

Q1 In the Residential Zone (R1), one dwelling per one hectare lot is permitted, to a maximum of 5 dwelling units. What are your thoughts on an opportunity for cluster housing to be a permitted option for rezoning properties to allow additional density?

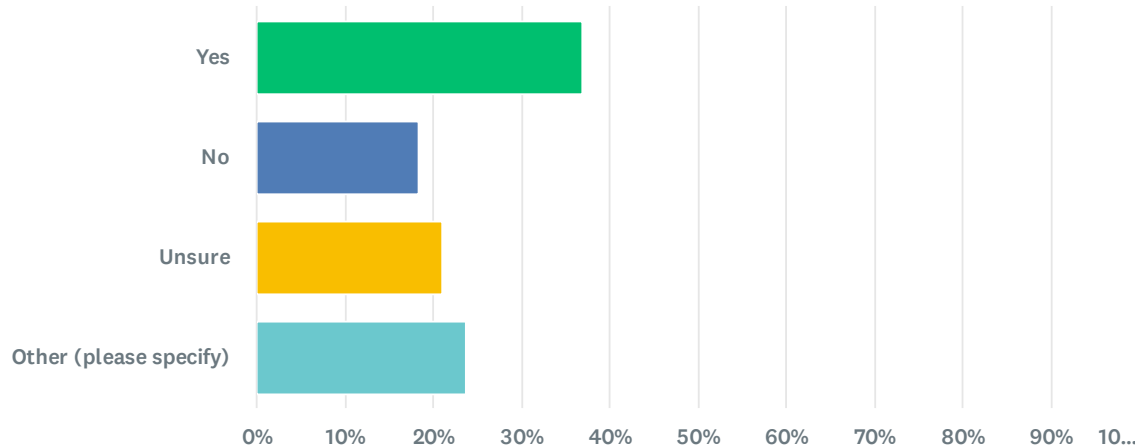
Answered: 32 Skipped: 7

#	RESPONSES	DATE
1	Cluster housing could offer an opportunity for like minded people to create the "neighbourhood". If shared amenities are part of the overall plan, savings, on many levels can be achieved. Infrastructure planning and cost effectiveness can also be a benefit of cluster housing. Perhaps the inclusion of a district energy system using solar/wind power and/or biomass, etc.	9/30/2025 4:26 PM
2	I live on Lacon Road and I see from the mapping many R1 lots that have the potential for 5 max dwelling units (~25 between Hinton and McFarlane & ~49 between Triple Rock Road and the village). That is potentially a lot of traffic on Lacon Road. I do not support a lot of additional dwellings on Lacon Road and would support one cluster housing development in the R1 zoning close to the village.	9/30/2025 4:25 PM
3	I strongly agree.	9/29/2025 11:06 PM
4	Water and septic concerns. Road conditions to handle density. Who will profit and pay for development. Will these be owned or rented?	9/19/2025 8:32 AM
5	I like the idea of cluster housing as a way to increase housing without the "sprawl". It also has the potential to preserve more green space.	9/16/2025 7:03 PM
6	I think it would need to be designed and built extremely carefully in order to be successful with engineering expertise and fire smart/prevention strategies to ensure its sustainability over time. Built with fireproof/smart materials and considering environmental impacts in the surrounding area and for neighbours, ie septic and well, ensuring proper plumbing etc	9/15/2025 8:32 PM
7	No. The practice has been to limit density and limit the population of Denman Island. That has helped distinguish Denman Island from the developments on Vancouver Island. Denman Island is a nice place, but the reality is it is a nice place because of its limited density, and increasing the density will make it less nice.	9/15/2025 6:29 PM
8	Confusing - 1 dwelling/ha, but then says up to 5; is the 5 figure the aspiration for cluster housing? If so, should a lesser # be permitted dependent on the land characteristics? Confusing.	9/15/2025 4:52 PM
9	I support this to some extent - I prefer grouped buildings to buildings spread over a property, in support of reduced habitat fragmentation. To reduce ecological footprint further, I prefer shared walls (reduced materials but also reduced heating/heat leaking, etc.) and amenities as much as possible.	9/15/2025 3:20 PM
10	Agree as long as the limit of 1 per hectare is kept.	9/7/2025 4:07 PM
11	I'm opposed to the concept of grouping	8/30/2025 8:21 AM
12	I am not in favour of densification as a means to achieve affordability. This brings us back to half acre lots with all the consequences on water and sewer issues. I can see that down the road there would be pressure to split these lots to make it easier for people to sell. The density is already there so why not. Densification should only happen if the land is taken permanently out of the market.	8/28/2025 4:59 PM
13	Cluster housing makes sense but should be back from and out of sight of the road.	8/27/2025 11:04 AM
14	Against it. People take advantage of the rules as it is. Aldo concerns for adequate water.	8/24/2025 2:15 PM
15	are you suggesting rezoning other residential lots to R1 or are you implying that cluster	8/20/2025 12:50 PM

	housing on R1 lots will need to be rezoned to allow such development?	
16	I support the idea of cluster housing which does not allow for more subdivision, but could support affordable housing for our community, hopefully in more than just R1 zones.	8/20/2025 12:44 PM
17	I would be in agreement only after comprehensive assessment is complete that ensures adequate water needs and septic fields for added dwellings. A dwelling does not restrict number of people living within each dwelling and so a huge concern is that there's potential to grossly underestimate how many people this new allowance could add to the island putting more stress on resources than planned for.	8/19/2025 7:44 AM
18	Yes! this idea makes a lot of sense--especially if there's a willing property owner and if it's done in a way that protects sensitive areas, water, etc	8/6/2025 4:27 PM
19	I believe that cluster housing would allow small housing units on properties, providing that it does not increase the buildable area or create "compounds", which are walled off or separated from the rest of the world	8/6/2025 12:49 PM
20	It's the first step towards creating a slum neighborhood!	8/2/2025 10:38 AM
21	I prefer option 1	8/2/2025 9:35 AM
22	Denman Island does not need additional density. The appeal of Denman Island is the relaxed rural vibe. There are all ready issues with ferry capacity. Additional density will lead to issues with water and sewage. The composting toilet does not solve all sewage issues. Islands Trust does not have the capability or capacity to inspect cluster housing. Allowed to develop organically cluster housing has the potential to resemble homeless encampments. Picture old used camper trailers clustered together...its a slippery slope!	8/1/2025 2:42 PM
23	Housing is critical, a human right and far too expensive, Cluster housing may be suitable or even ideal in some instances	7/29/2025 7:35 PM
24	This could be an option - however it should not create barriers to the ability to subdivide. Cluster housing can be quite technically challenging with additional regulations including VIHA drinking water approvals, stratafaciaton & stratification of previously occupied buildings. There should still be consideration for fee simple subdivision. Unless they are stratified it is very difficult to get a mortgage and the combination of technical and regulatory requirements to stratify dwellings in rural communities and high cost of building will create additional barriers.	7/29/2025 10:25 AM
25	Are the houses owned by individuals? Or are they rental?. Without a proper legal structure like a strata they would have foreseen.	7/28/2025 7:53 PM
26	Although I generally support the idea, I would need more info, I believe it's highly unlikely anyone will actually build it out. I also believe people want privacy generally and if the only option for additional density is a cluster situation, you will prohibit many people from choosing that. I believe one of the downfalls of the TUP for ADU's was the 60 meter max distance from the main house. We need rentals and nobody wants the rentals right beside their own house.	7/27/2025 2:54 PM
27	It would work only if the clustering did not increase density. If every hectare could double, triple, quadruple the number of dwellings then you have a significant increase in density.	7/27/2025 11:05 AM
28	I am generally opposed to it on Denman Island, but if some local government not under the jurisdiction of the Island Trust Act that is up to them and that community. The mandate of the the Island Trusees is to "preserve and protect" which means limiting the population density on the Islands subject to the mandate.	7/26/2025 12:48 PM
29	This needs to be carefully reviewed. There need to be "floor" sizes considered ie cluster housing cannot be on less than 1,2, 3? acres lots. The density is important as the cluster will sue shared resources which can put a further drain on resources, create noise, etc.	7/25/2025 5:27 PM
30	Is this for more zones than the smaller R1, like R2/etc. R1 does not really make sense for cluster housing. It makes sense for cluster housing on R2 zones, or larger habitable lots in other zones, in suitable areas.	7/25/2025 12:18 PM
31	I am not in favour of this	7/24/2025 7:53 PM
32	I don't believe it's sustainable, cost effective or low risk enough for the safety and value provided of its members, the environment and community. Has anyone done this before successfully on a gulf island? Why not focus on something like this Salt Spring Commons which is close to downtown and provides high quality affordable housing?	7/23/2025 3:57 PM

Q2 Do you think cluster housing could replace subdivision as a means of enabling a different approach to density?

Answered: 38 Skipped: 1



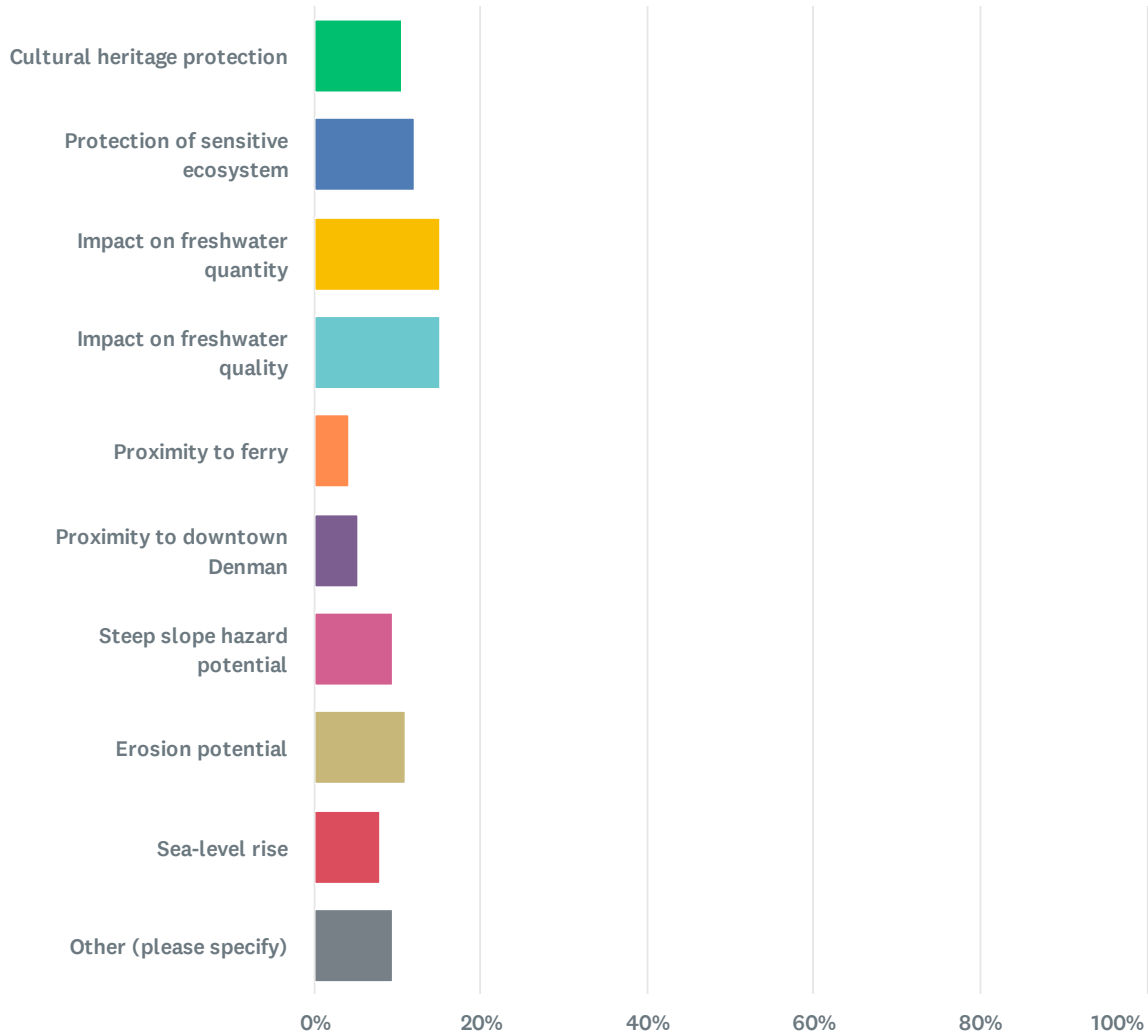
Answer Choices	Percentage	Responses
● Yes	36.84%	14
● No	18.42%	7
● Unsure	21.05%	8
● Other (please specify) Show responses	23.68%	9
Total		38

#	OTHER (PLEASE SPECIFY)	DATE
1	I think it can compliment and should be emphasized, but that sometimes shared ownership or rental arrangements have their own complications - sometimes individual ownership might be a more workable solution. When subdivision occurs - I support clustering smaller lots over larger (e.g. 10 acre) parcels, that contribute to landscape fragmentation	9/15/2025 3:20 PM
2	With caveat as per comment above	8/19/2025 7:44 AM
3	This survey assumes that everyone agrees that densities need increasing. Why is that assumed?	8/2/2025 10:38 AM
4	without knowing how many people Denman's resources and infrastructure can support, No additional dwellings should be considered.	7/31/2025 12:31 PM
5	there should be a mix	7/29/2025 7:35 PM
6	There should be a reduction in lot area the subdivision for a relative provisions within the ALR and outside the ALR.	7/29/2025 10:25 AM

7	They are two different approaches to increasing density. One might replace the other, but both will increase density.	7/26/2025 12:48 PM
8	We should have no more subdivision, unless for affordable or low-income housing. Cluster housing should be rezoning, not subdivision.	7/25/2025 12:18 PM
9	Way too risky and not worth investment, adds little to the island community for value long term.	7/23/2025 3:57 PM








Q3 What criteria do you think should be applied to determine if a lot is suitable for additional density? Check all that apply.

Answered: 38 Skipped: 1



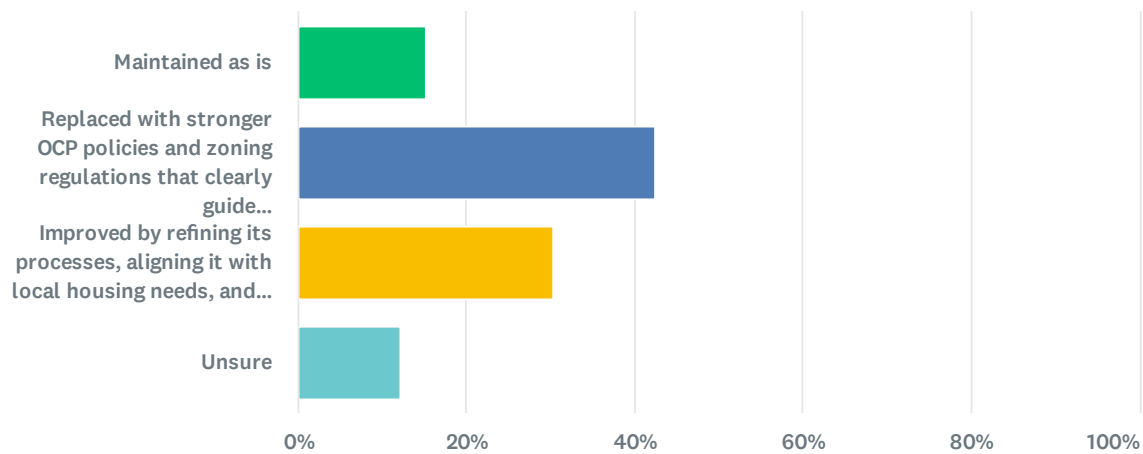
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Answer Choices	Percentage	Responses
● Cultural heritage protection	10.47%	20
● Protection of sensitive ecosystem	12.04%	23
● Impact on freshwater quantity	15.18%	29
Total		191

	Answer Choices	Percentage	Responses
	 Impact on freshwater quality	15.18%	29
	 Proximity to ferry	4.19%	8
	 Proximity to downtown Denman	5.24%	10
	 Steep slope hazard potential	9.42%	18
	 Erosion potential	10.99%	21
	 Sea-level rise	7.85%	15
#	 Other (please specify) Show responses	9.42%	18
1			
2			
3	Total		191
	you are not invested here. I am and I resent your attempts to muck around with where I have chosen to purchase my house and live.		
4	Proximity to ecologically significant lands		9/15/2025 4:52 PM
5	I don't think clustering should be valued only close to "downtown" and the ferry - I think a European village approach to rural living reduces habitat fragmentation, increases social connection, and increases capacity to share resources and amenities, thereby reducing consumption. That said, I think densifying more close to downtown and ferries also makes sense - maybe environmental impacts should be thought about differently closer to downtown?		9/15/2025 3:20 PM
6	Many of the above plus the land being taken out of the real estate market		8/28/2025 4:59 PM
7	steep slope hazard potential, erosion potential and sea level rise are currentl present in IT and CVRD regulations!		8/20/2025 12:50 PM
8	The additional density should be for long-term affordable housing		8/20/2025 12:44 PM
9	What additional density?		8/2/2025 10:38 AM
10	I would support steep slope if the distance from the top of the slope is more reasonable than 200m		8/2/2025 9:35 AM
11	Healthy environment-water, sewage system and hydro.		8/1/2025 2:42 PM
12	how many people can this island's resources support?		7/31/2025 12:31 PM
13	Becoming a not cared for delapidated property like the one 3 doors in on Lacon Rd.		7/28/2025 7:53 PM
14	Every lot over .4 hectare should be allowed one ADU density. No other restrictions. Restrictions is why we don't have any rental housing. Any restrictions you add will restrict rental housing from being built. Even with no restrictions, not very many people will build any.		7/27/2025 2:54 PM
15	That the increased density is offset by protecting other land. There is a finite amount of space, water, trees etc on this island		7/27/2025 11:05 AM
16	The criteria to be applied is simply not to do it, and encourage people who want increased density to move to a community where it is allowed.		7/26/2025 12:48 PM
17	This is too VAGUE - what type of density and what type of affordability? If this is listed as affordable housing then it needs to be close to ferry and resources like food, work, etc.		7/25/2025 5:27 PM
18	Availability of the lot... very few people will come forward to want cluster zones, as they will likely be taking their property off-market.		7/25/2025 12:18 PM

Q4 Do you think the Density Bank should be:

Answered: 33 Skipped: 6



Answer Choices	Percentage	Responses
● Maintained as is	15.15%	5
● Replaced with stronger OCP policies and zoning regulations that clearly guide where and how and how much growth occurs (a very controlled approach to density management)	42.42%	14
● Improved by refining its processes, aligning it with local housing needs, and simplifying administration	30.30%	10
● Unsure	12.12%	4
Show comments		
Total		33

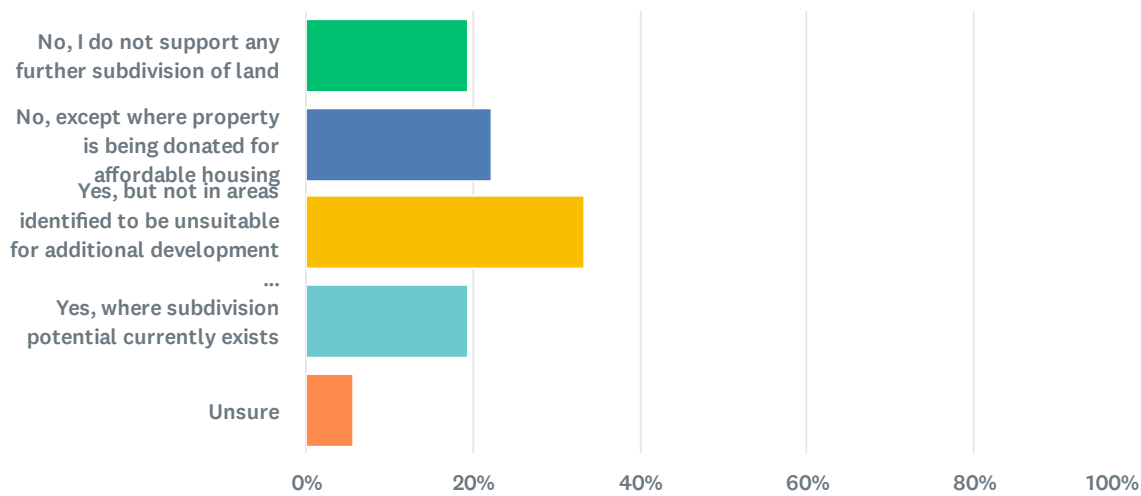
#	COMMENTS (OPTIONAL):	DATE
1	What is the carrying capacity of Denman Island for the resources available? When does the population require more infrastructure like a grocery store and gas station like Hornby Island? When does there need to be permanent policing services, etc? When do more roads need paving, roads widened and more maintenance? My taxes are >\$7k, how much more will they be?	9/30/2025 4:38 PM
2	I don't know enough about the density bank. I think that strong regulations that prevent consumptive, fragmenting land uses, like spreading out human activity and buildings across the landscape, long driveways, etc. should be in place; at the same time, I want to see enough flexibility for outside the box thinking and creative approaches to solving local island	9/15/2025 3:27 PM

challenges. e.g. Maybe Denman needs a little cluster of dwellings in the north end, rather than a bunch of 10acre lots. Maybe Denman would benefit from small lots lining central park along Denman road to buffer between the park and the busy road - maybe reduce deer strikes?

3	no more density bank!	8/20/2025 12:51 PM
4	The present density bank seems to have mainly profited a few developers who were granted more densities, while the intention was to have less density	8/20/2025 12:47 PM
5	Leave it alone!	8/2/2025 10:40 AM
6	human carrying capacity must be studied before allowing more negative carbon footprints	7/31/2025 12:37 PM
7	remove the density bank	7/29/2025 7:36 PM
8	There should be consistent review if this approach is to be taken.	7/29/2025 10:25 AM
9	It should be abandoned. It didn't work.	7/28/2025 7:55 PM
10	I believe the density bank should be eliminated entirely!	7/27/2025 2:56 PM
11	There is a never ending demand for housing. The density bank ensures that we don't develop all that we can simply because more people want to be here. This is not just a problem for Denman, it is everywhere. You can't increase density without giving up undeveloped land. Perhaps looking at bylaws that limit how land is used as well. Like clear cutting a hundred or so acres for "winery". Those kind of approvals go against anything affordable or sustainable	7/27/2025 11:10 AM
12	The Density Bank concept is fine. The problem some people have with it is that it limits the density and they want to increase the density.	7/26/2025 12:52 PM
13	no one understands this - but they do understand the current process. OCP policies are too fixed and don't offer flexibility - this may be a terrible idea in ten years and yet changing the OCP now won't account for that. And people have bought their land for a purpose - I don't want, as a land owner to have the OCP changed and my land re-zoned to something I don't want. Make it easier to ask for it and add to the bank - but don't over regulate.	7/25/2025 5:31 PM
14	The Density Bank does not make sense, nor do its numbers, how it was created, or how it is used.	7/25/2025 12:20 PM

Q5 Do you support further subdivision?

Answered: 36 Skipped: 3



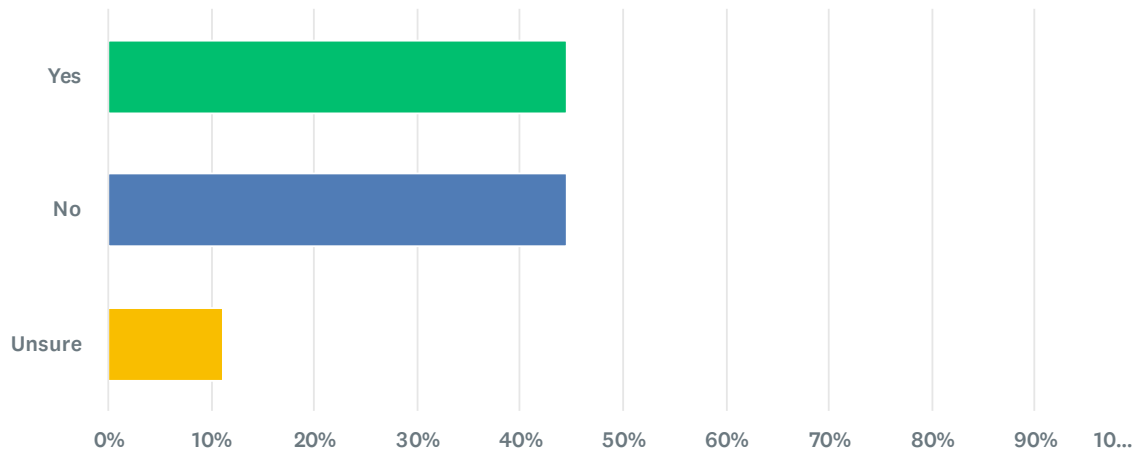
Answer Choices	Percentage	Responses
● No, I do not support any further subdivision of land	19.44%	7
● No, except where property is being donated for affordable housing	22.22%	8
● Yes, but not in areas identified to be unsuitable for additional development (eg. high cultural heritage value, sensitive ecosystem impact, vulnerable to climate change)	33.33%	12
● Yes, where subdivision potential currently exists	19.44%	7
● Unsure	5.56%	2
Show comments		
Total		36

#	COMMENTS (OPTIONAL):	DATE
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1	As part of the development permit, the minimum is a single family dwelling with a secondary suite or ADU that needs to be occupied. This approach has been used in other jurisdictions such as Canmore, Alberta. A tax regime that encourages occupancy. If the house is used only a portion of the year a sur-tax could be applied.	9/30/2025 4:50 PM
2	The value to be met is adequate affordable housing for residents and not housing for the global wealthy. See the livability tax in Canmore, AB, (occupied 183 days, 60 consecutive).	9/30/2025 4:38 PM
3	Very limited subdivision - not the "reimagining" that you are trying to push down the throats of the resident owners.	9/15/2025 6:30 PM
4	Subdivision for affordable, special needs housing acceptable; Section 99 for conservation	9/15/2025 4:56 PM
5	I support subdivision when it's done in a way that minimizes ecosystem (including agroecosystem) fragmentation , that clusters dwellings and promotes sharing of resources and amenities. I do not support subdivision of ALR except in exceptional cases - where subdivision effectively takes land out of the ALR (or makes it effectively not useful for agriculture) - I would like to see a trade happening, where land has to be put into the ALR elsewhere.	9/15/2025 3:27 PM
6	Cohousing, cooperative housing, social housing, all non market	8/28/2025 5:02 PM
7	Even for affordable housing, cultural heritage and environmental impacts are top priorities	8/20/2025 12:47 PM
8	And only with attention to capacity limits scarce resources in a changing climate anticipate. Also proximity to downtown and ferries is a must	8/19/2025 7:47 AM
9	and even then, location is important and a density cap needs to be established	7/31/2025 12:37 PM
10	Reduce the minimum lot size for subdivision for a realitive within the ALR and outside the ALR.	7/29/2025 10:25 AM
11	I support further subdivision is any area of denman if it provides more housing options for people. We are in a housing crisis and are suggesting we don't allow any in most of the island.	7/27/2025 2:56 PM
12	Limited subdivision may be fine, but only within the preserve and protect mandate. There is nothing in the preserve and protect mandate that allows an exception for "affordable housing", nor should there be. Living on Denman Island is a privilege, not a right. Not everyone who wants to live on Denman Island (or Vancouver, or anywhere else) gets to live there just because they want to.	7/26/2025 12:52 PM
13	but please be clear on affordability - is it affordable rental- which is urgently needed, or affordadel home ownership - this is not urgently needed on Denman	7/25/2025 5:31 PM
14	Subdivision should only be done for affordable housing. Rezoning for affordable housing would be preferable to subdivision. We need to take properties out of the market to make housing more affordable.	7/25/2025 12:20 PM

Q6 Lot coverage refers to the percentage of a property that is covered by buildings, measured by the building footprints (the area they occupy on the ground, not including multiple storeys). Currently, lot coverage in Denman's residential zones is limited to 25% of the lot, regardless of lot size. Do you think the 25% lot coverage limit should be revised?

Answered: 36 Skipped: 3



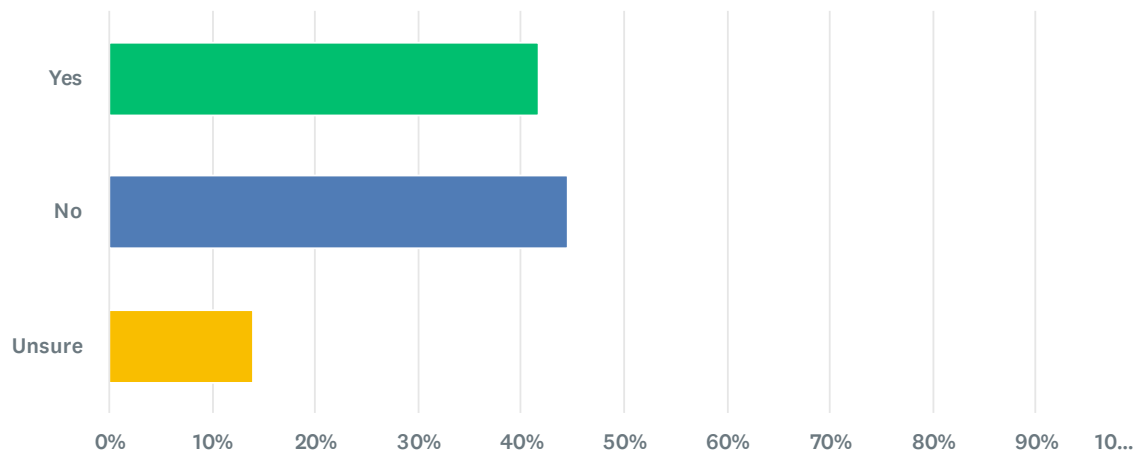
Answer Choices	Percentage	Responses
● Yes	44.44%	16
● No	44.44%	16
● Unsure	11.11%	4
Show comments		
Total		36

#	COMMENTS (OPTIONAL):	DATE
1	I own 5 acres in sensitive habitat on Lacon Road. 1 acre of coverage would be an unreasonable amount of impact to the landscape and if multiplied by my neighbours a tragedy to the wetland complex that runs through all 3 properties.	9/30/2025 4:51 PM
2	The revision could be proportional to the lot size and use of the buildings.	9/30/2025 4:50 PM

3	Should be a higher percentage.	9/29/2025 11:12 PM
4	Depending on water and septic locations	9/19/2025 8:34 AM
5	revised downward	9/15/2025 4:57 PM
6	Depends on what those buildings are doing, and how the coverage is happening. Maybe 50% is ok if the buildings are clustered, are doing things that contribute to the greater social good, and the non-covered part of the parcel is connect to a larger ecosystem, and/or is providing environmental services?	9/15/2025 3:30 PM
7	25 % lot coverage is absurd	8/28/2025 5:03 PM
8	This should be changed to a maximum house size (perhaps 1800sq ft), plus a very small lot coverage limit (perhaps 1.5%)	8/20/2025 1:07 PM
9	Are setbacks not a better way to manage this? With the large and varied lot size of many properties, I fail to see a sensible way to manage this. Perhaps number of building rather than total coverage makes more sense?	8/19/2025 7:51 AM
10	Your proposed maximum lot coverage is too restrictive	8/2/2025 9:40 AM
11	on a small lot it may be necessary but not on a larger lot	7/31/2025 12:40 PM
12	Again, do we need to cover more and more land to fill a never ending housing need and population growth. There are finite resources on this island and our ferry is already overrun. We can't have endless development and tourism and maintain what is unique to the island. You cannot infinitely develop and extract resources from a finite supply.	7/27/2025 11:14 AM
13	The obligation of the Trustees is to follow the mandate, not follow their personal interests or those of their friends and supporters.	7/26/2025 12:54 PM
14	Denman has a good feel now - why change this.	7/25/2025 5:38 PM
15	The lot coverage should be changed to Combined Floor Area, based upon a maximum house size (say 1750sqft) plus a smaller amount per acre (say 1%), so a 1 acre lot would have a CFA of 1750 + 436=2136sqft total CFA	7/25/2025 12:24 PM
16	Should vary by lot size. Also needs to be assessed and measured by structural engineering firm ?	7/23/2025 4:03 PM

Q7 Floor area refers to the total usable interior space of a building across all levels, including upper storeys. It provides a more direct measure of the actual size of a house or structure. Do you think there should be a maximum floor area for dwellings on Denman Island?

Answered: 36 Skipped: 3



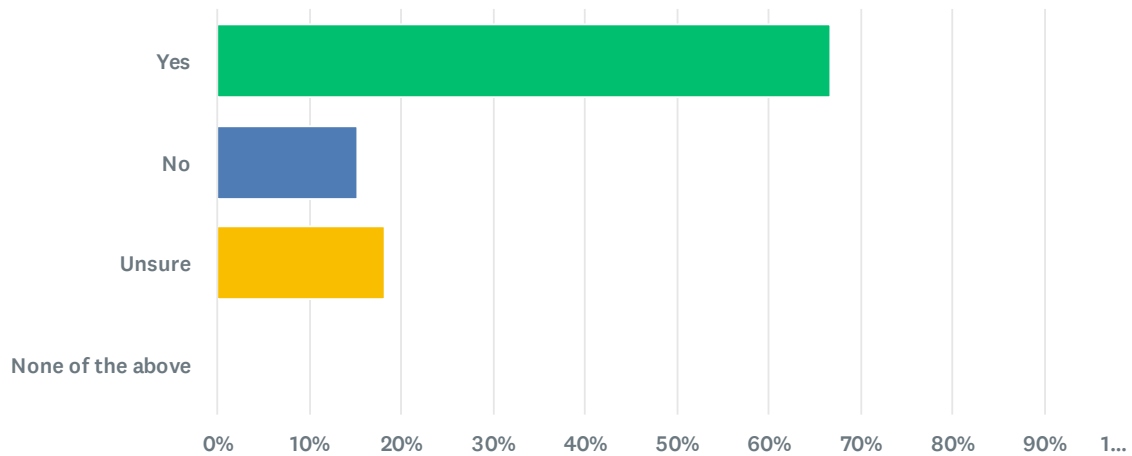
Answer Choices	Percentage	Responses
● Yes	41.67%	15
● No	44.44%	16
● Unsure	13.89%	5
Show comments		
Total		36

#	COMMENT (OPTIONAL):	DATE
1	I think the maximum should be 3000 max, and if someone wants to build multi-generational/friends they would make the case through application with consideration of environmental impacts/benefits.	9/30/2025 4:51 PM
2	Floor space should be allowed to vary.	9/29/2025 11:12 PM
3	As long as health regulations are followed	9/19/2025 8:34 AM
4	Again, it depends - what if a dwelling is housing multiple families? I'm ok with larger floor areas, when they are contributing to the greater community good.	9/15/2025 3:30 PM
5	I support a CFA with a maximum house size (perhaps 1800sq ft), plus a very small lot coverage limit (perhaps 1.5%)	8/20/2025 1:07 PM

6	Arbitrarily dictating how many square feet is 'enough' for a property owner's home is offensive, judgemental, and infringes far too much on the rights of property.	8/19/2025 7:51 AM
7	we all need to minimize our impact on the land	7/31/2025 12:40 PM
8	I believe the suggested floor area restrictions are extremely anti-family. Single people and couples have an easy time living in less than 2600 sq ft. Families less so and extended families have an extremely hard time. I find it to be a very prejudiced suggestion and I will be speaking out against it. There is also no scientific evidence to support that a certain size of housing should be capped or eliminated. Expect firm opposition to a restriction on home sizes.	7/27/2025 3:00 PM
9	Have you completely lost touch with the concept of private property?	7/26/2025 12:54 PM
10	This is ridiculous - why would I buy 7 acres only to be told I can only build a 250 square meter home like my neighbors who own 1 acre. This size limit sounds fancy but if you have children, grandchildren or need live in care it may not be big enough and I may need to build additional units - this is short sighted, an overreach of big government and frankly will only raise values of houses that are over 250 meters squared. Denman needs all kinds of housing to keep it operating	7/25/2025 5:38 PM
11	Combined Floor Area should be the new limiter, as well as a maximum house size. A suggested formula is a maximum house size (say 1750sqft) plus a smaller amount per acre (say 1%), so a 1 acre lot would have a CFA of 1750 + 436=2136sqft total CFA. Having a maximum house size will try to limit gentrification, and keep rural values.	7/25/2025 12:24 PM

Q8 A Temporary Use Permit is a short-term approval currently required for accessory dwellings on Denman Island. Should accessory dwelling units be allowed without needing a Temporary Use Permit?

Answered: 33 Skipped: 6



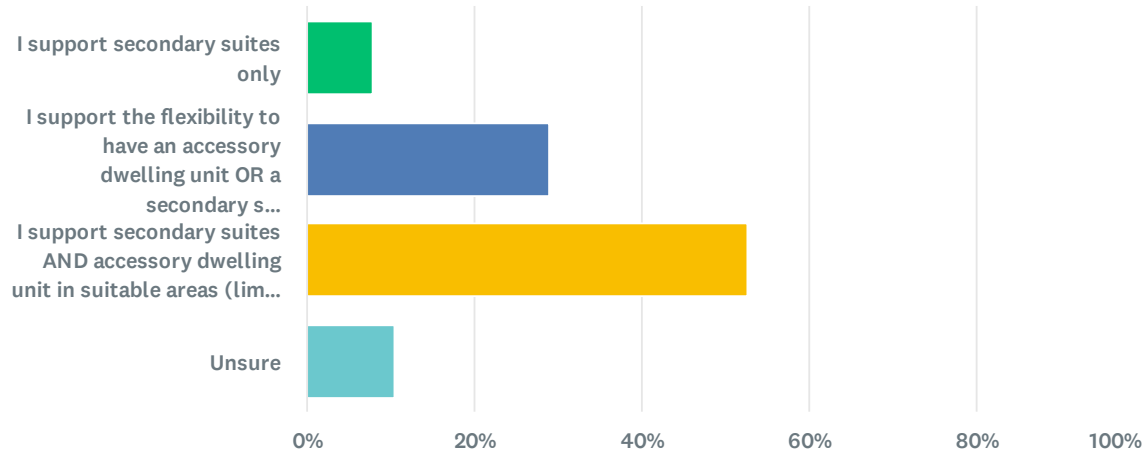
Answer Choices	Percentage	Responses
● Yes	66.67%	22
● No	15.15%	5
● Unsure	18.18%	6
● None of the above	0%	0
Show comments		
Total		33

#	OTHER (PLEASE SPECIFY)	DATE
1	No TUP!	9/30/2025 5:11 PM
2	As long as they include proper water quality and proper septic practices	9/19/2025 8:37 AM
3	Not unless they are specifically reserved for non-paying and temporary guests.	9/15/2025 6:34 PM
4	"Temporary Use" doesn't seem like the right way to approach dwelling units like cabins that are providing much needed housing and aren't actually functionally temporary	9/15/2025 3:34 PM
5	Yes, if they are in the principal house or within 4 metres like the regulation for BnBs	8/28/2025 5:09 PM
6	The property must be suitable (heritage, environment, etc), and must fit in with the CFA	8/20/2025 1:14 PM

	acreage formula	
7	What used to be called the commercial and industrial temporary use permit has been coopted by staff to limit secondary residential housing development. it is an inappropriate tool for that purpose and has only resuted in the creation of 2 or 3 dwelling units.	8/20/2025 1:04 PM
8	Secondary Dwelling Units should be subject to some sort of oversight. The Temporary Use Permit is not the means.	8/6/2025 12:52 PM
9	it would depend on the circumstances and human density cap- how many people can Denman support?	7/31/2025 12:58 PM
10	The temporary use permit for a currently a huge reason for the housing crisis on Denman Island. Get rid of it.	7/27/2025 3:08 PM
11	There is currently no way to monitor how a secondary dwelling is used. Most in my neighborhood are for vacation rental, not housing. A secondary dwelling for family (kids, parents, etc) is very different than one that becomes another B and B	7/27/2025 11:31 AM
12	Please don't be totally naive. This would be totally abused and would result in even more squalor than already exists on Denman even though this is not allowed.	7/26/2025 1:00 PM
13	We have more than 100 "illegal" suites on Denman right now, with people using trailers, cabins, yurts, tents, and anything they can use to have a dwelling. We need to allow a way to grandfather exisiting illegal suites, and also allow more dwelling units. Having a CFA for all habitable zones, using a simple formula for all dwellings, makes sense. A CFA formula could be based upon a maximum house size (say 1750sqft) plus a smaller amount per acre (say 1%), so a 1 acre lot would have a CFA of $1750 + 436 = 2136$ sqft total CFA	7/25/2025 12:31 PM
14	As long as there are other clear guidelines on how to build them so they don't look like shit and become a fire hazard.	7/23/2025 4:10 PM

Q9 Currently, secondary suites are permitted in a number of zones outright. What options do you support? Check all that apply:

Answered: 33 Skipped: 6



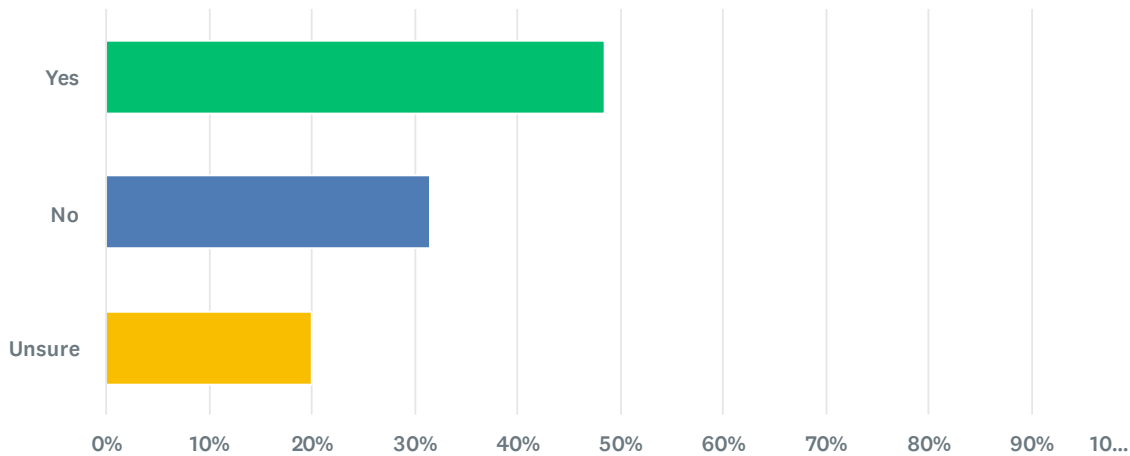
Answer Choices	Percentage	Responses
● I support secondary suites only	7.89%	3
● I support the flexibility to have an accessory dwelling unit OR a secondary suite in areas where only secondary suites are currently available	28.95%	11
● I support secondary suites AND accessory dwelling unit in suitable areas (limited impact to environment, cultural heritage etc)	52.63%	20
● Unsure	10.53%	4
Show comments		
Total		38

#	COMMENTS: (OPTIONAL)	DATE
1	Why does anyone care who is living in the house and how, and, who is enforcing? SS are a way to increase density and make paying the mortgage possible, and make aging in place more possible.	9/30/2025 5:11 PM
2	I support secundar dwellings as well as secondary suites, as long as secondary dwellings are put in thoughtfully to minimize habitat fragmentation	9/15/2025 3:34 PM
3	We need all affordable housing options, and once again, the property must be suitable (heritage, environment, etc), and must fit in with the CFA acreage formula	8/20/2025 1:14 PM
4	secondary suites are currently permitted in all zones and should not be included in this survey.	8/20/2025 1:04 PM

5	again, it all depends on how many people Denman resources can support	7/31/2025 12:58 PM
6	I support secondary suites being allowed on all lots on Denman Island and I support an additional ADU on all lots over .4 hectares.	7/27/2025 3:08 PM
7	Depends on the number and use	7/27/2025 11:31 AM
8	This is another area with a huge potential for abuse.	7/26/2025 1:00 PM
9	Ultimately very few people will build, and so any new dwellings or suites will be for affordable housing. Unfortunately, many STVRs are still operating and opening on Denman, and many of these used to be long term rentals. STVR enforcement should be proactive, and enforced.	7/25/2025 12:31 PM

Q10 Do you support allowing more than one accessory dwelling unit (ADU) on a lot, as long as the total combined floor area of all dwellings on the lot stays within a permitted maximum?

Answered: 35 Skipped: 4



Answer Choices	Percentage	Responses
● Yes	48.57%	17
● No	31.43%	11
● Unsure	20.00%	7
Show comments		
Total		35

#	COMMENTS (OPTIONAL):	DATE
1	What is the objective? Quality energy efficient housing that will last 100 years? Currently there is minimal over site of houses being built. So, 3000 sq ft ÷ 500 sq ft = 6 ADUs with 2 people each. Can Denman infrastructure and habitat support that density?	9/30/2025 5:11 PM
2	Does not effect neighborhood wuality	9/19/2025 8:37 AM
3	The issue is how many family units will be there - not the size of the houses.	9/15/2025 6:34 PM
4	See comments about clustering and fragmentation. Different people are best housed in different types of housing; creating policy that allows housing to meet different needs will be best for our community. Sometimes people need a bit more privacy to be well.	9/15/2025 3:34 PM
5	Multiple ADU's then become Cluster Housing	8/27/2025 11:06 AM
6	We need all affordable housing options, and ways to stop these ADU's from just being used as	8/20/2025 1:14 PM

	STVRs.	
7	This is also currently allowed under present zoning!	8/20/2025 1:04 PM
8	The maximum needs to be large enough that the ADU is a reasonable size; limit the number of ADUs to achieve this	8/2/2025 9:44 AM
9	Thats just cluster housing!	8/1/2025 3:05 PM
10	depends on lot size and human density capacity	7/31/2025 12:58 PM
11	I would support an option to allow multiple ADU's on a lot but don't believe in any maximum size requirements as it is a very anti-family policy. It indicates that single people and couples will have a place to live but families are not considered. Very prejudiced policy.	7/27/2025 3:08 PM
12	No necessarily. You need to think about water, safe waste disposal, etc.	7/27/2025 11:31 AM
13	Guest houses are fine if limited to real guests. Accessory dwelling units simply increase density.	7/26/2025 1:00 PM
14	Having a number of dwellings with a CFA makes sense. A simple Combined Floor Area formula, based upon a maximum house size (say 1750sqft) plus a smaller amount per acre (say 1%), so a 1 acre lot would have a CFA of $1750 + 436 = 2136$ sqft total CFA	7/25/2025 12:31 PM

Q11 Is there anything else you'd like to tell us?

Answered: 18 Skipped: 21

#	RESPONSES	DATE
1	I intend to host small workshops at my house where people feel "safe" to speak freely and then I will submit the comments.	9/30/2025 5:11 PM
2	Thank you for offering feedback on the future of housing on Denman Island. Your efforts on this is greatly appreciated.	9/30/2025 5:05 PM
3	Stick to the preserve and protect mandate and focus on the residents of Denman Island	9/15/2025 6:34 PM
4	Concerned about the carrying capacity of the island in terms of impacts to environment, provision of services w/ population growth (incl. education, recreation, medical, transportation (e.g. ferries) fire, rescue, etc. There remains a lack of clarity to inform the housing process in terms of island capacity.	9/15/2025 5:02 PM
5	Good luck!	9/15/2025 3:34 PM
6	I support planned growth, no subdivision except for affordable housing, broader options for low-cost housing types allowed, smaller footprints for houses, maximum house sizes, restrictions from building on cultural heritage sites (all of our coastline), and support for composting toilets and rainwater use.,	8/20/2025 1:14 PM
7	ARU and ADU's are the only subject that should be considered in this survey!	8/20/2025 1:04 PM
8	A clear definition of affordable housing is needed as well as assessment of water use capacity, septic management capacity, proximity to town and ferries before increasing density beyond what exists now.	8/19/2025 7:55 AM
9	The bias here is disappointing	8/2/2025 10:43 AM
10	The proposed # of ADUs for each lot size is too high	8/2/2025 9:44 AM
11	All levels of government are focused on providing more housing at any cost even though the existing infrastructure like hospitals, schools, emergency services, water, sewage, recycling and waste infrastructure won't be able to sustain the population growth. What about the Trusts original intent to preserve and protect? The indigenous animals, water resources and green spaces need to be considered too. Roads and ferries will also have limits. How many humans are too many for our island? The Trust doesn't seem to know or care yet it should be Step 1 before jumping on the "more housing" bandwagon. Stop and think- humans destroy the environment!!!	7/31/2025 12:58 PM
12	Islands Trust should not be involved in social engineering.	7/28/2025 7:59 PM
13	I find your suggestions on restrictions being proposed to be arbitrary and have not been calculated using any scientific method or process. 250 sq metres also would pretty much mean nobody could build any further B&B's on the island as having a home and a B&B business in that footprint would not be enough. Or perhaps a couple could operate one but a family couldn't given size restrictions. Restrictions like the ones proposed will continue to deter new housing, especially housing for families.	7/27/2025 3:08 PM
14	Density is the key. We need to focus on safe, sustainable housing for the people who are here now who need it, and we need to ensure that anything built is used for that purpose. We also need to place restrictions on how land can be "developed" for non-housing purposes	7/27/2025 11:31 AM
15	Stick to the Mandate. Trustees are not simply elected representatives - they are bound to fulfill the preserve and protect mandate.	7/26/2025 1:00 PM
16	We need to try to house the between 75-300 people that are currently in illegal, unsafe, unhealthy, or unaffordable situations on Denman. The Housing Society puts the number at 180. We need to grandfather, and have a process where people will come forward, and not have to	7/25/2025 12:31 PM

pay for SUPs, septic-water upgrades. If we do not make it easy, and inexpensive, landlords will not come forward.

17	Would like to be able to build a garage with vacation rental unit.	7/24/2025 12:32 PM
18	What is being done to reduce fires on Denman? Can we enforce property maintenance responsibilities such as clearing hazards, consequences for abandoning property etc? There are many properties that look abandoned on Denman or at least are NOT being taken care of	7/23/2025 4:10 PM