



DATE OF MEETING: October 9, 2018

TO: Denman Island Local Trust Committee

FROM: Marnie Eggen, Island Planner
Sonja Zupanec, Island Planner
Northern Team

SUBJECT: Denman Farm Plan Implementation Project – Bylaw Nos. 228 and 229

RECOMMENDATIONS

1. That the Denman Island Local Trust Committee request staff to prepare the following amendments to Bylaw No. 228, cited as “Denman Island Official Community Plan, 2008, Amendment No. 1, 2018” for Local Trust Committee consideration:
 - a. Revise the proposed policy regarding panhandle lots to clarify that panhandle lots in the ALR should only be allowed where there would be a significant agricultural or community benefit.
2. That the Denman Island Local Trust Committee request staff to prepare the following amendments to Bylaw No. 229, cited as “Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2018” for Local Trust Committee consideration:
 - a. Include Temporary Use Permit (TUP) and rainwater harvesting collection system requirements for temporary secondary dwellings for immediate family;
 - b. Amend the agri-tourism accommodation TUP guidelines to remove the option for seasonal cabins, and continue to permit seasonal campsites and a maximum of three sleeping units, which includes home-based guest accommodation rooms;
 - c. Reduce the lot line setback for feedlots from 50 metres to 30 metres;
 - d. Remove the term, ‘feedlot’;
 - e. Add a new defined term, ‘confined livestock area’;
 - f. Remove ‘agriculture’ as an accessory use in the R1, R2, and R3 zones, while retaining ‘horticulture’ as an accessory use in these zones;
 - g. Remove the term, ‘intensive agriculture’;
 - h. Amend the definition of ‘horticulture’ to continue to allow the sale of products produced on the lot, and to ensure that the use is accessory to a principal residential use and not tied specifically to a landowner;
 - i. Permit the ‘keeping of animals for personal use’ as an accessory use in the R1, R2, R3 zones;
 - j. Remove ‘horticulture’ as a permitted use in the A, F, and RE zones, while retaining ‘agriculture’ as a principal permitted use in these zones;
 - k. Amend Proposed Bylaw 229 (LUB) to prohibit cannabis production in residential zones with a minimum lot size or other appropriate regulation with input from provincial and/or federal agencies.
3. That the Denman Island Local Trust Committee add ‘Regulations for Cannabis Production’ to the Local Trust Committee Projects List.

REPORT SUMMARY

The purpose of this report is to provide an analysis of the referral responses and public comments received to date, and respond to questions raised by the Local Trust Committee at the August 7th LTC meeting. Staff are recommending changes to proposed Bylaw Nos. 228 and 229 based on the analysis, and request LTC endorsement of the potential changes prior to drafting revisions to the bylaws. Staff are also recommending that bylaw amendments regarding Cannabis Production be placed on the LTC Projects List.

BACKGROUND

The following resolutions were passed at the August 7th LTC meeting.

DE-2018-076

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

that the Denman Island Local Trust Committee request staff to bring back a staff report on the Farm Plan Implementation Project responding to information received to date and that this include alternative definitions of feedlot and comments on the following questions:

General questions:

1. If “intensive agriculture” is not allowed on R1, 2 and 3, but ‘agriculture’ is, however agriculture is defined by *Farm Practices Protection Act* as a business, and intensive agriculture includes anything where products are grown or raised for sale, what exactly is allowed on R1, 2 and 3?
2. Is subsistence farming in any way limited (compared to current regulatory situation) by these proposed changes?
3. Why do we need a definition of feedlot? Just for setbacks?
4. What is in place currently to ensure that potential housing units will have adequate sewage facilities and will not overtax the groundwater?
5. Will a cistern for rainwater catchment be required for secondary dwellings? (We require this for secondary dwellings generally.)

Questions and follow-up based on Growers & Producers Alliance (GPA) referral:

1. GPA says ‘agriculture’ and ‘farming’ are used interchangeably in the bylaws. Can staff review the bylaws for consistency in this regard?
2. Answer to GPA question, “How will the definitions of ‘farming,’ ‘agriculture,’ ‘horticulture,’ and ‘bona fide farm use’ impact certain activities being allowed in R1 and R2?” (compared to current regulations). Also, how will nurseries (or small farms) in R1 or R2, not in Agricultural Land Reserve (ALR), be affected?
3. For E1, Policy 14—would this make any current dwellings legal non-conforming?
4. What are the implications of allowing some Agri-Tourism and housing options on bona fide farms *not* in the ALR?
5. Agri-Tourism does not mention wineries or activities and facilities associated with them. Where are those regulations? How can we on Denman Island know what is allowed for wineries?
6. GPA notes that definition of Agri-Tourism does not seem to include possibilities for permanent structures (i.e. farm classroom, wine tasting room, etc.); is this true and if so what are implications of considering allowing these?
7. Would animal husbandry (i.e. chickens) not for sale have any setbacks? (see bottom of first page, appendix a) Is this an issue that these proposed amendments would change?

CARRIED

DE-2018-077

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

that the Denman Island Local Trust Committee request staff to set up a telephone participation of a staff member from the Ministry of Agriculture at the next Local Trust Committee meeting to discuss definitions and concepts related to the Farm Plan Implementation Project.

CARRIED

ANALYSIS

Issues and Opportunities

Staff Responses to LTC Questions Raised at the August 7th LTC Meeting

Staff provide the following responses to questions raised by the LTC at the August 7, 2018 LTC meeting:

1. *What is allowed on R1, R2, R3 zoned lots (in terms of agriculture/intensive agriculture)?*

Currently the Denman Land Use Bylaw allows a broad range of agricultural activities under the definition of ‘agriculture’ that are not consistent with the provincial definition (i.e. Denman permits kennels, breeding of pets as an agricultural use that is not permitted by the province). ‘Agriculture’ is currently permitted as an accessory use in the R1, R2, R3 zones, but excludes ‘intensive agriculture’ - the rearing of poultry, livestock, fur bearing animals, or cultivation of mushrooms. The intent of not allowing commercial livestock in the R1, R2, and R3 zoned lots is to prevent adverse impacts on the environment and adjacent residential lots.

Proposed Bylaw 229 redefines ‘agriculture’ to ensure clarity and consistency with Provincial bylaw standards, and revises ‘intensive agriculture’ to prohibit commercial cannabis production on residential properties.

2. *Is subsistence farming in any way limited by the proposed changes?*

No, gardens for personal use or raising of animals for personal use are still supported by Proposed Bylaws 228 and 229; on any R1, R2, R3 zoned lot a resident/owner can grow plants for personal use and enjoyment.

Thresholds on numbers of poultry, goats, ducks, turkeys etc. permitted for personal use (not for sale) can be introduced on specific parcel sizes if there is concern that reasonable limits may be exceeded and adversely impact the environment or rural residential character of a neighbourhood.

3. *Why do we need a definition of feedlot? Just for setbacks?*

Currently the definition of ‘feedlot’ pertains only to its reference in the definition of ‘intensive agriculture’. Based on the input received so far, staff are recommending that Proposed Bylaw 229 be amended by removing the definition of ‘feedlot,’ and instead regulating confined livestock areas and clearly defining the term so that adequate setbacks to the natural boundary of the sea, streams, lakes, wetlands and property lines can be established.

4. *What is in place currently to ensure that potential housing units will have adequate sewage facilities and will not overtax the groundwater?*

Currently there are no provisions in place to ensure a new single family dwelling on Denman Island has adequate sewage facilities and will not adversely impact the local aquifer.

Based on the input received so far, staff are recommending that Proposed Bylaw 229 (LUB) be amended to require a TUP for a temporary secondary dwelling for immediate family (as well as farmworker housing), so that water and sewage considerations form part of the TUP approval process.

5. Will a cistern for rainwater be required for secondary dwellings?

Currently the Denman LUB requires a 1000 gallon cistern for rainwater harvesting and collection be installed for any new secondary dwelling, subject to a TUP. Currently, Proposed Bylaw 229 only requires rainwater collection and harvesting as a condition of a TUP for a temporary secondary dwelling for farmworker housing. Based on the input received so far, staff are recommending that Proposed Bylaw 229 be amended to also include a minimum cistern capacity requirement for a temporary secondary dwelling for immediate family.

6. Are 'agriculture' and 'farming' used interchangeably in the bylaws?

No. However the term 'farm' is proposed in several instances in Bylaw 229:

- Farm use
- Farm help accommodation
- Classified as a farm
- Farm activities
- Farm buildings

The use of these terms is consistent with the Guide for Bylaw Development in Farming Areas.

7. How will the definitions of 'farming', 'agriculture', 'horticulture' and 'bona fide farm use' impact certain activities being allowed in R1 and R2 compared to current regulations? Will nurseries or small farms in R1 and R2 not in the ALR be affected?

Through Proposed Bylaw 229, staff are recommending that horticulture be a permitted use in the R1, R2 and R3 zones and that the raising of animals for personal use be permitted. As mentioned above, thresholds on numbers of poultry, goats, ducks, turkeys etc. permitted for personal use (not for sale) can be introduced on specific parcel sizes if there is concern that reasonable limits may be exceeded and adversely impact the environment or rural residential character of a neighbourhood.

8. For E1, Policy 14 – would this make any current dwellings legal non-conforming?

Currently Section 3.4 Resource Zoning, Table 8 of the Denman Land Use Bylaw contains 14 site specific 'Agriculture' zones, which in some cases include additional dwellings on a parcel in the ALR. Proposed Bylaws 228 and 229 would not result in any non-conformities in these site specific zones.

9. What are the implications of allowing some agri-tourism and housing options on bona fide farms not in the ALR?

Agri-tourism use and accommodation on a parcel outside of the ALR can help to support diverse agricultural activities across Denman Island. A local government can regulate the use outside of the ALR to ensure it is compatible with the community goals. The Denman Farm plan indicated that there was agricultural activity outside of the ALR. Although recent farm status data does not corroborate this, the proposed bylaws have been drafted to allow the use on non ALR land where FARM STATUS has been achieved.

10. Agri-tourism does not mention wineries or activities and facilities associated with them. Where are those regulations? How can we on Denman island know what is allowed for wineries?

In the ALR, a winery, cidery, brewery, distillery or meadery is a permitted agricultural activity. Food and beverage service lounges in relation to these uses are regulated by Section 2.4 of the ALC regulation.

These cannot be prohibited in the ALR by a local government. The ALC Regulation has specific regulations pertaining to maximum floor area for tasting rooms, retail sales areas etc. that are not duplicated in the LUB as the LTC defers to the ALC on these regulations. The following is the excerpt from the ALC regulation:

“(2.4) In subsections (2.1) and (2.2) and this subsection:

"alcohol product" means beer, cider, spirits, mead or wine;

"alcohol production facility" means a brewery, cidery, distillery, meadery or winery;

"ancillary use" means the following activities carried out at an alcohol production facility:

- (a) processing, storing and retail sales of alcohol products produced by the alcohol production facility;*
- (b) the operation of a food and beverage service lounge, if the area of the lounge does not exceed 125 m² indoors and 125 m² outdoors;*
- (c) selling an alcoholic beverage other than one produced by the alcohol production facility if the alcoholic beverage
 - (i) is sold as a single serving in a lounge referred to in paragraph (b) or in a service area under a special event area endorsement endorsed on the licence issued under the [Liquor Control and Licensing Act](#) for the alcohol production facility, and*
 - (ii) is intended to be consumed immediately;**
- (d) Repealed. [B.C. Reg. 210/2016, s. 2 (b).]*
- (e) cooking classes if the classes are held in a food premises within the meaning of the Food Premises Regulation that has been constructed, and is being operated, in compliance with that regulation;*
- (f) gathering for an event, if the event is held only in the lounge referred to in paragraph (b) or the special event area under a special event area endorsement referred to in paragraph (c), and, for this purpose, section 3 (4) (k) does not apply;*

"brewery", "cidery", "distillery", "meadery" and "winery" mean a brewery, cidery, distillery, meadery or winery, as applicable, that is licensed under the [Liquor Control and Licensing Act](#) to produce beer, cider, spirits, mead or wine;

"primary farm product" means the farm product that is the primary ingredient used in a fermentation process to make an alcohol product.”

11. Definition of agri-tourism does not seem to include possibilities for permanent structures (i.e. farm classroom, wine tasting room, etc.); is this true and if so what are implications of considering allowing these?

Permanent structures are not allowed by the ALC for agri-tourism use. The proposed definition of agri-tourism is consistent with this. Agri-tourism activities are intended to utilize existing farm infrastructure or temporary structures.

12. Would animal husbandry (i.e. chickens) not for sale have any setbacks? Is this an issue that these proposed amendments would change?

The existing Denman Island Land Use Bylaw regulations permit a chicken coop in the R1, R2 zone to be sited 3.0 metres from a lot line; in the R3 zone to be sited no less than 30 metres from a lot line. Proposed Bylaw 229 (LUB) does not change this. However, staff are recommending that Proposed Bylaw 229 be amended to include setbacks for confined livestock areas which may include fencing for non-pasture areas. These setbacks could apply to buildings, structures and fencing associated with paddocks, corrals, exercise yards and holding areas for livestock.

Potential Changes to Bylaws 228 and 229

An analysis of input received to date on the Proposed Bylaws indicates an opportunity for further amendments to Proposed Bylaws 228 (OCP) and 229 (LUB) to ensure policies and regulations are consistent with the Denman Farm Plan, the ALC regulations and the Denman Official Community Plan. Analysis of input received and staff recommended amendments to Proposed Bylaws 228 and 229 are found in Attachment 1.

LTC Request of Ministry of Agriculture Staff to Participate by Phone at LTC Meeting

The LTC expressed interest in the Ministry staff attending an LTC meeting by phone to answer questions regarding definitions and concepts related to the Project and proposed bylaw amendments. Ministry staff recommended that any questions be submitted in writing instead, so that they may better understand the questions and be able to provide a more fulsome researched response.

Consultation

As stated in the Staff Memo considered by the LTC at their August 7, 2018 meeting, referral responses were received from the Ministry of Agriculture, Agricultural Land Commission, Comox Valley Regional District, the Denman Growers and Producers Association, the Denman Advisory Planning Commission, K'omoks First Nation, Cowichan Tribes, Malahat Nation and the Hornby Island Local Trust Committee. Please see the Staff Memo, dated August 7, 2018 for copies of the referral responses.

Public comments received up to date, including public comments submitted at the Community Information Meeting held August 2, 2018 are posted on the Project website: <http://www.islandstrust.bc.ca/islands/local-trust-areas/denman/projects-initiatives/denman-island-farm-plan-implementation/> .

Rationale for Recommendation

Staff have summarized the input received to date, provided an analysis, and recommended potential amendments to Proposed Bylaw Nos. 228 and 229 as described in Attachment 1. The staff recommendation is noted on Page 1 of this report.

Alternatives

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Denman Island Local Trust Committee request (specify details) for LTC consideration.

2. Request Staff to Prepare Alternative Changes to Proposed Bylaws 228 and 229

The LTC may request changes to Proposed Bylaws other than those recommended by staff. If this alternative is selected, the LTC should state the reasons for the requested changes. Recommended wording for the resolution is as follows:

That the Denman Island Local Trust Committee request staff to prepare the following changes to Bylaw [insert Bylaw No. 228 (OCP) or 229 (LUB)]: [insert requested changes].

3. Add the Regulation of Cannabis Production in the ALR to the Farm Plan Implementation Project Charter

The LTC may request that the regulation of Cannabis Production in the ALR be added to the scope of the Farm Plan Implementation Project. If this alternative is selected, the LTC should state the reasons for the requested change. Recommended wording for the resolution is as follows:

That the Denman Island Local Trust Committee request staff to add the regulation of cannabis production to the Farm Plan Implementation Project Charter and to bring back the revised Project Charter for LTC consideration and endorsement.

4. Receive for information

The LTC may receive the report for information.

NEXT STEPS

Should the LTC resolve to move forward with amendments to the bylaws, staff will prepare the draft amendments for LTC consideration. Additionally, staff recommendations on additional referrals, further public consultation and next steps will be presented to the LTC as well.

Submitted By:	Marnie Eggen, MCIP, RPP Island Planner	Sonja Zupanec, MCIP, RPP Island Planner	October 1, 2018
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager		October 5, 2018

ATTACHMENTS

1. Table Summary of Input on Proposed Bylaw Nos. 228 And 229
2. Cannabis Production in the Agricultural Land Reserve (ALR) Bulletin
3. Proposed Bylaw No. 228 (OCP) (1st reading)
4. Proposed Bylaw No. 229 (LUB) (1st reading)

ATTACHMENT #1 – SUMMARY OF INPUT ON PROPOSED BYLAW NOS. 228 AND 229

OCTOBER 2018

DENMAN ISLAND – FARM PLAN IMPLEMENTATION PROJECT		
CATEGORIES OF INPUT RECEIVED (PUBLIC/AGENCY/FN REFERRALS/STAFF REVIEW)	LTC OPTIONS	STAFF COMMENTS ON RECOMMENDED NEXT STEPS
1. AGRICULTURE DESIGNATION FOR LAND IN THE ALR		
a) New 'Agriculture' designation for land in the ALR (BL 228 OCP).	<ul style="list-style-type: none"> Proceed with proposed 'A' designation in BL 228 	<ul style="list-style-type: none"> ALC referral response supports 'A' designation for all lands in the ALR.
2. HOUSING OPTIONS IN THE ALR		
a) Permit one secondary suite above an existing farm building in addition to one within the principal dwelling for land in the ALR (can be dependant on parcel size).	<ul style="list-style-type: none"> Maintain existing regulations permitting one secondary suite within the principal dwelling (any sized parcel in the ALR) and proposed regulations permitting one temporary secondary dwelling (on lots 2ha or larger in the ALR) for immediate family (maximum 1300 sq.ft.); <u>OR</u> Amend Proposed Bylaw 229 (LUB) to allow one secondary suite above an existing farm building (subject to maintenance of farm status/and/or minimum parcel size) in lieu of temporary secondary dwelling for immediate family and request staff provide additional information on mechanisms to monitor farm status to ensure ALC regulation is being met; <u>OR</u> Require that a secondary dwelling for immediate family on lots 2ha or larger be subject to a TUP (and also minimum cistern requirement). 	<ul style="list-style-type: none"> No change to Proposed Bylaw 229(LUB) allowing one secondary suite on any parcel in the ALR; <u>AND</u> Amend Proposed Bylaw 229 (LUB) to require a TUP and a rainwater harvesting collection system for a temporary secondary dwelling for immediate family, where permitted.

<p>b) Remove requirement for a TUP for farm worker housing on a parcel in the ALR.</p>	<ul style="list-style-type: none"> • Maintain proposed option for farmworker housing to be in the form of a temporary dwelling (maximum 1300 sqft) on a farm 2 ha or larger and maintain requirement for cistern as per existing TUP requirements; subject to ALC approval and TUP; <u>OR</u> • Amend Proposed Bylaw 229 (LUB) to remove requirement for TUP and request staff provide additional information on mechanisms to monitor farm status/farm worker housing needs to ensure intent of ALC regulation is being met. 	<ul style="list-style-type: none"> • No change to Proposed Bylaw 229(LUB).
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3. AGRI-TOURISM USE AND ACCOMMODATION (for ALR parcels and non ALR parcels with farm status)

<p>a) Increase current proposed maximum number of agri-tourism accommodation units from 3.</p> <p>b) Eliminate option for stand alone seasonal cabins and permit a maximum of 3 seasonal campsites.</p>	<ul style="list-style-type: none"> • Maintain proposed option to permit a maximum of three units in any combination (seasonal campsites, seasonal cabins, home based guest accommodation rooms) on a parcel with farm status, subject to a TUP; <u>OR</u> • Amend Proposed Bylaw 229(LUB) to permit more than 3 units to a maximum of 10, subject to a TUP; <u>OR</u> • Amend Proposed Bylaw 229(LUB) to only permit X# of units on a parcel 2 ha or larger, subject to a TUP; <u>OR</u> • Amend Proposed Bylaw 229(LUB) by removing the provision for seasonal cabins, and permit only 3 units in the form of either seasonal campsites or home based guest accommodation rooms (or a combination of the two). The LTC can also consider defining seasonal campsites to limit the use to walk-in/bike in clients only to eliminate the need for parking and prohibit infrastructure supporting car camping/RV's/fifth wheels. 	<ul style="list-style-type: none"> • No change to Proposed Bylaw 229(LUB) in terms of maximum number of agri-tourism accommodation units (3); <u>AND</u> • Amend Proposed Bylaw 229 (LUB) TUP guidelines to remove seasonal cabin option and continue to permit seasonal campsites. <p><i>Staff recommends removal of the seasonal cabin provision from the agri-tourism accommodation option due to concerns around provision of water, sewage disposal and year round occupancy. The ALC does not permit cooking facilities in seasonal cabins, therefore, campsites may be more practical in the Denman context. In addition, the LTC can regulate seasonal campsites as only walk in-or bike-in campsites (no vehicle access) in the TUP if desired to reduce vehicle traffic to Denman island.</i></p>
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4. SETBACKS, SUBDIVISION, DEFINITIONS, OTHER for ALR and non ALR parcels

<p>a) Remove prohibition of panhandle lots in the ALR.</p>	<ul style="list-style-type: none"> • Amend Proposed Bylaws 228 (OCP) and/or 229(LUB) to remove policy and/or regulation prohibiting panhandle lots in the ALR; <u>OR</u> • Maintain proposed policy and regulation to prohibit panhandle lots in the ALR at the time of subdivision; <u>OR</u> • Maintain proposed policy and regulation to prohibit panhandle lots in the ALR at the time of subdivision and add to the proposed policy that they will only be allowed where there is a demonstrated agricultural benefit or benefit to the community to support the configuration. 	<ul style="list-style-type: none"> • Amend Proposed Bylaw 228(OCP) by adding an exception to prohibiting panhandle lots in the ALR only when there is a demonstrated agricultural benefit or benefit to the community to support the configuration. <p><i>As outlined in the March 6, 2018 Staff Report, this approach is consistent with the Denman Farm Plan and Guide to Bylaw Development in Farming Areas, and supportive of increasing farming potential and reducing potential conflict between neighbours. Future subdivision applicants with a proposal for a panhandle lot could apply to the LTC for a Development Variance Permit for permission to vary the regulation prohibiting panhandles, and proposed addition to policy assists with identifying acceptable exceptions.</i></p>
<p>b) Reduce setback for feedlots to adjacent lot lines from 50 metres to 30 metres.</p>	<ul style="list-style-type: none"> • Maintain proposed regulation requiring a feedlot be setback a minimum of 50 metres from any lot line; <u>OR</u> • Amend Proposed Bylaw 229(LUB) to decrease the setback to 30 metres. 	<ul style="list-style-type: none"> • Amend Proposed Bylaw 229(LUB) to change the setback from 50 m to 30 m in Section 3.4, Table 5, subsection (7). <p><i>The Ministry of Agriculture referral response recommends the setback be 30 metres which is consistent with the provincial guide to bylaw standards. Staff also recommend the term 'feedlot' be replaced with 'confined livestock area' and defined (see below).</i></p>
<p>c) Definition of 'feedlot'</p>	<ul style="list-style-type: none"> • Maintain proposed definition in Proposed Bylaw 229(LUB); <u>OR</u> • Amend Proposed Bylaw 229(LUB) definition as per GPA input and/or request alternative definition; <u>OR</u> 	<ul style="list-style-type: none"> • Amend Proposed Bylaw 229(LUB) by replacing the term 'feedlot' with 'confined livestock area' which can be defined as an outdoor, <u>non-grazing</u> area where livestock, poultry or farmed game is confined by fences, other structures or

	<ul style="list-style-type: none"> Amend Proposed Bylaw 229(LUB) by replacing 'feedlot' with term 'confined livestock area' which is broader to adequately regulate setbacks for other livestock holding areas that can have adverse affects. 	<p>topography including feedlots, paddocks, corrals, exercise yards and holding areas, but not including a seasonal feeding area.</p>
d) Definition of 'intensive agriculture'	<ul style="list-style-type: none"> Maintain proposed definition in Proposed Bylaw 229(LUB); <u>OR</u> Amend definition as per GPA input and/or request alternative definition; <u>OR</u> Remove definition from regulations entirely and permit horticulture in R1, R2, R3 zones. 	<ul style="list-style-type: none"> Amend Proposed Bylaw 229(LUB) to: <ul style="list-style-type: none"> remove the definition of 'intensive agriculture'* and permit 'horticulture' in the R1, R2, R3 zones (see staff recommend revised definition); <u>AND</u> continue to allow 'agriculture' in A, F, RE zones (horticulture is implied in the definition of 'agriculture'). <p><i>* By removing the definition of 'intensive agriculture' which includes cannabis production, it removes the prohibition in residential zones. See f) in Table below for alternatives.</i></p>
e) Amend definition of 'horticulture'	<ul style="list-style-type: none"> Maintain existing definition "<i>horticulture means the growing of flowers, fruits, vegetables and other plants and includes the sale of such products when grown by the landowners on their lot</i>"; <u>OR</u> Amend the definition so that it is clear the use is for commercial purposes and not contingent on only the landowners of the lot being permitted the use; allow "keeping of animals for the personal use of the resident or landowner" as an accessory permitted use in the R1, R2, R3 zones. 	<ul style="list-style-type: none"> Amend Proposed Bylaw 229 (LUB) to: <ul style="list-style-type: none"> amend the definition of 'horticulture' so that it permits the growing of plants for sale in the R1, R2 and R3 zones and does not regulate the users (landowner); <u>AND</u> remove 'horticulture' from the list of permitted uses in the A, F, RE zones as it is implied under the definition of 'agriculture'; <u>AND</u> remove 'agriculture' from the list of permitted uses in the R1, R2, R3 zones (including 'intensive agriculture'). And permit the keeping of animals for personal use, accessory to residential use

<p>f) Cannabis production on ALR* and non ALR parcels.</p>	<ul style="list-style-type: none"> • Expand the scope of the project to include new draft provisions in Proposed Bylaw 229 (LUB) to prohibit production of cannabis (medical or non medical) in the ALR unless it is grown in ways that preserve the productive capacity of ALR land (such as open fields and soil based greenhouses); <u>AND/OR</u> • Amend Proposed Bylaw 229 (LUB) to prohibit cannabis production in residential zones by a minimum lot size or other regulation with input by provincial and/or federal recommendations; <u>AND/OR</u> • Maintain proposed 'A' zone regulations as presented. 	<ul style="list-style-type: none"> • Amend Proposed Bylaw 229 (LUB) to prohibit cannabis production in residential zones with a minimum lot size or other appropriate regulation with input from provincial and/or federal agencies; <u>AND</u> • Request staff to put 'Regulations for Cannabis Production in the ALR' on the LTC project list to preserve the productive capacity of soils. <p><i>*Document "Protecting land in the ALR guides cannabis production regulation" was considered at the August 7, 2018 LTC meeting, and staff noted that more information will be forthcoming from the Ministry of Agriculture to aid local governments in development of land use bylaws.</i></p>
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British Columbia News

Protecting land in the ALR guides cannabis production regulation

<https://news.gov.bc.ca/17605>

Friday, July 13, 2018 9:39 AM

Victoria - Local and First Nations governments now are able to prohibit cannabis production in the Agricultural Land Reserve (ALR) within their communities, unless it is grown in ways that preserve the productive capacity of agricultural land.

This regulatory change, effective immediately, gives authority to local and Indigenous governments to prohibit cement-based, industrial-style, cannabis-production bunkers on ALR land in their communities, while clarifying that cannabis production in the ALR cannot be prohibited if grown lawfully:

- in an open field;
- in a structure that has a soil base;
- in a structure that was either fully constructed or under construction, with required permits in place, prior to July 13, 2018; or
- in an existing licensed operation.

The regulation allows local governments and First Nations to prohibit the altering of existing structures to increase the size or material used as the base of the structure, and applies, or will apply, to licensed medical and non-medical cannabis facilities in the ALR.

The new framework allows local and First Nations governments to make decisions regarding cannabis production that align with local planning and priorities in their communities.

The regulatory change pertains only to land in the ALR. Local and First Nations governments can regulate or prohibit cannabis production on lands outside of the ALR.

Quick Facts:

- Once the federal Cannabis Act comes into force on Oct. 17, 2018, the federal government has announced it will allow cannabis producers to grow cannabis in open fields, greenhouses and industrial bunkers.
- There is no biological difference between a cannabis plant grown for medical or for non-medical purposes.

Media Contacts

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Communications
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PROPOSED

DENMAN ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 228

A BYLAW TO AMEND DENMAN ISLAND OFFICIAL COMMUNITY PLAN BYLAW, 2008

The Denman Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Denman Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Denman Island Official Community Plan Bylaw, 2008, Amendment No. 1, 2018”.

2. Denman Island Local Trust Committee Bylaw No. 185, cited as “Denman Island Official Community Plan Bylaw, 2008,” is amended as per Schedule 1 and Schedule 2 attached to and forming part of this Bylaw.

READ A FIRST TIME THIS 1ST DAY OF MAY , 2018

PUBLIC HEARING HELD THIS _____ DAY OF _____ , 20XX

READ A SECOND TIME THIS _____ DAY OF _____ , 20XX

READ A THIRD TIME THIS _____ DAY OF _____ , 20XX

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ , 20XX

ADOPTED THIS _____ DAY OF _____ , 20XX

Chair

Secretary

**DENMAN ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 228**

Schedule 1

1. Denman Island Local Trust Committee Bylaw No. 185, cited as “Denman Island Official Community Plan Bylaw, 2008”, Schedule “A” is amended as follows:

1.1 Part B – PREAMBLE, Section B.1 – INTRODUCTION, Subsection – What is an Official Community Plan? is amended by deleting the word “eight” and replacing it with “nine” in each instance it appears and adding the word “Agriculture” as a bullet point before “Conservation/Recreation”.

1.2 Part B– PREAMBLE, Section B.3 – GUIDING OBJECTIVES, Subsection – Families and Individuals – Guiding Objectives is amending by adding the following text directly before “Guiding Objective – Conservation/Recreation”:

“Guiding Objective – Agriculture

To preserve agricultural land and encourage farming on land in the Agricultural Land Reserve”

1.3 Part C – THE NATURAL ENVIRONMENT, Section C.3 – THE MARINE ENVIRONMENT, Subsection- The Marine Environment- Advocacy Policies, Article - Advocacy Policy 3 is amended by replacing “The Ministry of Agriculture and Lands” with “The Ministry responsible for agriculture”.

1.4 Part D – THE SOCIAL FABRIC, Section D.3 – WATER MANAGEMENT, Subsection - Water Management- Advocacy Policies, Article - Advocacy Policy 2 is amended by replacing “The Ministry of Transportation and Infrastructure, Ministry of Environment and the Ministry of Agriculture and Land” with “The Ministries responsible for transportation, environment and agriculture”

1.5 Part E – FAMILIES AND INDIVIDUALS, Section E.1 – HOUSING is amended by deleting the fifth paragraph in its entirety and replacing it with:

“The Sustainable Resource designation, which is shown on Schedule C, includes large forested lots on the island in which the existing principal use is locally operated sustainable resources harvesting.

The Agriculture designation, which is shown on Schedule C, includes all of the lands in the Agricultural Land Reserve. The principal use of land in this designation is agriculture.”

1.6 Part E – FAMILIES AND INDIVIDUALS, Section E.1 – HOUSING, Subsection Housing – Policies, Subdivision, Article - Policy 3 is amended by adding the words “in the Agriculture designation” before “the size of new lots for agricultural”.

1.7 Part E – FAMILIES AND INDIVIDUALS, Section E.1 – HOUSING, Subsection Housing – Policies, Subdivision, Article - Policy 4 is amended by adding the words “Agriculture designation and in the” before the word “Sustainable”.

- 1.8 Part E – FAMILIES AND INDIVIDUALS, Section E.1 – HOUSING, Subsection Housing – Policies, Use and Density, Article - Policy 14 is amended by deleting the policy in its entirety and replacing it with:

“In the Agriculture designation, unless otherwise permitted by Policy 29, on land in the Agricultural Land Reserve, zoning regulations should permit:

- One dwelling per lot;
- One secondary suite per lot consistent with the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*; and
- One temporary secondary dwelling per lot for immediate family consistent with the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*; and
- Additional dwellings could be permitted if they are required for full-time farm help and approved by the Agricultural Land Commission.”

- 1.9 Part E – FAMILIES AND INDIVIDUALS, Section E.4 is amended by changing the section title to “AGRICULTURE AND RESOURCES”.

- 1.10 Part E – FAMILIES AND INDIVIDUALS, Section E.4 is amended by deleting the fourth paragraph in its entirety and replacing it with:

“The Agriculture designation, which is shown on Schedule C, includes all land in the Agricultural Land Reserve. The principal use of land in this designation is agriculture.

The Sustainable Resource designation, which is shown on Schedule C, includes all large lot forest lands. The principal use in this designation is forestry.”

- 1.11 Part E – FAMILIES AND INDIVIDUALS, Section E.4 – AGRICULTURE AND RESOURCES, Subsection - Guiding Objective, is amended by inserting the words “and that the agricultural land reserve is protected for farming use.” after the word “Island”.

- 1.12 Part E – FAMILIES AND INDIVIDUALS, Section E.4 – AGRICULTURE AND RESOURCES, Subsection - “Resource – Objectives” is amended by renaming “Resource – Objectives” to “Agriculture and Resource Objectives”.

- 1.13 Part E – FAMILIES AND INDIVIDUALS, Section E.4 - AGRICULTURE AND RESOURCES, Subsection - Agriculture and Resource Objectives, Article – Objective 1 is amended by adding the words “for farming” after “Reserve”.

- 1.14 Part E – FAMILIES AND INDIVIDUALS, Section E.4 - AGRICULTURE AND RESOURCES, Subsection – “Resource – Policies” is amended by renaming “Resource – Policies” to “Agriculture and Resource Policies”.

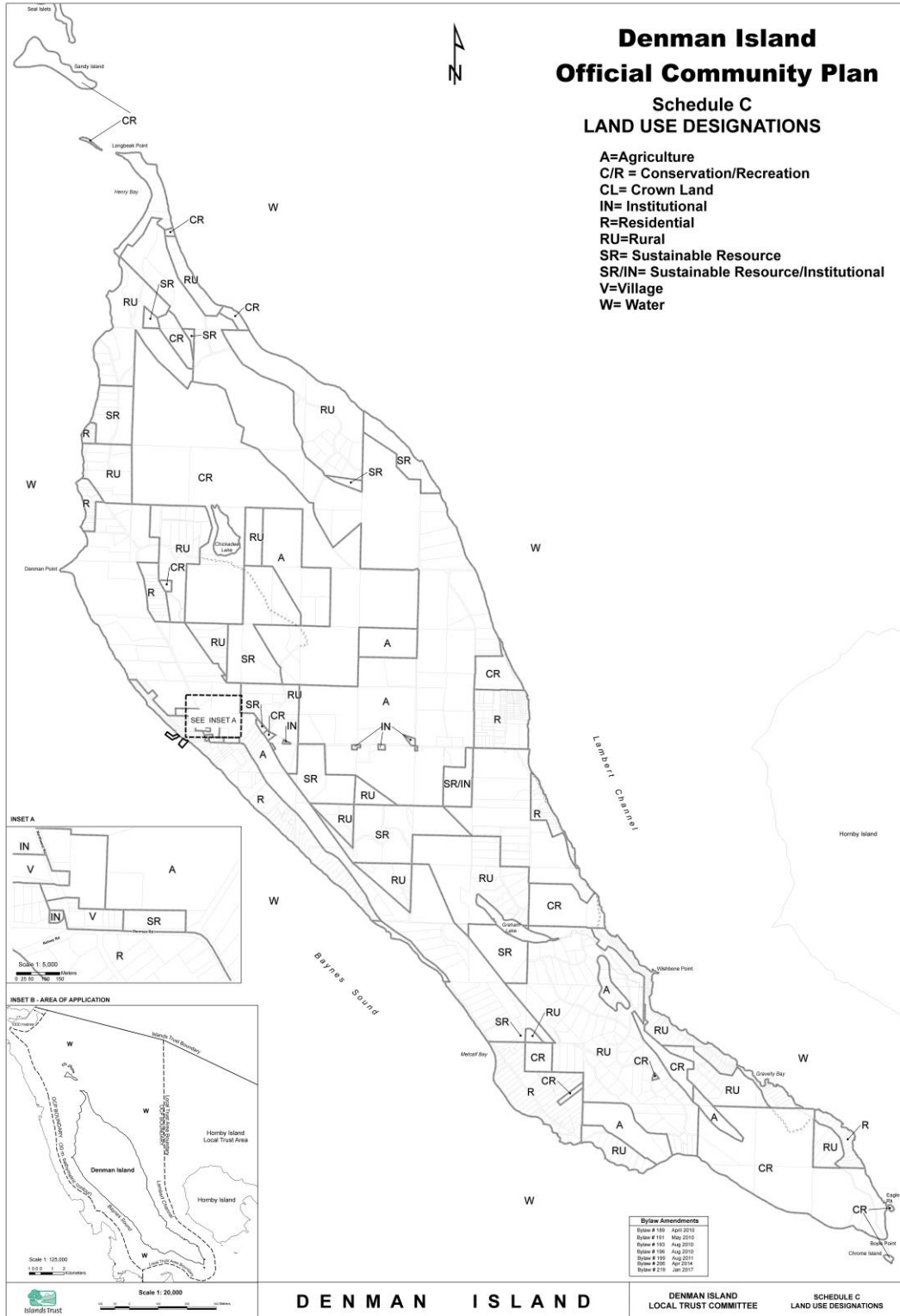
- 1.15 Part E – FAMILIES AND INDIVIDUALS, Section E.4 - AGRICULTURE AND RESOURCES, Subsection – Agriculture and Resource Policies is amended by adding the following policies preceding Policy 1 and renumbering subsequent policies in this subsection accordingly:

“Policy 1 The Agriculture designation should apply to all lands in the Agricultural Land Reserve and the principal use of land within this designation should be agriculture.

- Policy 2 The Local Trust Committee supports the consolidation of parcels in the Agricultural Land Reserve.
- Policy 3 Subdivision regulations for parcels in the Agricultural Land Reserve should prohibit the creation of panhandle lots.
- Policy 4 The Local Trust Committee supports the provision of farm help accommodation on land in the Agricultural Land Reserve, in association with a bona fide farm use, and subject to approval by the Agricultural Land Commission.
- Policy 5 Zoning regulations should permit agritourism use on land in the Agricultural Land Reserve and on lots where agriculture or horticulture are a permitted use.
- Policy 6 Agri-tourism accommodation, in association with a bona fide farm use, should be regulated by Temporary Use Permit.
- Policy 7 The Local Trust Committee should support agricultural processing uses and facilities on non-Agricultural Land Reserve land, subject to rezoning.
- Policy 8 The Local Trust Committee should only support applications for exclusion of land from the Agricultural Land Reserve where there is a significant benefit for the greater community of Denman Island.”
- 1.16 Part E – FAMILIES AND INDIVIDUALS, Section E.4 - AGRICULTURE AND RESOURCES, Subsection – DEVELOPMENT APPROVAL INFORMATION – CIRCUMSTANCES AND SPECIAL CONDITIONS:
- (a) Article – Policy 8 is amended by adding the words “Agriculture designation and” before “Sustainable Resource designation”; and,
- (b) Article – Policy 9 is amended by removing the words “area designated Sustainable Resource” and replacing with “areas designated Agriculture and Sustainable Resource” and adding the word “Agriculture and” before “Sustainable Resource designation”.
- 1.17 Part H – OTHER PERMITS, Section H.2 – TEMPORARY USE PERMITS, INFORMATION NOTE is amended by removing the words “Section 921 of”.
2. Denman Island Local Trust Committee Bylaw No. 185, cited as “Denman Island Official Community Plan Bylaw, 2008”, Schedule “C” is amended as per Schedule 2, attached to and forming part of this Bylaw.

**DENMAN ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 228**

Schedule 2



PROPOSED

DENMAN ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 229

A BYLAW TO AMEND DENMAN ISLAND LAND USE BYLAW, 2008

The Denman Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Denman Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Denman Island Land Use Bylaw, 2008, Amendment No. 1, 2018”.

2. Denman Island Local Trust Committee Bylaw No. 186, cited as “Denman Island Land Use Bylaw, 2008,” is amended as per Schedule 1 attached to and forming part of this bylaw.

READ A FIRST TIME THIS	1 ST	DAY OF	MAY	2018
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS				
	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

Chair

Secretary

**DENMAN ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 229**

Schedule 1

1. Schedule "A" of Denman Island Land Use Bylaw No. 186 cited as "Denman island Land Use Bylaw, 2008", is amended as follows:

1.1 Part 1 - ADMINISTRATION, Section 1.1 – Definitions is amended by deleting "*agriculture*", "*feedlot*", "*intensive agriculture*" and "*panhandle*" in their entirety and replacing with:

i. "*agriculture* means the farm uses of land, buildings or structures for a farm operation as defined by the *Farm Practices Protection (Right to Farm) Act*;"

ii. "*feedlot* means a fenced area where livestock, poultry or farmed game are confined solely for the purpose of growing or finishing, and are wholly sustained by means other than grazing, but excludes confinement of animals for domestic purposes;"

iii. "*intensive agriculture* means the use of land, buildings, and other structures for the confinement of poultry, livestock, fur bearing animals, the growing of mushrooms (except forest fungi), or cannabis production, except to the extent the use is carried out solely for domestic purposes and does not involve the production of any items for sale, trade or commerce;"

iv. "*panhandle lot* means a lot, the configuration of which results in a front lot line that is less than 50% of the average lot width;"

1.2 Part 1 - ADMINISTRATION, Section 1.1 – Definitions is amended to include the following new definitions in alphabetical order:

i. "*agri-tourism* means agri-tourism as defined in the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.

ii. *agri-tourism accommodation* means accommodation provided for and used only by the clients, customers, guests or patrons, but not the employees, of an agri-tourism activity.

iii. *immediate family* means, with respect to an owner, the owner's
(a)parents, grandparents and great grandparents,
(b)spouse, parents of spouse and stepparents of spouse,
(c)brothers and sisters, and
(d)children or stepchildren, grandchildren and great grandchildren"

iv. *temporary secondary dwelling unit* means a building or structure used for residential accommodation, other than a building or structure located, built, or placed upon a permanent foundation."

1.3 Part 2 – GENERAL REGULATIONS, Section 2.1 – Uses, Buildings and Structures, Subsection 5 is amended by deleting the following information note in its entirety:

“INFORMATION NOTE: Any residence approved by the Agricultural Land Commission for farm help within the ALR does not require a Temporary Use Permit.”

1.4 Part 2 – GENERAL REGULATIONS, Section 2.2 – General Height Regulations, Subsection 2.2.1 is amended by adding the words “deer fencing, netting supports, trellises,” before the word “radio”.

1.5 Part 2 – GENERAL REGULATIONS, Section 2.3 – General Setback Regulations, Subsection 2.3.2 - Setbacks from Streams, Lakes and Wetlands is deleted in its entirety and replaced with:

“The minimum setback from the natural boundary of a stream, a lake other than Chickadee Lake or Graham Lake, or a wetland is:

- 30.0 metres for a sewage disposal field or alternate sewage system;
- 30.0 metres for buildings and structures associated with intensive agriculture, except for a fence;
- 30.0 metres for buildings and structures, including fencing, associated with a feedlot or used to accommodate domesticated animals other than household pets; and
- 15.0 metres for all other buildings and structures except for a fence.

The minimum setback from Chickadee Lake and Graham lake is 60.0 metres for a sewage disposal field, alternate sewage system, and all other buildings and structures, including fencing associated with a feedlot or used to accommodate domesticated animals other than household pets.”

1.6 Part 2 – GENERAL REGULATIONS, Section 2.3 – General Setback Regulations, Subsection 2.3.3 - Setbacks and Elevations from the Sea is deleted in its entirety and replaced with:

“The minimum setback from the natural boundary of the sea is:

- 30.0 metres for a sewage disposal field or alternate sewage disposal system;
- 30.0 metres for buildings and structures associated with intensive agriculture, except for a fence;
- 30.0 metres for buildings and structures, including fencing, associated with a feedlot or used to accommodate domesticated animals other than household pets;
- 5.0 metres for a boathouse; and
- 15.0 metres for all other buildings and structures, except for a fence or access stairway.”

1.7 Part 2 – GENERAL REGULATIONS, Section 2.3 – General Setback Regulations, Subsection 2.3.6 – Setback Exemptions is amended by adding the following bullet:

- “Structures used solely for the purpose of displaying and offering for sale items produced on the same parcel, and having a floor area no greater than 10 m².”

1.8 Part 3 – ZONE REGULATIONS, Section 3.1 – Creation of Zones, Subsection 3.1.1 is amended by replacing the heading “Resource Zones” with “Agriculture and Resource Zones”.

1.9 Part 3 – ZONE REGULATIONS is amended by removing the words “, excluding deer netting” from the following tables:

- 1.9.1 Section 3.3 – Residential Zoning Tables, Table 4 – Height, Subsection (3)
- 1.9.2 Section 3.4 – Resource Zoning Tables, Table 4 – Height, Subsection (4)
- 1.9.3 Section 3.5 – Commercial and Light Industrial Zoning Tables, Table 4 – Height, Subsection (3)
- 1.9.4 Section 3.6 – Community Zoning Tables, Table 4 – Height, Subsection (2)

1.10 Part 3 – ZONE REGULATIONS, Section 3.3 – Residential Zoning Tables, Table 1 – Permitted Uses, Subsection – Accessory Uses is amended by adding the following new subsections:

Table 1 – Permitted Uses		R1	R2	R3
“10	Agri-tourism use on a lot classified as a farm under the BC <i>Assessment Act</i> ”	✓	✓	✓
11	Agri-tourism accommodation (requires approval by a Temporary Use Permit)”	✓	✓	✓

1.11 Part 3 – ZONE REGULATIONS, Section 3.4 Resource Zoning Tables is amended by replacing “Resource Zoning Tables” with “Agriculture and Resource Zoning Tables”.

1.12 Part 3 – ZONE REGULATIONS, Section 3.4 – “Agriculture and Resource Zoning Tables”, Table 1 – Permitted Uses, Subsection 3.4.12 is deleted in its entirety and replaced with the following:

Table 1 – Permitted Uses		A	F	RE
“12	Secondary suite	✓	✓	✓
13	On lots larger than 2 ha in the Agricultural Land Reserve, temporary secondary dwelling unit used only for the residential accommodation of the land owner’s immediate family	✓		
14	Secondary dwelling unit (requires approval by a Temporary Use Permit)	✓	✓	✓
15	Agri-tourism on a lot classified as a farm under the BC <i>Assessment Act</i>	✓	✓	✓
16	Agri-tourism accommodation (requires approval by a Temporary Use Permit)”	✓	✓	✓

1.13 Part 3 – ZONE REGULATIONS, Section 3.4 – “Agriculture and Resource Zoning Tables”, Table 2 – Permitted Buildings and Structures, Subsection 3.4.7 is amended by deleting in its entirety and replacing it with:

Table 2 – Permitted Buildings and Structures

		A	F	RE
7	“On land in the Agricultural Land Reserve, the gross floor area of a temporary secondary dwelling unit for the residential accommodation of the owner’s immediate family shall not exceed 1300 square feet.”	✓		

1.14 Part 3 – ZONE REGULATIONS, Section 3.4 – “Agriculture and Resource Zoning Tables”, Table 3 – Density of Uses, Buildings and Structures and the Information Note are deleted in their entirety and replaced with:

Table 3 - Density of Uses, Buildings and Structures

		A	F	RE
1.	Minimum lot area per principal single family dwelling unit on land outside the Agricultural Land Reserve	15.0ha	64.0 ha	15.0 ha
2.	Despite line 1 of this table, maximum number of single family dwelling units on lots less than the minimum area shown in line 1 of this table	1	1	1
3.	Subject to line 1 of this table, maximum number of dwelling units per lot	n/a	1	1
4.	Maximum lot coverage by buildings and structures			
	• excluding greenhouses	35%	5%	10%
	• including greenhouses	75%	5%	10%
5.	On land in the Agricultural Land Reserve, maximum number of single family dwellings per lot	1	n/a	n/a
6.	On land in the Agricultural Land Reserve, maximum number of secondary suites per lot (subject to 2.1.(4) and 2.1(5))	1	n/a	n/a
7.	On land in the Agricultural Land Reserve, on a lot 2 hectares or larger, maximum number of temporary secondary dwelling units per lot.	1	n/a	n/a

1.15 Part 3 – ZONE REGULATIONS, Section 3.4 – “Agriculture and Resource Zoning Tables”, Table 4 – Height, Subsection 3 is amended by adding the words “except for buildings and structures used solely as silos or grain bins, on land in the Agricultural Land Reserve” after the word “use”.

1.16 Part 3 – ZONE REGULATIONS, Section 3.4 – “Agriculture and Resource Zoning Tables”, Table 5 – Setbacks, is amended by adding a new subsection (7) as follows:

Table 5 - Setbacks

		A	F	RE
“7	Minimum setback from any lot line for feedlots	50.0 m	n/a	n/a”

1.17 Part 3 – ZONE REGULATIONS, Section 3.4 – “Agriculture and Resource Zoning Tables”, Table 7 – Subdivision, is amended by adding a new subsection (2) as follows:

“2 Land in the Agricultural Land Reserve shall not be subdivided into panhandle lots.

1.18 Part 5 – TEMPORARY USE PERMITS, “Area 2”, Subsection – Guidelines, is amended by adding the following new guideline after “Guideline 5”:

“Guideline 6 In addition to Guidelines 1-5, for land in the Agricultural Land Reserve, subsequent to the permitted dwellings in Section 3.4, Table 2, an additional dwelling can only be considered for approval by Temporary Use Permit if:

- The lot on which the principal and secondary dwelling is to be located on must be a minimum of 2 hectares in size and classified as a farm under the *BC Assessment Act*;
- The dwelling is necessary for farm use and the Local Trust Committee is provided evidence from the applicant that the ministry responsible for agriculture and/or the Agricultural Land Commission have determined that there is a legitimate need for an additional residence for farm help accommodation;
- The dwelling will be located within an existing building or in the form of a temporary secondary dwelling unit with a maximum floor area of 1300 square feet;
- The permit contains conditions addressing the removal of the dwelling should the farm use cease or the permit lapses.

1.19 Part 5 – TEMPORARY USE PERMITS is amended by adding the following new headings and Subsections after “Area 2”:

“Area 3

The Local Trust Committee may issue a Temporary Use Permit for agri-tourism accommodation on a lot classified as a farm under the *BC Assessment Act*.

Objective

To permit flexibility for the provision of small scale agri-tourism accommodation in conjunction with agricultural uses and farm activities that support seasonal economic opportunities for farmers. Agri-tourism accommodation in the form of home-based guest accommodation units in the principal dwelling do not require a Temporary Use Permit but are subject to Section 2.4.

Guidelines

Guideline 1 The agri-tourism accommodation is limited to a maximum of three sleeping units in total on the lot, either in the form of seasonal campsites, seasonal cabins and including existing home based guest accommodation units in the principal dwelling.

Guideline 2 The total developed area for buildings, landscaping, sewage disposal, parking and access for the accommodation must be less than 1% of the total area of the parcel;

Guideline 3 The accommodation should be sited and designed to address:

- Locating the accommodation on poorer agricultural capability soils and away from environmentally sensitive areas;

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- The provision of access to the accommodation that avoids conflict with agricultural uses on the farm and adjacent farms;
- The provision of accommodation which is temporary and located near existing farm buildings;
- Mitigating possible negative impacts using landscape buffers and screening;
- The provision of adequate potable water and sewage disposal. Where approvals are required from other agencies such as water licensing or septic approval, these should be obtained prior to the issuing of a Temporary Use Permit;
- The provision of adequate off-road parking; and
- Other requirements deemed necessary by the Local Trust Committee.”