

**From:** Richard Day [REDACTED]  
**Sent:** Thursday, February 9, 2023 12:57 PM  
**To:** Sam Borthwick <[sborthwick@islandstrust.bc.ca](mailto:sborthwick@islandstrust.bc.ca)>; David Graham <[dagraham@islandstrust.bc.ca](mailto:dagraham@islandstrust.bc.ca)>  
**Cc:** Joan Donaghey [REDACTED] northinfo <[northinfo@islandstrust.bc.ca](mailto:northinfo@islandstrust.bc.ca)>  
**Subject:** Comment on proposed Bylaws 228 and 229

Dear Sam and David:

I wanted to pass along a written version of the comments I made at the start of the Feb 7, 2023 Denman LTC meeting, on Bylaws 228 and 229, on behalf of myself (Richard Day) and my partner Joan Donaghey.

We are happy to see that the DI Farm Plan is proceeding, and believe that the avenues for extra help and extra revenue that the proposed changes are opening up will truly help farmers on Denman to survive and thrive.

The concern we have is that the way these changes are being implemented will make it difficult for some farm properties on the island to benefit from the changes. In particular, the way in which the new 'A' zoning is being created seems to assume that all farms on Denman are in the ALR; while it's true that many farms are in the ALR, some are not.

We live at [REDACTED] at the Snag Farm. Our 42 acre property has farm status, based on sales at our farm stand and the Denman Island Farmer's Market. We have planted dozens of fruit trees and over 100 nut trees, and have extensive annual gardens, some of which are used for community-based growing projects like Plan Bean (see link below). We are active in the community, here to stay, and planning for the future food needs of Denman Islanders. We are trying to set an example of subsistence living, and will never become involved in resource extraction.

We feel that, since the principle use of our property is in fact agriculture, and not forestry, it should be taken out of RE zoning, and put into zone A, along with the rest of the farms on Denman. This would not give us any unfair advantage, as we would still have to put our property into the ALR in order to do agro-tourism, agro-accommodation, etc. We have started an ALR application, and will go ahead with it if the DI Farm Plan, in something like its current form, becomes a reality.

If we are put into Zone A along with everyone else, we would not have to apply for re-zoning once we get into the ALR, which would save us and the IT a lot of work, and I believe would be in line with the intent of Bylaw 228, which seems to be trying to 'sort' agricultural and forestry properties that were all lumped together under the old RE zoning.

We do understand that, under the RE zoning, we would be able to apply for Temporary Use Permits to get access to the benefits that the other farms on Denman will enjoy. However, we are wary of making the kind of investment required in such an insecure situation. This, we realize, is

one of the problems that the DI Farm Plan is trying to address, and so, again, we hope that it can be addressed for us, as well.

We don't know how many people are in our situation; but we would argue that every property on Denman that has farm status should be put into the 'A' zone, to reflect the fact that it is, in fact, recognized as a farm by the Province of BC.

Thank you for your time, and we would be happy to answer any questions you might have.

Richard Day and Joan Donaghey