affordability” of these houses. A \$700,000 house would require at least a \$45,000 down payment and an insured mortgage of over \$681,000. With current variable mortgage rates around 6.5% this would require monthly payments around \$4,500, with an annual PIT (principal, interest and taxes) around \$58,000. This PIT amount may be compared with the median total income of Denman households in 2020, \$59,200.
- 5 sales involved lots that were larger than 1.0 ha. and had prices below \$1.0 M. These averaged 6.8 hectares in size, and 78 percent of their value was in the land. The average assessed land value of these 34 hectares was \$103,000. per hectare. It is likely that this type of property would offer the best opportunities for redevelopment as housing, possibly more affordable housing. Each of these five sales occurred in a different part of the island.
- 5 sales were priced above \$1.0 M. Three of these were on lots below 0.4 hectares in size, and the implied land prices of these ranged from the \$2.0 to \$4.4 M per hectare range. The two larger properties were: a property of about 11

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hectares with an implied price under \$62,000 per hectare; and a property of about 1.5 hectares with an implied land price of about \$1.0 M per hectare.

SUMMARY AND IMPLICATIONS

This section has discussed the housing supply on Denman Island, including some problematic characteristics and constraints. Denman has an unusually homogenous housing stock and an unusually low rate of property sales. Compared to other places in the province it has few homes of the more affordable housing types and less rental residences. The few sales that occur are at unaffordable price levels when compared to Denman's median incomes. It has a significant stock of unoccupied dwellings but little is known about it and its impact on the overall housing supply is not known. Denman's zoning does not encourage land use change, doesn't provide for choices in housing and doesn't facilitate affordable housing

The information about Denman's housing supply suggests implications for housing policy. The facts that for the last decade Denman's pace of construction is matching other BC centres, even though Denman's population growth far exceeds the others and Denman populace requires more housing per person than is required elsewhere, are conditions that allow Denman's housing supply to remain inadequate for lower incomes. Because both the age of the stock and the pace of construction for the last two decades match other BC communities it can't be said that Denman's uncommon housing characteristics and restrictive supply are the product of some unusual event(s) that occurred recently. Denman's housing characteristics are the product of preferences on the island over an extended period.

Denman's housing situation is well-established and cannot be changed by modest adjustments in policy. To bring about significant change in Denman's housing (as the Islands Trust Charter aims to do), some significantly different policies will be required. More of the same will not produce a different outcome.

LTC's "DENMAN HOUSING REVIEW PROJECT COMMUNITY SURVEY"

The first stage of the housing review project was, in November and December, to undertake a 36-question "community survey". Oddly, the survey proceeded before a research stage to inform the community about the supply, demand and affordability information required by the provincial government. Many survey questions concerned matters having little impact on the goals of the review – improving housing supply and affordability. The following section of this paper paraphrases the questions in the survey and observes the relationship of each question to housing supply and affordability information. These are observations about, not suggested answers to, the questions.

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LAND SUPPLY AND THE “DENMAN HOUSING REVIEW PROJECT COMMUNITY SURVEY”		
Questions		Observations
No.	Content (paraphrased)	
1.1	Should minimum residential lot sizes in subdivision be increased	Increased minimums would decrease the housing supply, increase property values, decrease affordability
1.2	Should minimum lot sizes in subdivision be increased in rural zones	Increase would decrease the housing supply and the land supply for other uses
1.7	Should consolidation be encouraged in residential zones	Consolidation might allow for more housing in R1 zones. Data lacking about quantity of lots effected
2	Any suggestions concerning subdivision	Why not allow subdivision of any parcel where the proposed new lot qualifies for site plan approval
3.8	Only detached housing should be allowed in residential and rural zones	Only SFD limits choice, acts against affordability.
3.9	No more than 5 units are permitted on a property, and there must be 1.0 ha. for each unit	These maxima restrict and limit choice in land supply, reducing multi-family units and rental.
3.10	Secondary suites or units are permitted in rural properties meeting other requirements and if water is adequate	This would add to housing supply and choice, and possibly affordability
3.11	Only special needs, affordable housing and secondary suites totally less than 5% increase can be allowed to cause increase to Denman’s overall density	This would be a barrier to increasing housing supply except for these uses.
3.13	In Forest, Resource and Agriculture zones properties can have one dwelling and one secondary suite	The addition of the secondary suites would increase the housing supply but there aren’t many such properties
3.14	In Agriculture zones an additional dwelling is allowed for fulltime farm help	This is the existing policy – doesn’t change anything. Agriculture zones extend over non-agricultural land on properties, and this indiscriminate drawing of the zones restricts land supply for housing.
3.15	Secondary dwellings can be approved through Temporary Use Permits	The question is misleading because the secondary units can only be approved if many conditions are met
3.16	Landowners are encouraged to cluster buildings	This is irrelevant
4	Any suggestions concerning land use, density that supports affordable and rental housing	Why ask this open-ended question repeatedly?
5.17	Encourage non-profit land trusts for affordable housing	Sure but what about the many other options – land leasing, co-ops, co-housing, community land development?
5.19	LTC should review policies to improve affordability	Sure.
Continues overleaf ...		

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LAND SUPPLY AND THE “DENMAN HOUSING REVIEW PROJECT COMMUNITY SURVEY” (Cont’d)		
Questions		Observations
No.	Content (paraphrased)	
6	Any suggestions to support rental and improve affordability	Why ask this open-ended question repeatedly?
7.27	Allow deviations from zoning for otherwise eligible small seniors projects	Would contribute to creating supply, adding choice, perhaps helping affordability
7.28	Allow deviations from zoning for otherwise eligible small affordable housing projects	Would contribute to creating supply, adding choice, helping affordability. The affordability aspect must be better elaborated or else it is a licence to avoid other regulations
8	Any suggestions concerning zoning that supports affordable and seniors housing	Why ask this open-ended question repeatedly?
9	Do secondary dwellings on Temporary Use Permits address housing goals effectively	In theory they may but there is no information available about TUPs approved, purposes, or effectiveness. So any response would be theoretical or speculative.
10	If you didn’t endorse TUPs in Q9 provide suggestions concerning TUPs to support affordable housing	Why ask this open-ended question repeatedly?
11a	Allow secondary suites within primary dwelling in R1 zone	Could increase the housing supply, choice, perhaps affordability. Effectiveness not established. May be de facto already. As long as environmental and health regulations permit it, why not?
11b	Allow secondary dwellings in R1 zone	Could increase the housing supply, choice, perhaps affordability. Effectiveness not established. As long as environmental and health regulations permit it, why not?
11c	Allow mobile homes as secondary dwellings in R1 and R2 zones	Could increase the housing supply, choice, perhaps affordability. Effectiveness not established. As long as environmental and health regulations permit it, why not?
12a	Limit the maximum floor areas permitted on a residential lot, and allow it to be distributed among unlimited numbers of buildings	What would this accomplish? Seems like methodology driving purpose. This technique is employed in higher density urban situations.
12b	Same as 12a but wording a little different	What would this accomplish? Seems like methodology driving purpose. This technique is employed in higher density urban situations.
13a	Review OCP policies to promote rental housing	Why ask this open-ended question repeatedly?
Continues overleaf ...		

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LAND SUPPLY AND THE “DENMAN HOUSING REVIEW PROJECT COMMUNITY SURVEY” (Cont’d)		
Questions		Observations
No.	Content (paraphrased)	
13b	Promote agreements to keep housing affordable	Complicated concept that could aid affordability, but would probably require expensive and possibly ineffective administration
13c	Support non-profits	Why ask this open-ended question repeatedly?
13d	Conduct an inter-censal census	Why? What questions? Who would fund?
14	Any suggestions concerning the previous 4 questions that would supports affordable housing	Why ask this open-ended question repeatedly?
15a	Change policies concerning secondary suites in zones R2, A, F and R to increase housing options	What changes? The notion might intend to increase supply and choice, but the numbers would be quite small.
15b	Change policies concerning secondary dwellings in zones R2, A, F and R to increase housing options	What changes? The notion might intend to increase supply and choice, but the numbers would be quite small.
15c	Change policies concerning travel trailers in zones R2, A, F and R to increase housing options	What changes? The notion might intend to increase supply and choice, but the numbers would be quite small.
16	Any suggestions concerning secondary suites, secondary dwellings and travel trailers that would support affordable and seniors housing	Why ask this open-ended question repeatedly? Addressed in 9, 11, 15
17	Priority in protecting natural environment, social fabric and rural character when making regulatory changes	Isn’t rural character almost meaningless, and social fabric more a description of what is than an outcome of what is allowed?

CONCLUSION

This paper has presented housing-related information from the best available sources to help the Denman community and the Local Trust Committee of Islands Trust in their current housing review project. The provincial terms of reference that led to this review require that Denman consider housing supply, demand and affordability, and the paper contains observations about each of these, based on the information from these best available sources.

The Denman LTC sent a questionnaire into the community seeking detailed opinions about many housing-related matters. This paper also contains detailed observations about the relevance of each of the questions presented by that questionnaire. It must be observed that there is probably minimal efficacy and value in seeking opinion from the community before providing it with the best relevant information.

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