

Denman Island Farming Regulations Review – Project Charter

Denman Local Trust Committee

Date: September 7, 2021

Purpose: *The purpose of this project is to implement actions under recommendations 11, 13, 14 of the Denman Island Farm Plan to inform the development of bylaws to amend the Denman Island Official Community Plan and Land Use Bylaw.*

Background: *This top priority project, originally named the Farm Plan Implementation Project, was put on hold in May 2019 due to re-prioritizing of staff resources. The project is now reinvigorated after receipt of a 50% contribution of \$18,000.00 in grant funding of from British Columbia Investment Agriculture Fund, to be utilized for the development of draft bylaws amendments.*

Objectives

- To prepare bylaws to amend the Denman Island Official Community Plan and Land Use Bylaw, which implement Farm Plan Recommendations 11, 13, 14 and which align with the ALC Act and Regulation.
- To amend the LUB definition of agriculture, intensive agriculture, feedlot and establish appropriate LUB setbacks for intensive agriculture and feedlots.
- To engage community members, the Advisory Planning Commission (APC), Growers and Producers Alliance (GPA) and other stakeholders in the development of policies and regulations to implement the farm plan.
- Review and build on past work undertaken during the Denman Farm Plan Implementation Project.

In Scope

- Update inventory of ALR land & activities data.
- Regulatory review of changes & updates to the Agricultural Land Commission (ALC) Act and Regulations, & other relevant legislation, regulations and standards.
- Consideration of new ALC options for secondary dwelling units

Out of Scope

- Farm Plan recommendations not related to LTC authority.
- Creation of an Agricultural Enterprise Zone.
- Designation of new DPAs.
- Review or amendment of existing DPAs.
- Consideration of landscape or screening requirements.
- Water issues management.
- Cannabis regulations.

Workplan Overview

Phase 1: Project Initiation	Date
LTC endorses project charter	Sept. 7, 2021
Retain land use planning consultant to undertake engagement planning and activities, bylaw drafting	Early Fall 2021
Establish an Agricultural Advisory Planning Commission (APC) or utilize current APC	Sept./Nov. 2021
Review Farm Plan Implementation Project work, including proposed bylaws; review changes and updates to relevant legislation, regulation and standards etc.	Early Fall – Winter 2021/22
Update inventory of ALR land and activities data	Early Fall – Winter 2021/22
Consultant to develop a community engagement plan to be endorsed by the LTC	Early Fall – Winter 2021/22
Conduct a community questionnaire/survey	Winter 2021/22
Phase 2: Consultation and Bylaw Development	Date
Community engagement as per plan	Winter 2021/22 – June 2022
Development of draft bylaws	Winter 2021/22 – early summer 2022
Completion of draft bylaws	August 1, 2022
Phase 3: Legislative Process and Implementation	Date
Public engagement as per Plan – cont.	Summer 2022 – Winter 2022/23
Bylaw readings, public hearing, approvals, adoption	2022-2023
Bylaw consolidation, post bylaw adoption communications	2022-2023

Project Team	
Island Planner	Project Manager
Regional Planning Manager	Project Sponsor
Land Use Planning Consultant	Research, analysis, engagement, bylaw drafting
GIS Technician	Mapping support
Office Administrative Assistant, Planning Team Assistant, Legislative Clerk	Administrative and legislative support
RPM Approval: Heather Kauer Date: 2021-08-26	LTC Endorsement: DE-2021-069 Date: 2021-09-07

Budget		
Budget Sources:		
2021-2022: DE LTC Farm Plan: \$3,500.00; BC IAF: \$9,000.00		
2022-2023: DE LTC Farm Plan: \$4,750.00*; BC IAF: \$9,000.00 *pending		
Fiscal	Item	Cost
2021-2022	Phase 1: Project Initiation <ul style="list-style-type: none"> Research, analysis, development of engagement plan Update inventory of ALR land and activities data 	9,000.00
2022-2023	Phase 2: Consultation and Bylaw Development <ul style="list-style-type: none"> Undertake engagement plan Draft bylaws 	12,250.00
2022-2023	Phase 3: Legislative Process <ul style="list-style-type: none"> Engagement cont., referrals Legal review public hearing Bylaw amendment communications 	4,750.00
	Total	26,000.00
Note: the Islands Trust in-kind contribution of staff support, agreed to in the IAF funding agreement in the amount \$10,000, is not reflected in the budget.		