

File: 6470-20

July 3, 2018

Sent via email only: northinfo@islandstrust.bc.ca

Marnie Eggen
Island Planner
Islands Trust
700 North Road
Gabriola Island BC VOR 1X5

Dear Ms. Eggen:

Re: Bylaw Referral - Denman Island Local Trust Committee Bylaw Nos. 228 and 229

Thank you for forwarding the above noted referral for our comments. Your agency referral has been reviewed by the Comox Valley Regional District (CVRD) planning and development services branch. Regarding public trails impacting land within the proposed “Agricultural” designation, please note that the Denman Island Parks and Greenways Master Plan, states:

Every effort will be made to find alternative trail routes that go around rather than through agricultural land in order to avoid any potential conflicts. Where this is not practical, the CVRD will seek approval from the ALC for the proposed trail alignment and work with adjacent farmers and Ministry of Agriculture staff to minimize possible negative impacts of the trail on agriculture. The Ministry of Agriculture’s Guide to Using and Developing Trails in Ranch and Farm Areas identifies guidelines for the location of trails within the ALR and design standards including signage, fences and vegetated buffers.

The CVRD acknowledges that much of the privately held land in the Agricultural Land Reserve on Denman Island is not currently in agricultural production but may be so in the future. Consequently, planning for trail alignment will take into consideration current as well as potential future agricultural use of adjacent lands.

As most of the ALR land on Denman Island is privately owned, existing informal trails on these agricultural lands (as on any other private lands) should be used only with the owner’s permission. It is acknowledged that future owners may not support the recreational use of their property and may close off informal trails.

Landonners who wish to formalize trails over their property may work with the CVRD to align the trail to minimize impact on current or possible future agricultural operations and seek approval from the Agricultural Land Commission for a statutory right-of-way or easement for the trail corridor in the CVRD’s favour.

Should you have any questions please contact Jodi MacLean at 250-334-6041 or by email at jmaclean@comoxvalleyrd.ca.

Sincerely,

J. MacLean

Jodi MacLean, MCIP, RPP
Rural Planner
Planning and Development Services Branch

cc: Alana Mullaly, Acting General Manager of Planning and Development Services Branch