



Farm Plan Implementation Project

**Proposed Bylaw 228 (OCP)
Proposed Bylaw 229 (LUB)**

June 13, 2018
Denman Island Advisory Planning Commission
Meeting

Denman Island Farm Plan



Prepared for:
Denman Island Local Trust Committee and



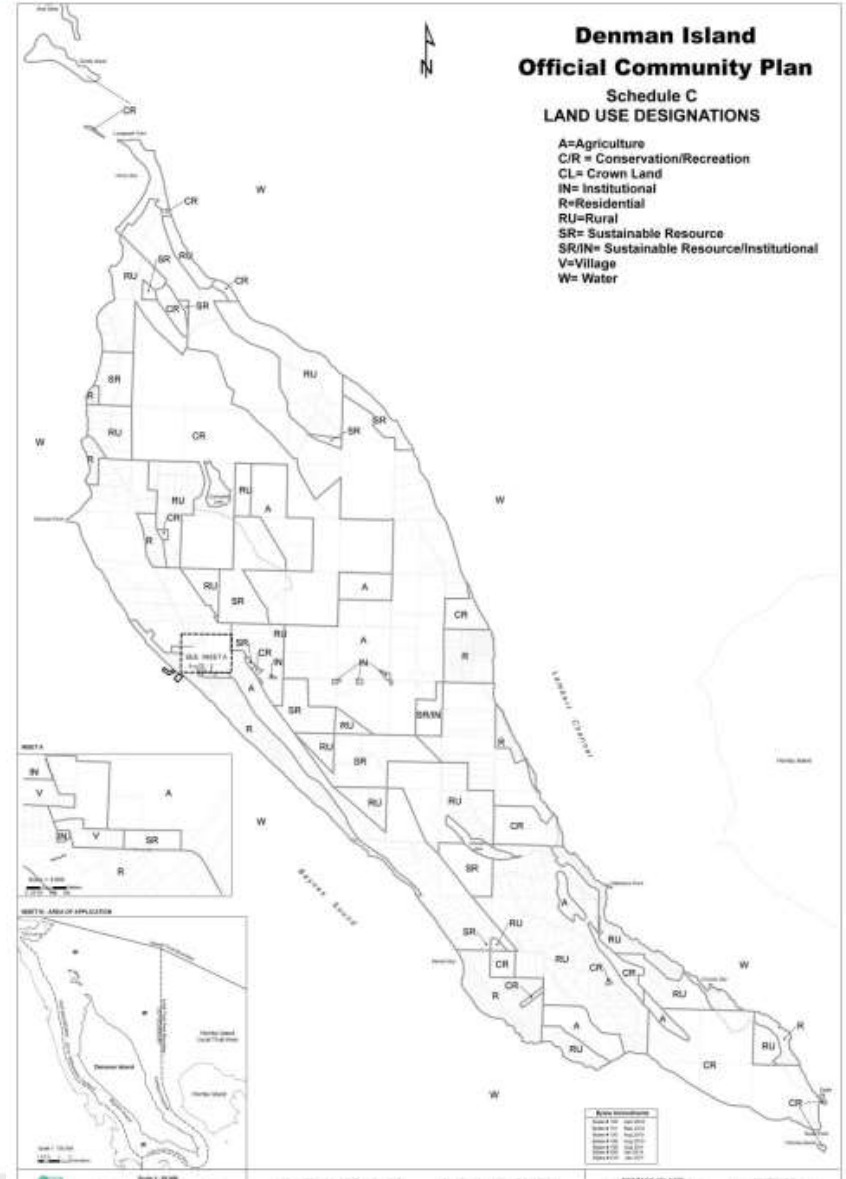
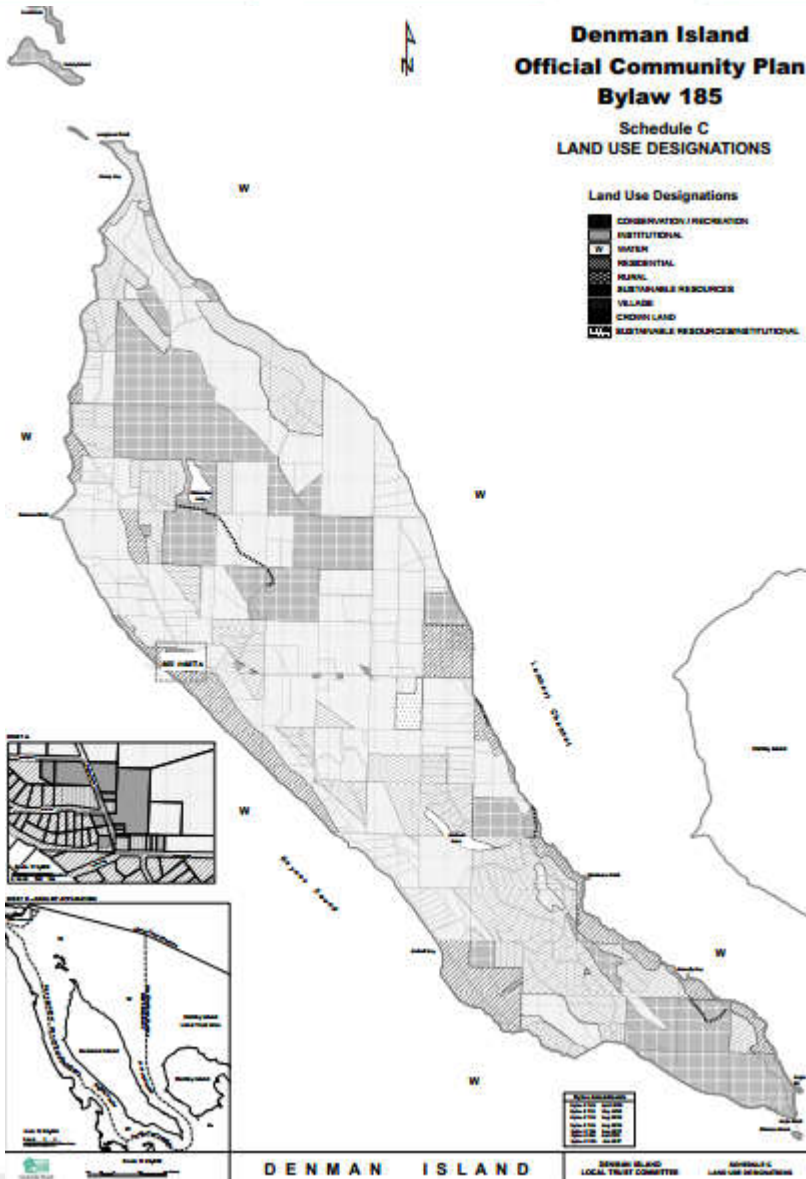
By:



November 15, 2012



Denman Island Local Trust Committee



DENMAN ISLAND

DENMAN ISLAND LOCAL TRUST COMMITTEE

SCHEDULE C LAND USE DESIGNATIONS

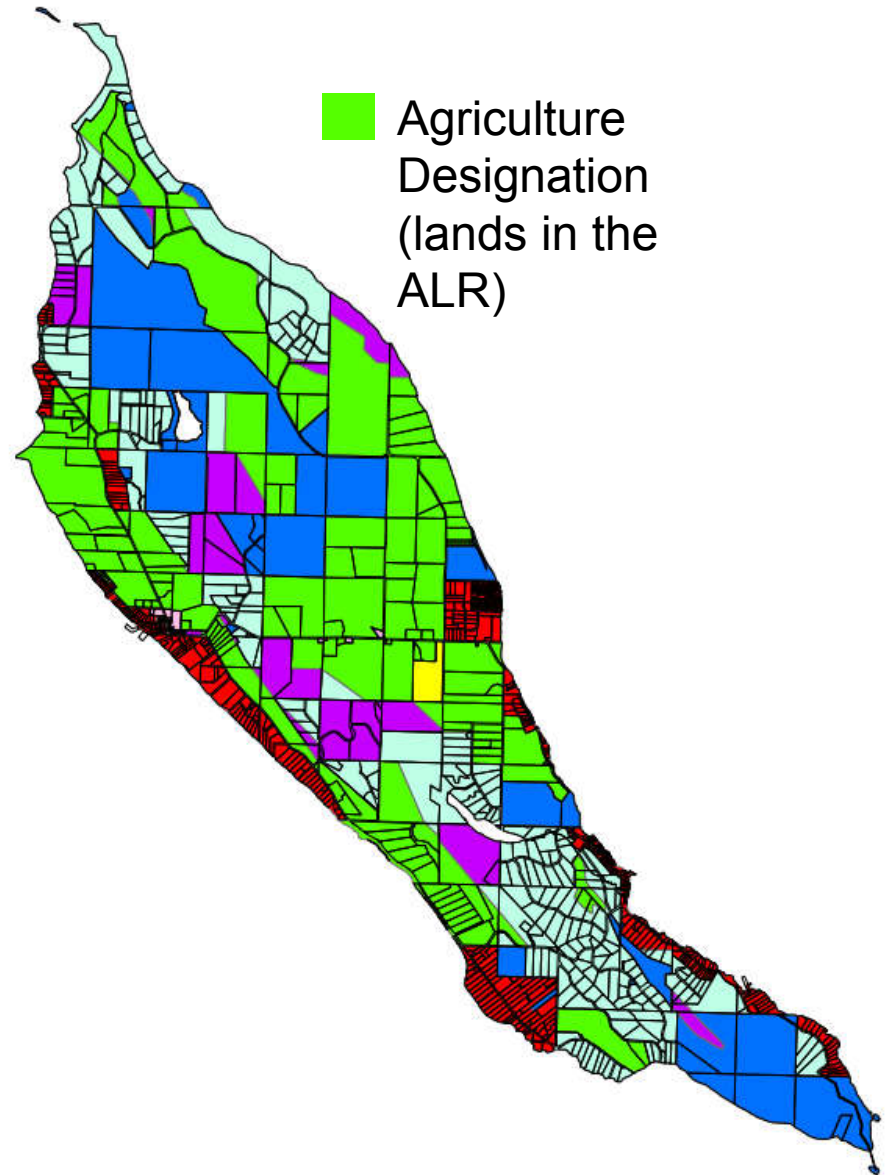
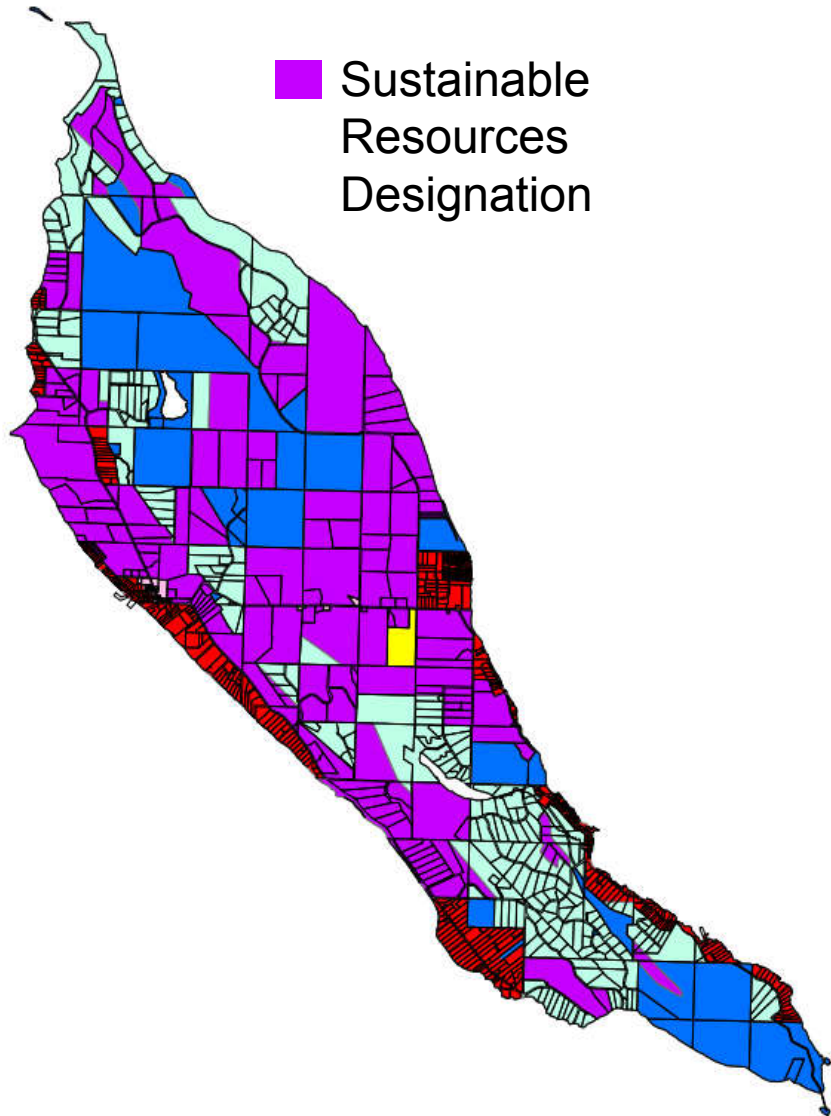
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SCHEDULE C LAND USE DESIGNATIONS



Denman Island Local Trust Committee



Proposed OCP Policies Section E.4

Policy 1 The Agriculture designation should apply to all lands in the Agricultural Land Reserve and the principal use within this designation should be agriculture.

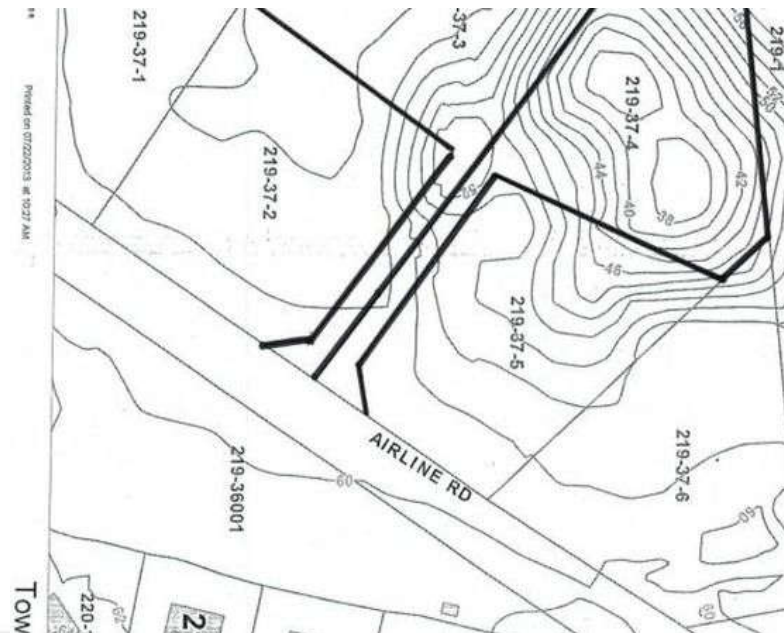




Proposed OCP Policies Section E.4

Policy 2 The Local Trust Committee supports the consolidation of parcels in the Agricultural Land Reserve.

Policy 3 Subdivision regulations for parcels in the Agricultural Land Reserve should prohibit the creation of panhandle lots.



Proposed OCP Policies

Section E.4

Policy 4 The Local Trust Committee supports the provision of farm help accommodation on land in the Agricultural Land Reserve, in association with a bona fide farm use, and subject to approval by the Agricultural Land Commission.

Policy 5 Zoning regulations should permit agritourism use on land in the Agricultural Land Reserve and on lots where agriculture or horticulture are a permitted use.





Agri-tourism Use

Agri-tourism is an activity...

- (i) that is carried out on land that is classified as a farm under the Assessment Act,*
- (ii) to which members of the public are ordinarily invited, with or without a fee, and*
- (iii) in connection with which permanent facilities are not constructed or erected...*

Agri-tourism Use Includes:

- Agricultural heritage exhibit;
- Farm tour, educational activity or demonstration of farm operations;
- Cart, sleigh, tractor rides;
- Activities that promote or market livestock (shows, cattle driving, petting zoo);
- Dog trials; or
- Harvest festivals.



Agri-tourism Use does NOT include:

- Dirt bike/ATV rides/tours and trails;
- Helicopter tours;
- Paint ball facilities;
- Bistro/cafes;
- Rodeos;
- Model aircraft runways;
- Non agricultural events/gatherings...





Proposed OCP Policies Section E.4

Policy 6 Agri-tourism accommodation in association with a bona fide farm use should be regulated by Temporary Use Permit.

Policy 7 The Local Trust Committee should support agricultural processing uses and facilities on non-Agricultural Land Reserve land, subject to rezoning.

Policy 8 The Local Trust Committee should only support applications for exclusion of land from the Agricultural Land Reserve where there is a significant benefit for the greater community of Denman Island.



Draft Bylaw 228

Policy 14 In the Agriculture designation, unless otherwise permitted by Policy 29, on land in the Agricultural Land Reserve, zoning regulations should permit:

- One dwelling per lot;
- One secondary suite per lot consistent with the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*; ~~and~~
- One temporary secondary dwelling per lot for immediate family consistent with the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*; and
- Additional dwellings could be permitted if they are required for full-time farm help and approved by the Agricultural Land Commission.

Proposed LUB Amendments - Definitions

Feedlot means a fenced area where livestock, poultry or farmed game are confined solely for the purpose of growing or finishing, and are **wholly** sustained by means other than grazing, but excludes confinement of animals for domestic purposes

Intensive agriculture means the use of land, buildings, and other structures for the confinement of poultry, livestock, fur bearing animals, the growing of mushrooms (except forest fungi), or cannabis production, except to the extent the use is carried out solely for domestic purposes and does not involve the production of any items for sale, trade or commerce

Temporary secondary dwelling means a building or structure used for residential accommodation, other than a building or structure located, built or placed upon a permanent foundation.

Proposed LUB Amendments – Height Exemptions

2.2 General Height Regulations

- 1 Height restrictions do not apply to deer fencing, netting supports, trellises, radio or television antennas....



Proposed LUB Amendments – Setback Regulations

2.3.2 / 2.3.3 Setbacks from Streams, Lakes and Wetlands and Natural Boundary of the Sea

- 30 metres for sewage disposal field or alternate sewage system;
- 30 metres for buildings and structures associated with intensive agriculture, except for a fence;
- 30 metres for buildings and structures including fencing associated with a feedlot or used to accommodate domesticated animals other than household pets; and
- 15 metres for all other buildings and structures except for a fence.



Proposed LUB Regulations – General Setback Regulations

**Section 2.3.6 Setback Exemptions -
Farm stands up to 10m² (100 square
feet) within a setback area**

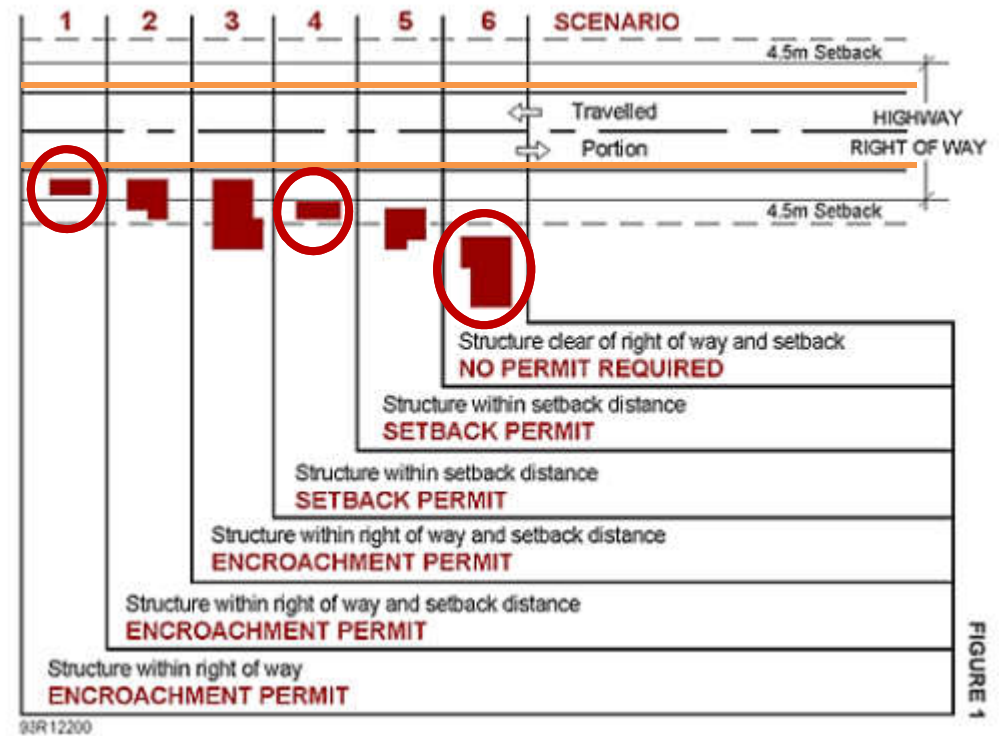


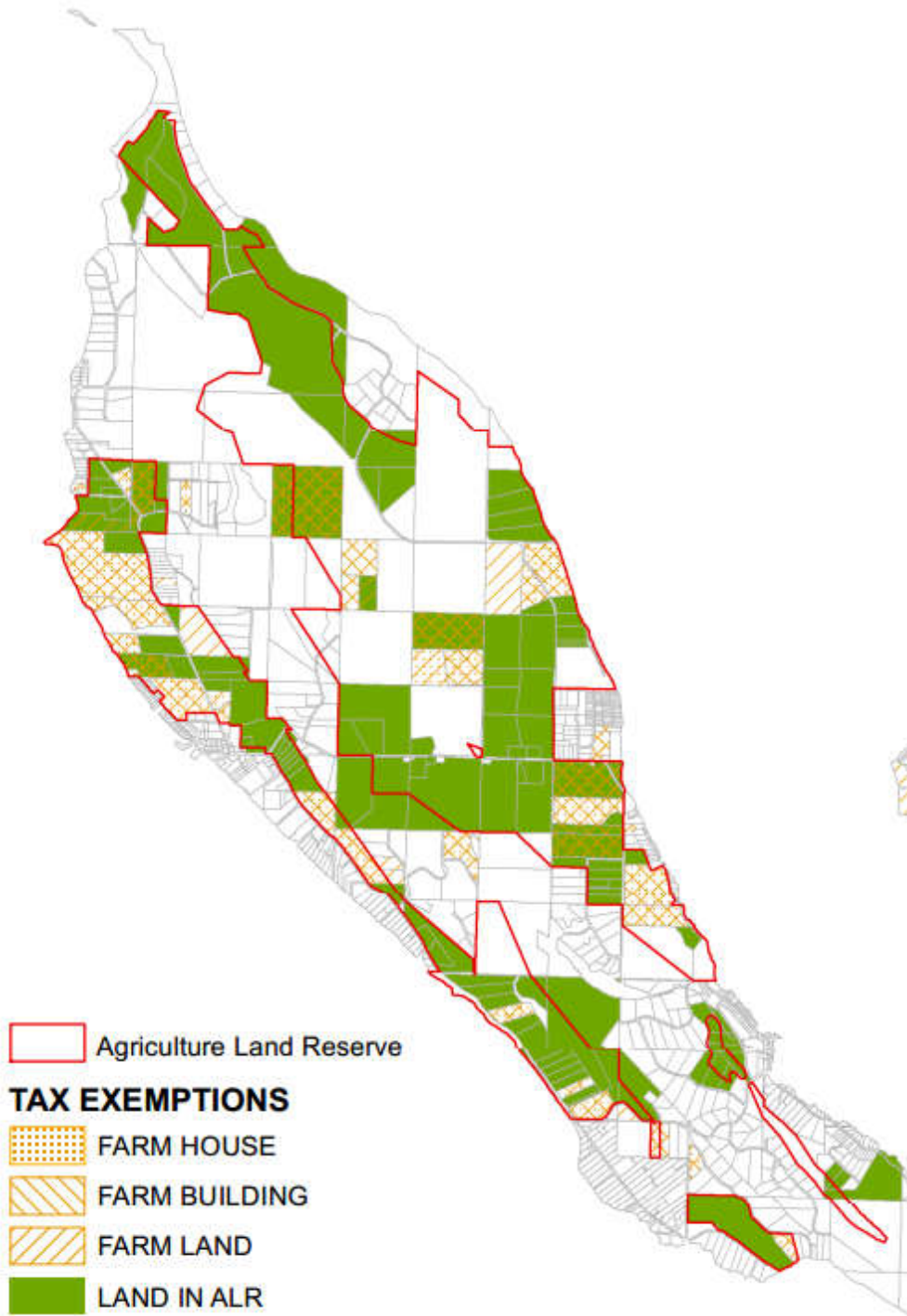
FIGURE 1

Proposed LUB Regulations – Agri-tourism Use and Accommodation

Agri-tourism use and accommodation permitted on a lot classified as a farm (R1, R2, R3, A, F, RE Zones)

Agri-tourism accommodation limited to a maximum of 3 sleeping units in total and subject to a TUP.





Proposed LUB Regulations – Agri-tourism Accommodation

New Temporary Use Permit Area and specific guidelines:

- Maximum 3 units on the parcel;
- 1% total lot coverage of the parcel;
- Siting of units should address minimum of six requirements .





Denman Island Local Trust Committee

Housing Provisions in the ALR



Proposed LUB Regulations – Housing Provisions in the ALR

For a parcel in the ALR a maximum of:

- one principal dwelling
- One secondary suite wholly within the principal dwelling (maximum 40% floor area or 968sqft);
- One 'temporary secondary dwelling' for immediate family; on a lot 2 ha or larger (maximum 1300sqft);
- One temporary secondary dwelling for farmworkers subject to TUP/ALC approval (farm status, TUP, ALC approval, maximum 1300 sqft);
- 3 agri-tourism accommodation units (farm status, TUP approval).



Proposed LUB Regulations – Temporary Use Permit for farm accommodation

- The parcel is in the ALR and 2 hectares or larger ;
- Parcel is classified as a farm under the BC Assessment Act;
- Dwelling is deemed 'necessary' for farm use by ALC/MoA
- Dwelling to be located within an existing building OR in the form of a temporary secondary dwelling with a maximum floor area of 1300 sqft.



LTC Resolutions

DE-2018-042

It was MOVED and SECONDED,

that the Denman Island Local Trust Committee request staff to refer Bylaw No. 228 and Bylaw No. 229 to the Denman Island Advisory Planning Commission for comments, and that staff and at least one Trustee attend the meeting(s).

CARRIED



LTC Resolutions

DE-2018-043

It was MOVED and SECONDED,
that the Advisory Planning Commission and the Denman
Growers and Producers Association be asked to provide
their analysis about the advisability of removing
horticulture and agriculture as permitted uses in the R1
and/or R2 zone(s).

CARRIED