



**Minutes of the Denman Island
Advisory Planning Commission**

Date of Meeting: Wednesday, August 23, 2017

Location: Denman Island Activity Centre
1100 Northwest Road, Denman Island, BC

APC Members Present: Steve Carballeira, Chair
Rosa Telegus, Deputy Chair
David Graham, Secretary
Edi Johnston
Jack Forsyth
Howard Stewart

Regrets: Alan Stoddart
Tom Zawila
Margie Gang

Staff Present: Katherine Vogt, Recorder

Staff Present by Phone: Ann Kjerulf, Regional Planning Manager

Others Present: None

1. CALL TO ORDER AND WELCOME

Chair Carballeira called the meeting to order at 4:05 pm.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved.

3. MINUTES

3.1 Denman Island Advisory Planning Commission Draft Minutes dated August 10, 2017

It was suggested to amend the word “woofer” in paragraph 23 of item 4.1 to “wwoofers,” a more accurate spelling of the acronym/noun.

By general consent, the minutes were adopted as amended.

4. Working Group

4.1 Review of OCP/LUB recommended amendments

As carried over from the last two meetings, the Advisory Planning Commission (APC) members continued to work through the final Official

Community Plan (OCP) and Land Use Bylaw (LUB) amendment proposals contained in the Memorandum File No. 6930-20 (Agriculture Area Plan) dated July 10, 2017 from Regional Planning Manager Kjerulf, the purpose of which was for the APC members to provide input to the Denman Island Local Trust Committee (LTC).

LUB Bullet 5: Add “Occasional markets, fairs and festivals” as a permitted use in the LUB W2 zone By show of hands, 6 out of 6 APC members present supported this proposal, subject to the requirement of a temporary use permit.

LUB Bullet 6: Amend the LUB definition of agriculture to include “farm operation” By show of hands, 6 out of 6 APC members approved this amendment.

LUB Bullet 7: Amend the LUB to permit road side farm stands in setback areas (subject to conditions) By show of hands, 6 out of 6 APC members present approved this amendment -subject to considerations of safety and stand size.

LUB Bullet 8: Amend the LUB to include subdivision regulation to prohibit creation of panhandle lots By show of hands, 5 out of 6 APC members present were against this proposal.

It was noted that subdivision potential and property access would be unnecessarily compromised by the prohibition of panhandle lots.

LUB Bullet 9: Amend the LUB to include landscape screening/buffering requirements for trails adjacent to ALR land By show of hands, 6 out of 6 APC members present were against this proposal.

A main concern was that future trail building, presently done by volunteers, would be hampered by the extra costs associated with screening requirements

4.2 Review of New Referral from LTC

There were 5 Bullet-points to be considered in this Memorandum regarding Bylaw No. 223, dated August 11, 2017 from Regional Planning Manager, Kjerulf for which input from the APC was being sought by the LTC regarding the Denman Island Farm Plan Implementation Project.

Bylaw No.223 Bullet 1: Replacing the definitions of “agriculture,” “intensive agriculture” and “feedlot” By show of hands, 6 out of 6 APC members present supported this proposal.

It was suggested to bring clarification to the differences between domestic animal raising and commercial animal raising, and for this clarification to include all of the various animals that might be considered for farming.

Bylaw No.223 Bullet 2: Adding a definition of “confined livestock area” By Show of hands, 6 out of 6 APC members present supported this proposal.

Bylaw No. 223 Bullet 3: Adding a 30 m setback requirement (to the natural boundary of a stream, lake, wetland or the sea) for buildings and structures associated with intensive agriculture, feedlots or used to accommodate domesticated animals other than household pets By show of hands, 6 out of 6 APC members supported strengthening this proposal.

It was discussed that present setback requirements are arbitrary, outdated, unscientific and insufficient. The APC members unanimously recommended that future bylaws require a more comprehensive scientific methodology to evaluate setback requirements on a case-by-case basis, taking into technical consideration the unique qualities of the specific landscapes in question, to avoid wastewater runoff negatively affecting adjacent properties and environments.

Bylaw No. 223 Bullet 4: Adding a general regulation to prohibit feedlots outside the Agriculture Land Reserve By show of hands, 6 out of 6 APC members present supported this proposal.

It was noted again that greater clarification was needed regarding the differences between domestic versus commercial feedlot requirements.

Bylaw No 223 Bullet 5 Adding a 15-30 m setback requirement to lot lines where feedlots are permitted By show of hands, 6 out of 6 APC members present supported the strengthening of this proposal as outlined in Bullet 3. A much more comprehensive, scientific approach needed to be taken towards setback requirements for feedlots.

5. NEXT MEETING

A new meeting was not called. Chair Carballeira thanked the APC members for their participation in going through all of the points brought forward for consideration. He suggested that the minutes be considered sufficient as a report from the APC group.

6. ADJOURNMENT

By general consent, the meeting was adjourned at 5:18 pm.

Steve Carballeira, Chair

Certified Correct:

Katherine Vogt, Recorder