

Two new rule books want to change Denman housing.

Bylaw 260 is a new plan. Bylaw 264 is a new rule book. They are **not law yet**.

NOT FINAL — the Trust's top committee decides next



Biggest house: 300 m²

About 3,200 square feet. No bigger.



About 100 fewer homes

Staff's number for the most Denman could ever build.



Most lot-splitting: blocked

Son wants to build next door? Mostly not allowed now.



Tiny homes, yurts, RVs: OK

On lots over 1 hectare in most country zones.



Whole-house Airbnbs: banned

Renting the whole house short-term is out.



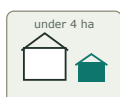
Family lots: kept

One split for family is still in the rules.

PEOPLE SAY:

“Every R2 lot can now have a second house.”

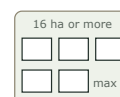
That is not what it says. Only R2 lots **under 4 hectares** get one house **plus one small** second home. Bigger rural lots get one house per 4 hectares (max 4), with suites inside the houses. And staff say the whole plan means about **100 fewer homes** can ever be built on Denman.



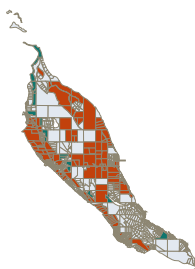
1 house + 1 SMALL second home



2 houses + suites inside



4 houses, never more



■ Fewer homes allowed — 148 lots ■ More homes — 14 lots ■ Must ask first — 13 lots ■ No change — 759 lots



denmantown.org

Sign the petition for a Denman council.



abolishislandtrust.org

See what the Trust does with your money.



The full story

Every fact, with page numbers.

Sources: Denman Bylaws 260 (plan change) and 264 (new land-use rule book), third reading 15 Sept 2026 — not final; Islands Trust staff reports, Aug–Sept 2026. “About 100 fewer homes” is staff’s estimate of the maximum Denman could ever build, not a forecast of homes lost. R2 diagrams: Bylaw 264, s. 5.2.

Made by neighbours, for neighbours. We oppose this plan — read the bylaws yourself and decide. Not affiliated with the Islands Trust, the regional