



File No.: 6500-20 (Denman Farm Plan)

DATE: May 17, 2018

TO: Denman Island Advisory Planning Commission

FROM: Marnie Eggen
Northern Team

COPY: Sonja Zupanec, Island Planner
Ann Kjerulf, Regional Planning Manager

SUBJECT: Denman Island Farm Plan Implementation Project – Bylaw Referral

PURPOSE

The Denman Island Local Trust Committee (LTC) is seeking input from the Denman Island Advisory Planning Commission (APC) regarding the newly proposed bylaw amendments (Bylaw 228 and 229) for the Denman Island Farm Plan Implementation project.

BACKGROUND/DISCUSSION

At the November 14, 2017 Denman LTC meeting, the LTC considered the following responses from the APC and the Denman Growers and Producers Alliance (DGPA) on the following referrals:

- proposed Bylaw 223 (definitions and setback regulations for agriculture, intensive agriculture and feedlots) (Note: Bylaw 223 is proceeding no further); and
- proposed OCP and LUB amendments to implement the Farm Plan that were presented at the November 16, 2016 LTC meeting.

At the same meeting, the LTC requested Staff to draft bylaws in accordance with the referral responses. At the May 1, 2018 LTC meeting, the LTC considered proposed bylaw amendments 228 and 229, after which the LTC requested bylaw referral responses from various agencies and First Nations, including the APC and the DGPA, and passed the following (draft) resolutions:

DE-2018-041

It was **MOVED** and **SECONDED**,

that the Denman Island Local Trust Committee request staff to refer Bylaw No. 228 and Bylaw No. 229 to the following agencies and First Nations for comment:

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|------------------------------|---|
| • Halalt First Nation | • Wei Wai Kum First Nation |
| • K'omoks First Nation | • Snaw'Naw'As Nation |
| • Lake Cowichan First Nation | • Te'Mexw Treaty Association |
| • Nanwakolas First Nation | • We Wai Kai Nation |
| • Qualicum First Nation | • Denman Growers and Producers Alliance |
| • Stz'uminus First Nation | • Comox Valley Regional District |

- Tla’amin Nation
- Cowichan Tribes
- Homalco First Nation (Xwemalhkwa)
- Laich-kwil-tach Treaty Society
- Lyackson First Nation
- Penelakut Tribe
- School District #71 (Comox Valley)
- Ministry of Agriculture
- Agricultural Land Commission
- Ministry of Municipal Affairs & Housing
- Hornby Island Local Trust Committee
- Ballenas-Winchelsea Islands Local Trust Committee (Executive Committee)

CARRIED

DE-2018-042

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee request staff to refer Bylaw No. 228 and Bylaw No. 229 to the Denman Island Advisory Planning Commission for comments, and that staff and at least one Trustee attend the meeting(s).

CARRIED

DE-2018-043

It was MOVED and SECONDED,

that the Advisory Planning Commission and the Denman Growers and Producers Association be asked to provide their analysis about the advisability of removing horticulture and agriculture as permitted uses in the R1 and/or R2 zone(s).

CARRIED

For further background regarding the Denman Island Farm Plan Project and previous Advisory Planning Commission and Growers and Producers Association referral responses, please refer to the Denman Island Farm Plan Implementation Project website: www.islandstrust.bc.ca/islands/local-trust-areas/denman/projects-initiatives/denman-island-farm-plan-implementation.

REQUESTED REFERRAL RESPONSE:

The LTC is requesting the following of the Advisory Planning Commission (APC):

- Convene a meeting to review proposed Bylaws 228 and 229, and formulate recommendations to the LTC in response;
- include in their response an analysis about the advisability of removing horticulture and agriculture as permitted uses in the R1 and/or R2 zone(s);
- notify planning staff and trustees of the meeting details, so that they may attend and so that they may advertise the meeting via the Denman Island Local Trust Committee webpage and Islands Trust notification system, as requested by the LTC.

In order to assist you with reviewing the bylaws, planning staff can provide an overview presentation of the proposed Bylaws 228 and 229 at the APC meeting. Additionally, the Denman Growers and Producers Alliance will be notified of the APC meeting, so that they may benefit from the presentation as well. We would appreciate your response by July 12, 2018.

Thank you for your consideration.

Submitted By:	Marnie Eggen, MCIP, RPP Island Planner	May 17, 2018
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ATTACHMENTS

1. Staff Report presented to the Denman Island LTC on May 1, 2018
2. Bylaw 228
3. Bylaw 229