



File No.: 6500-20  
(Denman Farm Regulations Review)

DATE OF MEETING: November 2, 2021  
TO: Denman Island Local Trust Committee  
FROM: Marnie Eggen, Island Planner  
Northern Team  
COPY: Heather Kauer, Regional Planning Manager  
SUBJECT: Denman Island Farming Regulations Review Project

## RECOMMENDATION

- 1. That the Denman Island Local Trust Committee request staff to refer to the Denman Island Advisory Planning Commission and the Denman Growers and Producers Alliance for their comment, the anticipated draft community engagement plan for the Denman Farming Regulations Review Project and anticipated draft topic areas for the community survey/questionnaire to be prepared by the consultant.**

## REPORT SUMMARY

The purpose of this report is to provide the Denman Local Trust Committee (LTC) with a project status update and to recommend that the LTC refer to the Denman Advisory Planning Commission (APC) and the Denman Growers and Producers Alliance (GPA) for comment the anticipated draft community engagement plan for this project and draft topic areas for the anticipated community survey/questionnaire. Both are to be prepared by the consultant, reviewed by the APC and GPA, and then to be considered for endorsement by the LTC at their next LTC meeting.

## BACKGROUND

The LTC passed the following resolutions at their regular business meeting, held September 7, 2021:

### DE-2021-068

**It was MOVED and SECONDED,**

that the Denman Island Local Trust Committee request that the Denman Island Farming Regulations Review Project Charter dated September 7, 2021 be amended to add, under "In Scope", a third bullet: consideration of new Agricultural Land Commission options for secondary dwelling units.

**CARRIED**

### DE-2021-069

**It was MOVED and SECONDED,**

that the Denman Island Local Trust Committee endorse the Denman Island Farming Regulations Review Project Charter dated September 7, 2021, as amended.

**CARRIED**

The project charter is updated with the amendment and endorsement date.

## **PROJECT UPDATE**

The request for proposal process to hire a land use planning consultant to lead this project is expected to be completed and a consultant in place within a few weeks. Hiring a land use planning consultant as the lead planner to undertake research, analysis, engagement, bylaw drafting and provide report recommendations is one of the main commitments of the Islands Trust in the Contribution Agreement with BC Investment Agriculture Foundation (IAF) Funding Grant. Once the consultant is hired, they will meet with staff to confirm the work plan and timelines for the project and will be undertaking the following next steps:

- review the Farm Plan Implementation Project work to date, including proposed bylaws;
- review Agricultural Land Commission regulatory updates;
- review available Agricultural Land Use Inventory and activities data, BC Assessment and census data, and related data to support policy and regulatory changes;
- coordinate with Islands Trust planning staff and Ministry of Agriculture staff to update Agricultural Land Use Inventory and activities data for Denman Island;
- develop a preliminary community engagement plan for the project and topic areas for the community survey/questionnaire to be referred to the APC and GPA, and eventual endorsement by the LTC in the new year.

## **ANALYSIS**

### **Issues and Opportunities**

#### ***Referral to APC and GPA***

In accordance with the project charter, the first phase includes development of a plan to engage with the Denman community for phase 2 and 3 of the project. Additionally, a community survey/questionnaire is a required deliverable as a part of the Contribution Agreement with IAF. In order to stick to project timelines and IAF commitments, consideration of endorsement by the LTC of the draft engagement plan and draft community survey/questionnaire should take place no later than at the next LTC meeting, which is tentatively scheduled for January 18, 2022. In light of this timing, staff are recommending that at this LTC business meeting that the LTC request staff to refer to the APC and the GPA the anticipated draft community engagement plan and draft topic areas for the community survey/questionnaire to be prepared by the consultant, so that they have an opportunity to provide input before LTC consideration of endorsement in January.

### **Rationale for Recommendation**

In order to adhere to project timelines and IAF funding commitments, staff recommends that the LTC refer to the Denman Advisory Planning Commission (APC) and the Denman Growers and Producers Alliance (GPA) for comment the anticipated draft community engagement plan for this project and draft topic areas for the anticipated community survey/questionnaire (to be prepared by the consultant), before final consideration of endorsement by the LTC in January. Refer to the formal recommendation, included on Page 1 of the report.

**NEXT STEPS**

Should the LTC concur with the staff recommendation, staff will work with the consultant to prepare referral packages and organise an APC meeting and invite the GPA.

Submitted By:	Marnie Eggen, RPP, MCIP Island Planner	October 21, 2021
Concurrence:	Heather Kauer, MPA, RPP, MCIP, AICP Regional Planning Manager	October 25, 2021