



## Denman Community Land Trust Association

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[www.denmanaffordablehousing.org](http://www.denmanaffordablehousing.org)

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The following recommendations combine outcomes of the Rural Affordably Housing Project for appropriate housing for farm families with the most realistic option at this time for securing the ALR land needed for these housing opportunities over time:

1. That DCLTA ask the BC Ministry of Agriculture, the ALC and the Islands Trust a) to provide clear, locally appropriate criteria for “farm need” (that is, justification for additional farm residences on land within the ALR); b) to define the meaning of “minimum impact” as it relates to the acceptable impact of such additional residences on the land; and c) to develop and implement practical, legal methods to ensure that such additional residences are occupied by bone fide farmers and remain so over time.
2. That DCLTA ask the Denman Island Local Trust Committee to amend the Denman Island Land Use Bylaw to allow secondary suites on land within the ALR, as encouraged by Policy 14 in Part E of the Denman Island Official Community Plan and as permitted in Part 2 of the ALR Use, Subdivision and Procedure Regulation as long as the criteria for dwelling size, “farm need” and “minimum impact” are met, and at least one occupant is an active farmer.
3. That DCLTA ask the Denman Island Local Trust Committee to amend the Denman Island Land Use Bylaw to allow the use of movable homes with no permanent foundations on land within the ALR for the purpose of an additional, single second residence as long as the criteria for size, “farm need” and “minimum impact” are met, and at least one occupant is an active farmer.
4. That DCLTA ask the Denman Island Local Trust Committee a) to amend the Denman Island Land Use Bylaw to either expand the definition of mobile to include, or create a separate definition for, “moveable housing unit” and include various types of construction for such a housing unit, rather than limiting it to industrial-manufactured homes; and b) to allow such moveable units as secondary dwellings on the land within the ALR.
5. That DCLTA approach the BC Ministry of Agriculture, the ALC and the Islands Trust and request that they work together with local organizations to enable cooperative multiple-farmer family housing within the ALR through the enactment of legislation, including a suitable regulatory framework.
6. That DCLTA acquire ALR land by purchase or donation so as to remove it from the real estate market and secure it for farm use by farm families as a means to promoting productive, sustainable farming in the long term; and that DCLTA encourage other non-profit organizations such as the Comox Valley Housing Task Force to take similar steps.