

From: Marlis McCargar
Sent: Thursday, March 2, 2023 10:22 AM
To: Wil Cottingham
Subject: FW: Feb. 21-23 re Farm Plan and Housing Needs surveys
Attachments: April 2122 Community Info meeting power point.pdf; ATT00001.htm; p. 8. Farm Plan implementation summary reportpng.pdf; ATT00002.htm; J.Millen re 'rents' on Denman Grapevine Feb.16.23 .jpg; ATT00003.htm

[Add to project correspondence.](#)

Marlis McCargar (she, her, hers)
Island Planner
Islands Trust | T 250-247-2210

From: HHolm [REDACTED]
Sent: Tuesday, February 21, 2023 9:04 PM
To: Marlis McCargar <mmccargar@islandstrust.bc.ca>
Cc: [REDACTED]; Sonja Zupanec <szupanec@islandstrust.bc.ca>
Subject: Feb. 21-23 re Farm Plan and Housing Needs surveys

Hello Marlis,

Sorry for the delay in my thanking you for your response to my request. I had already accessed the sources and was looking for more substance to back the consultants' conclusions regarding bylaw and OCP changes to land designated ALR and, effectively, farm use potential on all parcels on Denman Island. The April 2022 Community Information Meeting was conducted with 62 hand-filled surveys uncounted (the consultants only picked up these documents on their way to the CIM) and the deadline for submitting the surveys set for "early May." The CIM power point presentation was based on the "100+" online surveys received in time to provide data for the presentation.

To provide an example of my concern, can I offer an excerpt from an email I sent to Trustee Borthwick:

I've done a quick comparison and can't see any changes other than the initial bar graphs are now pie charts.

Doug Wright (a second generation farmer) made a comment at the Community Information meeting. He noted that the consultants assumed that the tallest bar in the bar graph did not necessarily reflect the hesitancy and opposition which made up the majority response to many questions.

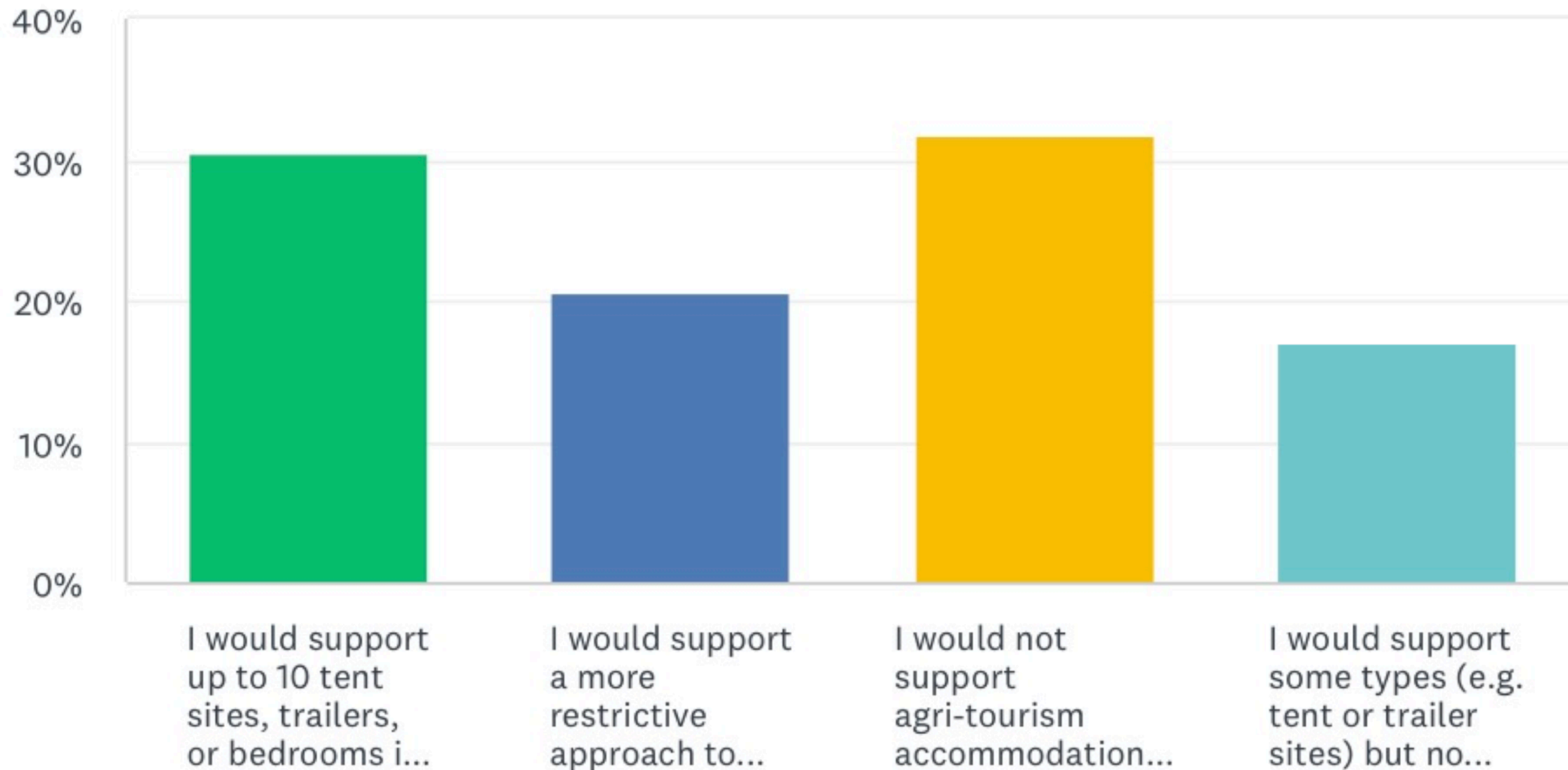
As an example, I've attached the April CIM bar chart and the June Final Report pie chart for the reported response to Agri-Tourism Accommodation. Essentially the results are the same regardless of the format which lead to the consultants to conclude as support to align agri-tourism allowances to ALC guidelines. However, the majority of respondents did not support that conclusion.

It's a bit of a muddle but nonetheless gave 'legs' to radical changes to Denman Bylaws and OCP.

Harlene

April 21, 2022 Community Information Meeting

- Would you support the allowance of agri-tourism accommodation in cottages, cabins, tents, or trailers in the ALR on Denman Island?



June Final Report:

★ Have you had access to Peter Spurr's document "Basic Housing Information" that appeared in the February 9/23 *Grapevine*? If not, perhaps Peter Spurr would be willing to forward a copy of the 15 page document which sets an excellent standard for community engagement. I have attached a letter to the February 16/23 *Grapevine* that adds insights that may well apply to other islands in the Trust area.

Harlene Holm
Denman Island

On Feb 7, 2023, at 11:14 AM, Marlis McCargar <mmccargar@islandstrust.bc.ca> wrote:

Sorry, my previous email came back undeliverable due to an error in the email address so I am resending.

Hello Harlene,

The consultant's final report is available on the Denman Farming Regulation Review Project Page under "community consultation":<https://webfiles.islandstrust.bc.ca/islands/local-trust-areas/denman/current-projects/Denman%20Farming%20Regulations%20Review/5.%20Community%20Consultation/2022-07-27%20Engagement%20Summary%20Report.pdf>

The consultant's presentation slides are also available here:
<https://webfiles.islandstrust.bc.ca/islands/local-trust-areas/denman/current-projects/Denman%20Farming%20Regulations%20Review/5.%20Community%20Consultation/2022-07-27%20Presentation%20Slides.pdf>

The Engagement Summary Report was included in the Agenda Package for the July 27, 2022 Special LTC Meeting.

Available here: <https://islandstrust.bc.ca/event/denman-island-local-trust-committee-electronic-special-meeting-farming-regulations/>

Regards,

Marlis McCargar, MEdes (she, her, hers)

Island Planner

Islands Trust

700 North Road | Gabriola BC V0R 1X3

T 250-247-2210 | www.islandstrust.bc.ca

You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOKEĆEN, Cowichan

Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwəθən, səlilwətəʔ, SEMYOME, shishálh, Sḱw' xwú7mesh, Snaw-naw-as,

Snuneymuxw, Songhees, Spune'luxutth', SḶÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We

*Wai Kai, W̱JOŁŁP,
W̱SIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and x̱m̱əθḵəy̱əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.*

...continued from P.7 experience. Only the individual can say what is tolerable, what they are willing to live, and die with. It is particularly egregious to use the suffering of the most vulnerable to further one's personal political tirade. To add the continuing discrimination and withholding treatment options of those with mental illnesses is shameful.

Tiffany MacDonald ♦

**The Editor,
Grapevine,
Dear Sir,**

My thanks to Peter Spurr whose review of housing data, particularly that from the 2021 census, was included in last week's Grapevine. Peter writes about rentals to a limited extent but as rentals seem the only available way to create affordable housing I wanted to know more. Peter does show that rentals comprised 12% of occupied dwellings on Denman, a surprisingly low percentage compared with 23% in the Comox Valley as a whole.

In my own review of that same census data I was struck by how low the average cost (per household) of rental housing is on Denman Island: \$580 per month. For comparison I looked at the equivalent rental cost for the town of Courtenay: \$1275! City prices? The average in the Puntledge, Black Creek rural area is \$1092. So to understand renting on Denman we have to explain how, despite high demand, there is a low amount of rental accommodation provided at an unusually low price!

Here is my explanation of the high demand but low price situation of rental housing on Denman Island. For many of the low value rentals reported in the census the cash payment is only part of the exchange. The 'renter' may be providing services such as gardening to the landlord. Or perhaps the 'renter' has actually built or provided the cabin or trailer. Other situations can occur on Denman where the 'landlord' is providing the accommodation to a valued community member or family rather more as a contribution to community solidarity than as a profitable commercial transaction. Or the 'renter' may simply be a family member living in separate accommodation. In summary, provision of rental accommodation on Denman Island may be better understood as a social arrangement than as a purely commercial transaction.

The census statistics demonstrate that Denman Island is different in the treatment of rental accommodation. Advice from consultants or planners is not likely to be useful unless they understand this.

John Millen ♦

LOST: One Uplands Excavator

SPECIAL INTEREST

By Eartha Muirhead

"Oh pardon me, thou bleeding piece of earth, that I am meek and gentle

with these butchers." Shakespeare

Today, Monday February 13th, some local Islanders turned away a large fleet of contractors trucks and equipment and 130 or thereabouts trees got to live on for one more day. BCF (Bullying Corrupt Unfarees) had hired an infil-traitor, dressed in black, to mingle with the keen, 7 a.m. protesters. He was then seen whispering with officials off to the side. How much did that cost BCF?

Two BCF terminal managers showed up but refused to give out their contact information or their last names. They nodded their heads solemnly as folks gave them a long list

of creative solutions to solve their traffic problem. They said they would relay our suggestions to the hire-ups. I am sure they will be paying us to do their planning job. But are traffic jams the real problem? BC Ferries seems to be addicted to lining contractors' pockets with taxpayers money.

BCF is obviously preying on the "NEW means IMPROVED" mentality. Shiny, clean and tidy new things like concrete sidewalks and fancy buildings make city folk feel comfortable. Seems as though island tourism must now conform to city standards. Anyways, PROGRESS IS GOOD FOR THE ECONOMY, right? Arrogance, ignorance, greed and a total disregard for what most common folk want is driving this misguided project. There are too many reasons to condemn this project. Active eagle nesting sites are present, very close to the terminal. Even if they save those specific trees, blowdown and erosion will eventually harm the nesting site

Agri-tourism was largely supported by 73% of respondents, though opinions on restrictions were divided and most concerns centered around availability of water, septic, set-backs from neighbors and minimum lot size. This is a shift from the status quo, whereby agri-tourism accommodation is currently not allowed on Denman Island.

Directions:

- *Align agri-tourism accommodation allowances with ALC Act and regulations.*
- *Ensure that all agri-tourism accommodations have adequate potable water and septic capacity (or equivalent).*

