

From: Checkerspot Farm [REDACTED]
Sent: August 22, 2023 10:49 AM
To: David Graham; Sam Borthwick
Subject: Produce stand followup

Here is the section from <https://webfiles.islandstrust.bc.ca/islands/local-trust-areas/denman/current-projects/Denman%20Farming%20Regulations%20Review/2.%20Staff%20Reports/2022-09-27%20Staff%20Report.pdf> that DIGPA was referncing in regard to concerns about produce stands:

1.3 Part 1 - ADMINISTRATION, Section 1.1 – Definitions is amended by inserting the following new definitions in alphabetical order:

- i. agri-tourism means a tourist activity, service or facility accessory to the agricultural use of the land that is classified as a ‘farm’ under the Assessment Act and includes all listed agri-tourism activities in Section 12.2 of the Agricultural Land Reserve Use Regulation.
- ii. agri-tourism accommodation means a) a bedroom or other area used as a bedroom within an agri-tourism accommodation cabin or b) a tent or recreational vehicle on an agri-tourism accommodation [campground.as](#) defined by the Agricultural Land Reserve Use Regulation.

iii. Produce stand means a structure used for the sale of agricultural products that is sited on the lot, or an adjacent lot owned by the same owner, on which the products being offered for sale have been grown or reared

This new definition would exclude Denman farmers from pooling our resources together. For example, Kate Janeway and myself both sell fruit at the Two Roads farmstand which is much more central to most of the island and has cooler space. This wording would also technically exclude Sam and Emily themselves from selling produce from the land across the street they lease or the produce they are growing in partnership with Lentulus Farms in Courtenay.

While it is not running currently, Gary Peircy's Produce Shack sold both local and non-local produce and we have had people set up small popup stands to sell flats of peaches and apricots from the mainland which are not grown in quantity here. As long as the point of origin is clearly marked, we have no issue with these stands either. Likewise we have a member with an allotment in Fanny Bay and it would seem perfectly reasonable if they wished to sell that produce on Denman.

We suggest the definition simply be " Produce stand means a structure used for the sale of agricultural products" I cannot now find the document that listed the set-backs, but we were concerned that none of the existing produce stands actually met them. We were also confused by two different sizes being referenced multiple times throughout the documents, but I think I have puzzled this part out, please correct if this is not accurate:

1.11 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.

Otherwise

Table 1 Permitted Uses

1.16 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

10 One agricultural produce stand per lot, not exceeding 4.6 square metres (50 square feet) floor area

So if I am reading this correctly, they are saying tiny egg stands do not have to follow the setbacks, but the larger ones do. They are explicitly not allowing any sharing of farmstand space for any size farmstand even from other local producers.

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