

Thursday
August 2, 2018



Sunrise 5:51 am
Sunset 8:58 pm



Moon: 97.4%
Waxing Gibbous

Moonset 11:51 am
Moonrise 11:45 pm



High Tide 9:58 am
Low Tide 3:58 pm
High Tide 10:44 pm

Welcome!

Denman Farm Plan Implementation Project

August 2, 2018 6:00pm
Community Information Meeting
Denman Island Local Trust Committee

Tonight's CIM Agenda

- **Overview of Project to Date**
- **Overview of Bylaw Amendment Process**
- **Presentation of Proposed Changes:**
 1. **Agriculture land designations in the Official Community Plan (OCP);**
 2. **Housing options in the Agricultural Land Reserve;**
 3. **Agri-tourism options; and**
 4. **Setbacks, height restrictions and definitions.**
- **Bylaw Referral Responses to Date**
- **Questions and Answers**
- **Open House**





“An Island where we feed each other abundantly because farming is a viable and valued foundation of our sustainable community.”

– Vision Statement, Denman Island Agriculture Plan Steering Committee

Overview of The Farm Implementation Project to Date

2010-2012

- Steering Committee appointed
- Farm Plan Development
- Endorsement of the Plan by LTC in 2012
- Farm Plan available to public June 2012.

2015-2016

- LTC resolution making “Farm Plan Implementation” a top priority project of the new term.
- Referred potential scope of amendments to APC and GPA for comment.

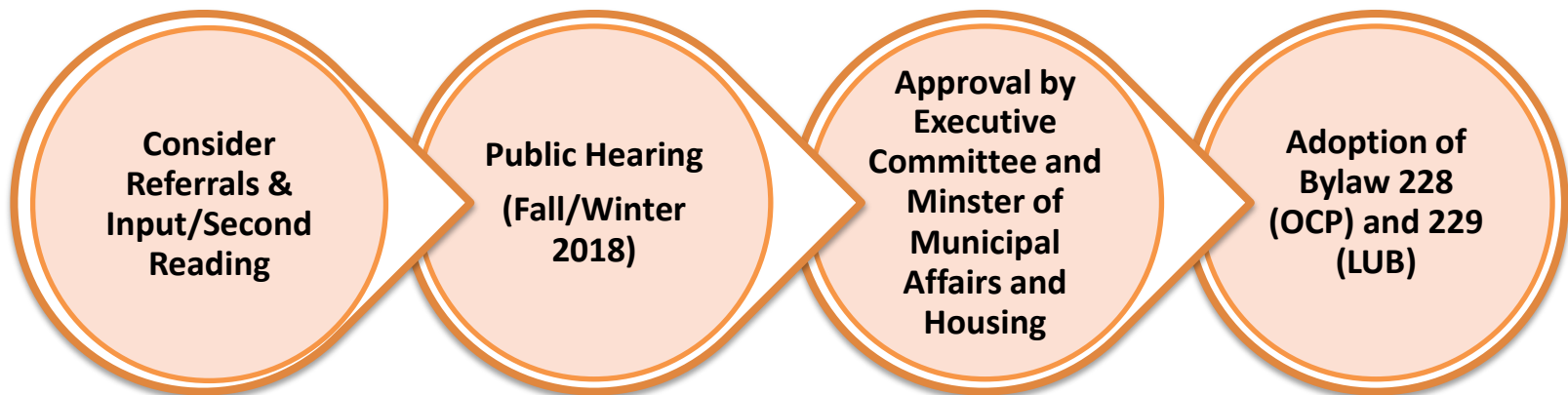
2017 -2018

- LTC endorsed Project Charter scope and objectives based on APC/GPA and staff recommendations.
- Directed staff to draft amending bylaws for OCP and LUB.
- Gave First Reading to Bylaws 228 and 229 and requested APC and GPA comments.

Overview of Bylaw Amendment Process Up to Date



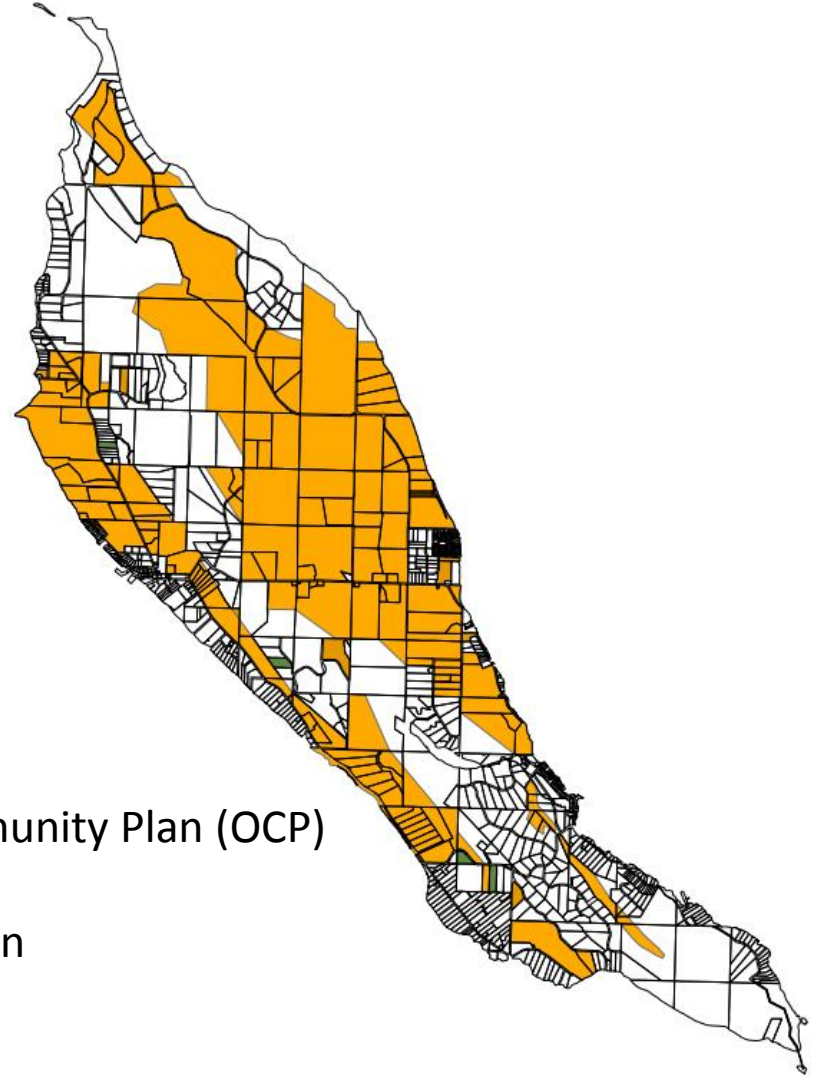
Overview of Bylaw Amendment Process After this Evening



QUESTIONS ON PROJECT BACKGROUND AND PROCESS?

Proposed Changes For Parcels in the Agricultural Land Reserve (ALR)

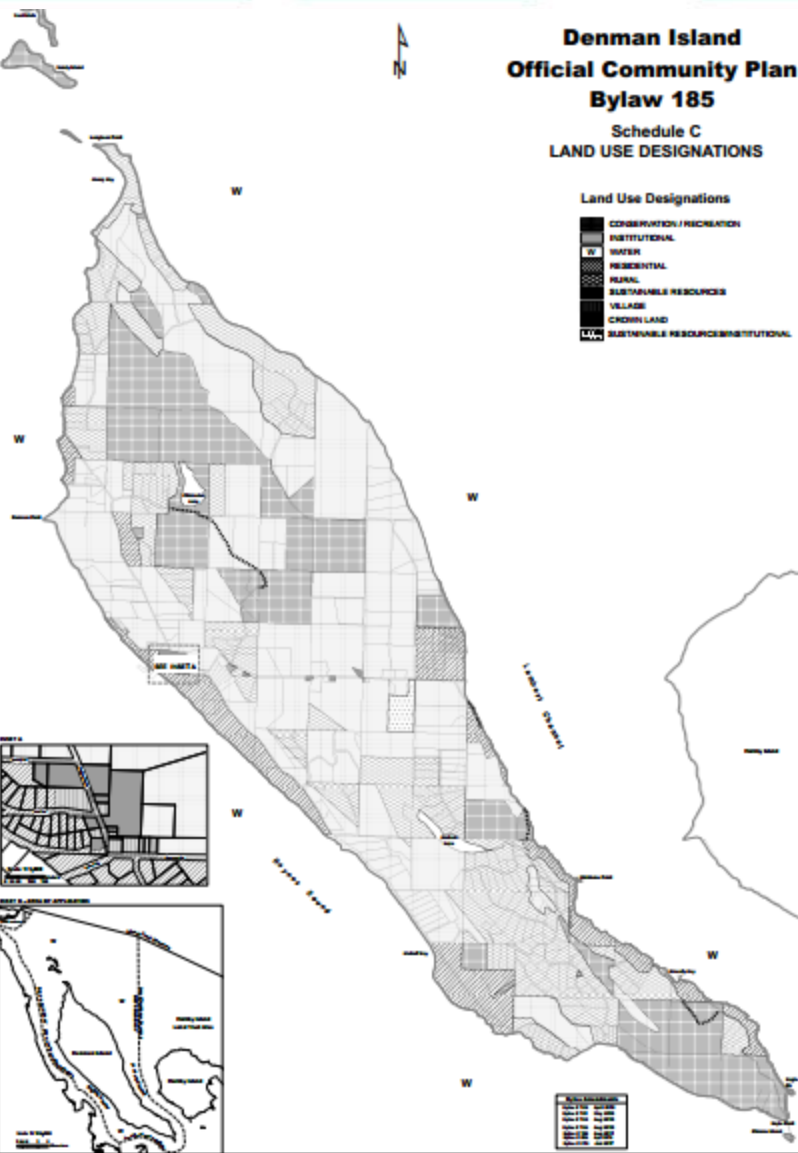
1. Land Designation in your Official Community Plan (OCP)
2. Subdivision regulation
3. Housing and Farm Help Accommodation



Denman Island Official Community Plan Bylaw 185 Schedule C LAND USE DESIGNATIONS

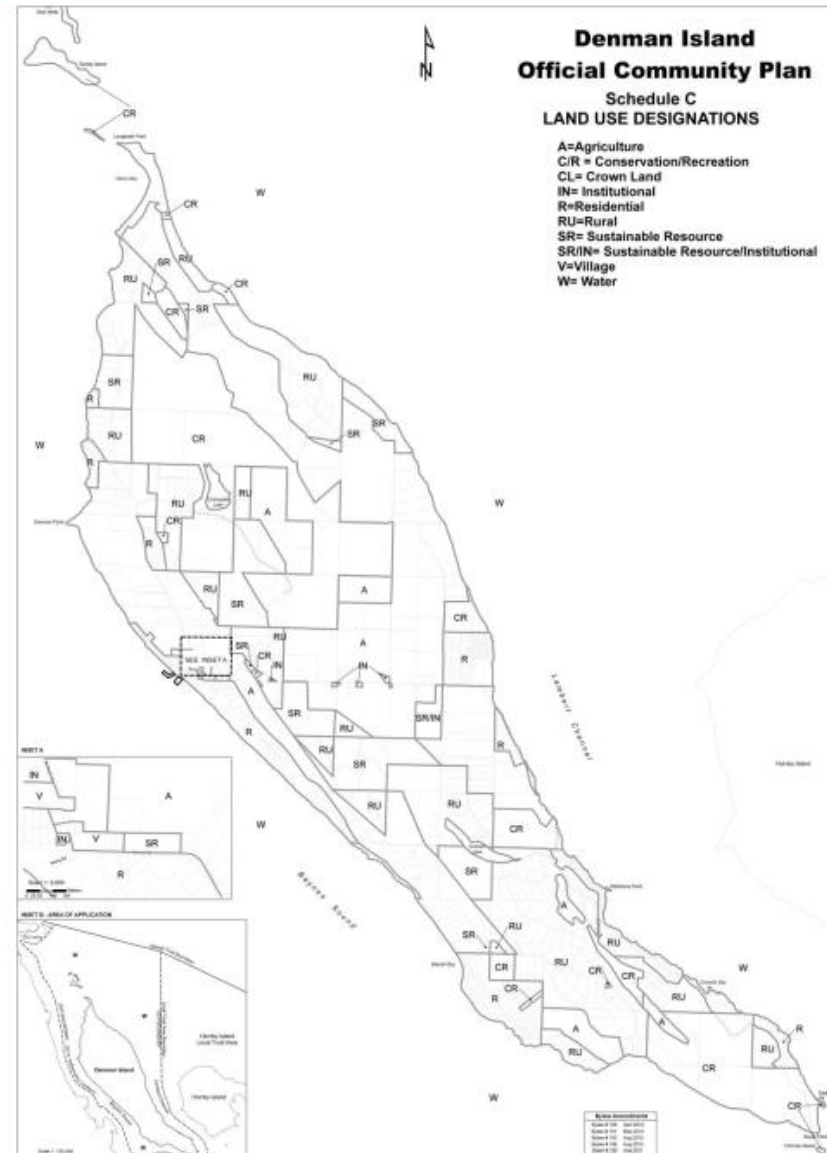
Land Use Designations

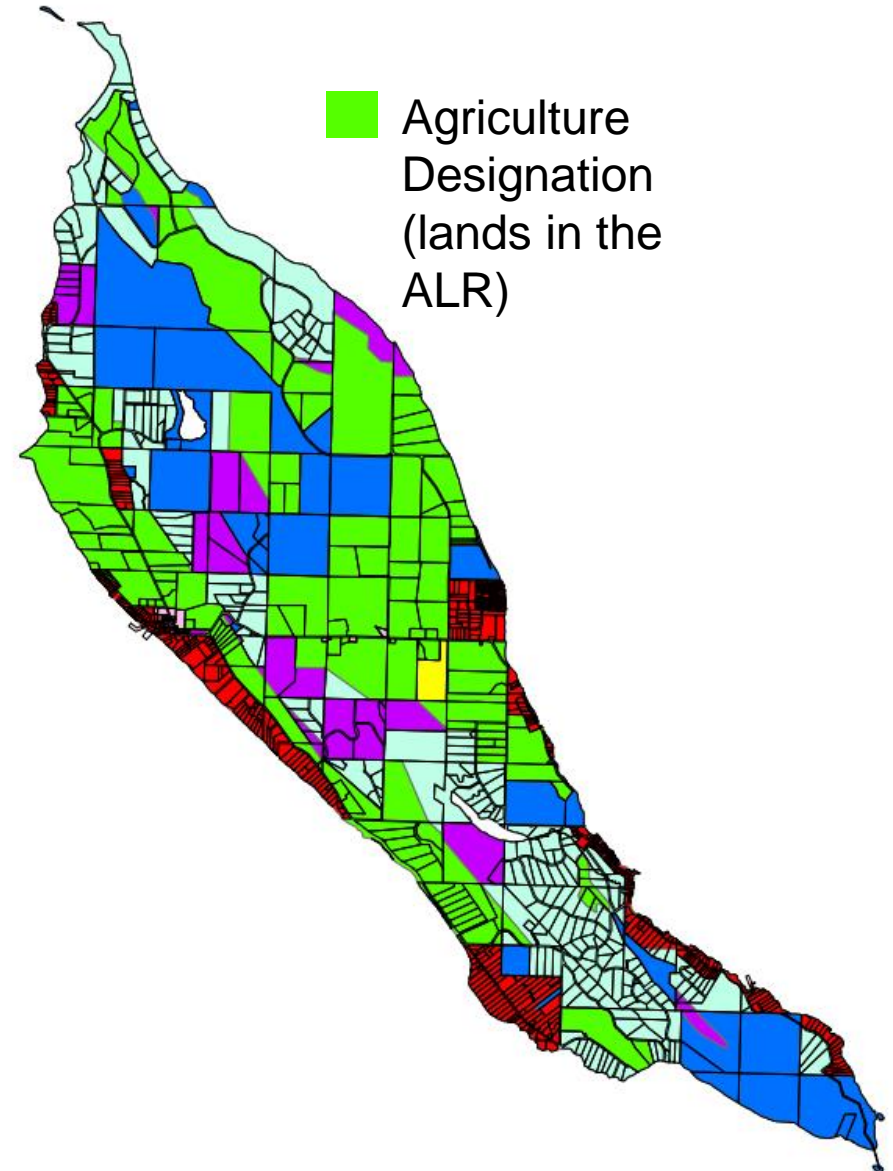
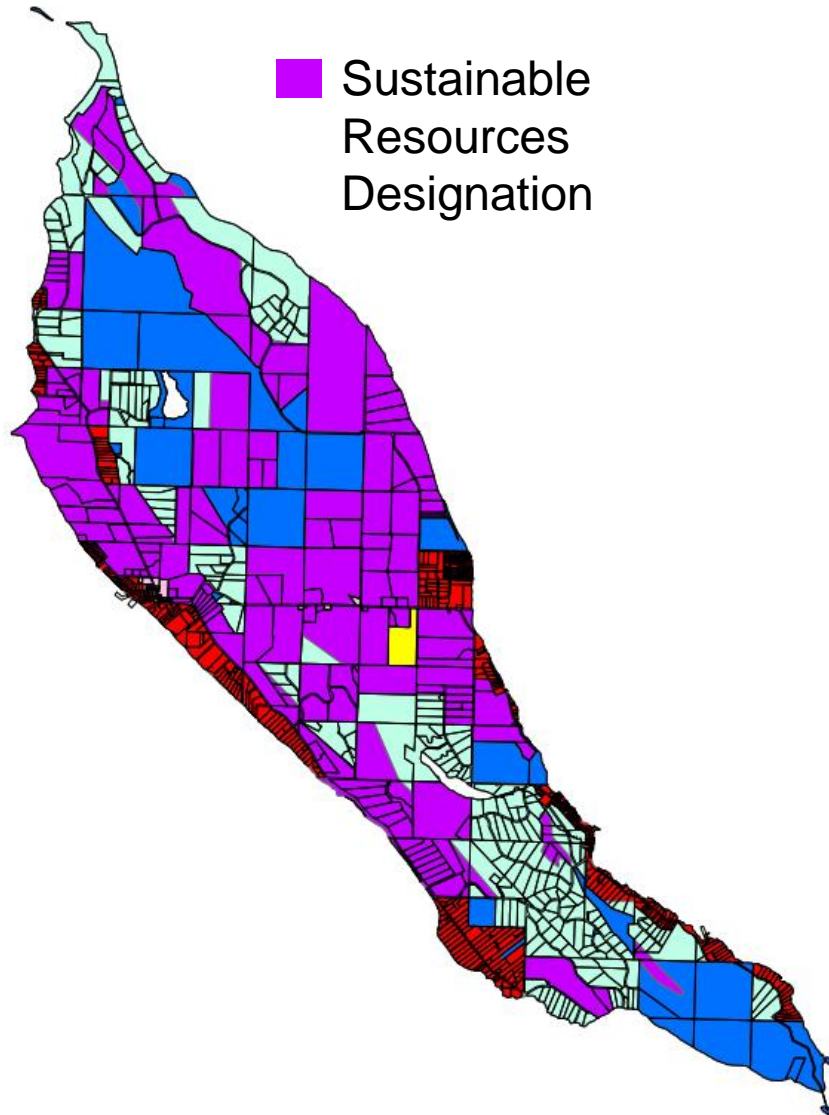
	CONSERVATION / RECREATION
	INSTITUTIONAL
	WATER
	RESIDENTIAL
	RURAL
	SUSTAINABLE RESOURCES
	VILLAGE
	CROWN LAND
	SUSTAINABLE RESOURCE/INSTITUTIONAL



Denman Island Official Community Plan Schedule C LAND USE DESIGNATIONS

A	= Agriculture
C/R	= Conservation/Recreation
CL	= Crown Land
IN	= Institutional
R	= Residential
RU	= Rural
SR	= Sustainable Resource
SR/IN	= Sustainable Resource/Institutional
V	= Village
W	= Water

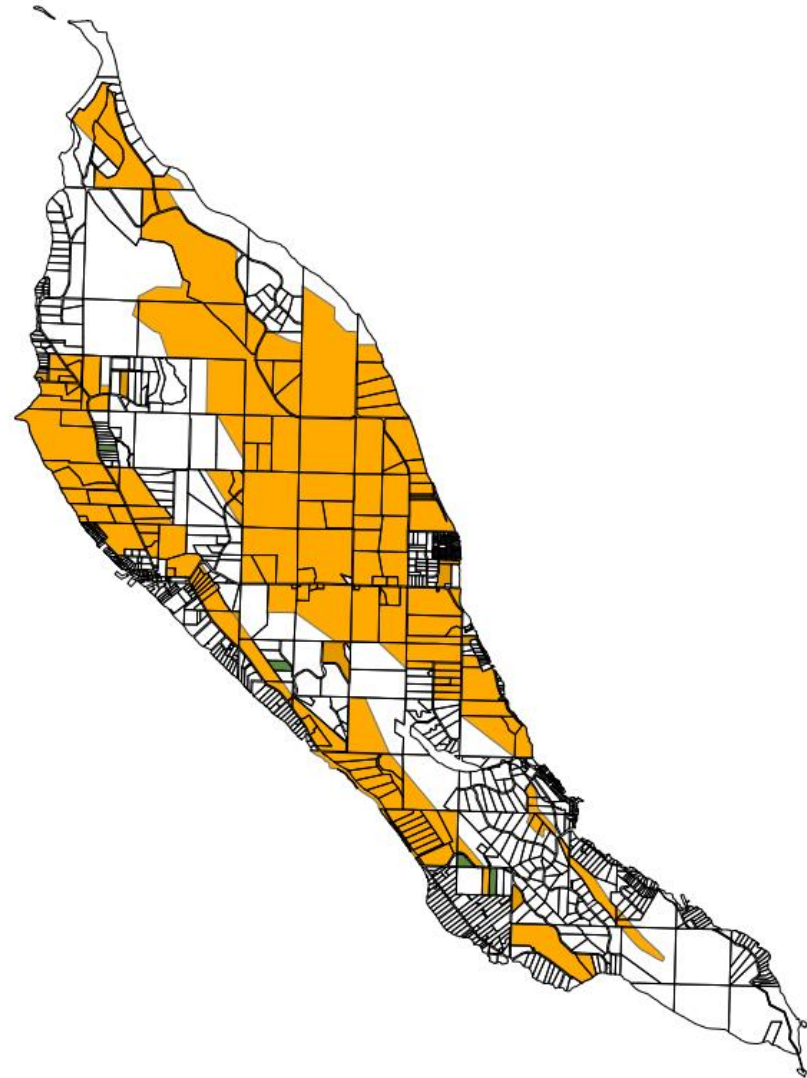




Official Community Plan (OCP) Land Designations

Proposed OCP Policy

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

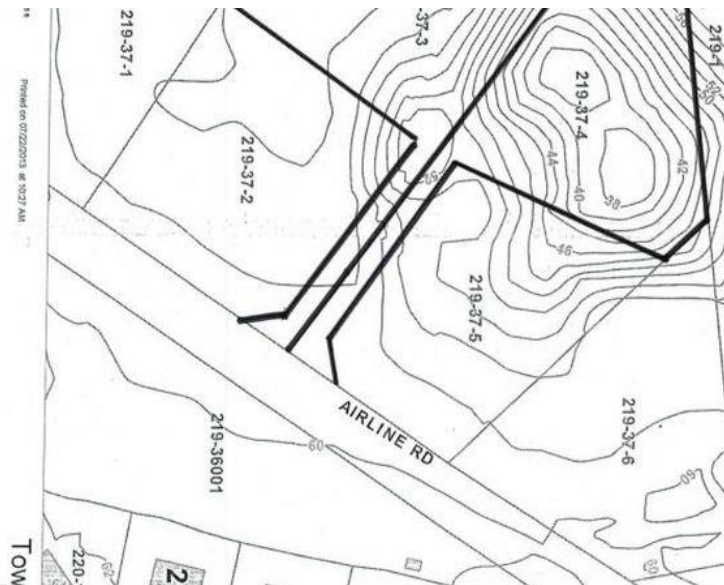


Subdivision in the ALR

Proposed OCP Policies:

“The Local Trust Committee supports the consolidation of parcels in the Agricultural Land Reserve.”

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



Farm Help Accommodation

Proposed OCP Policy: *“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.”*



Proposed Land Use Bylaw Regulations (LUB):

One temporary secondary dwelling for farmworkers subject to four new Temporary Use Permit Guidelines:

- 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.

Current Housing Provisions in the ALR



Provincial Housing Provisions in the ALR



Proposed LUB Regulations – Housing Provisions in the ALR

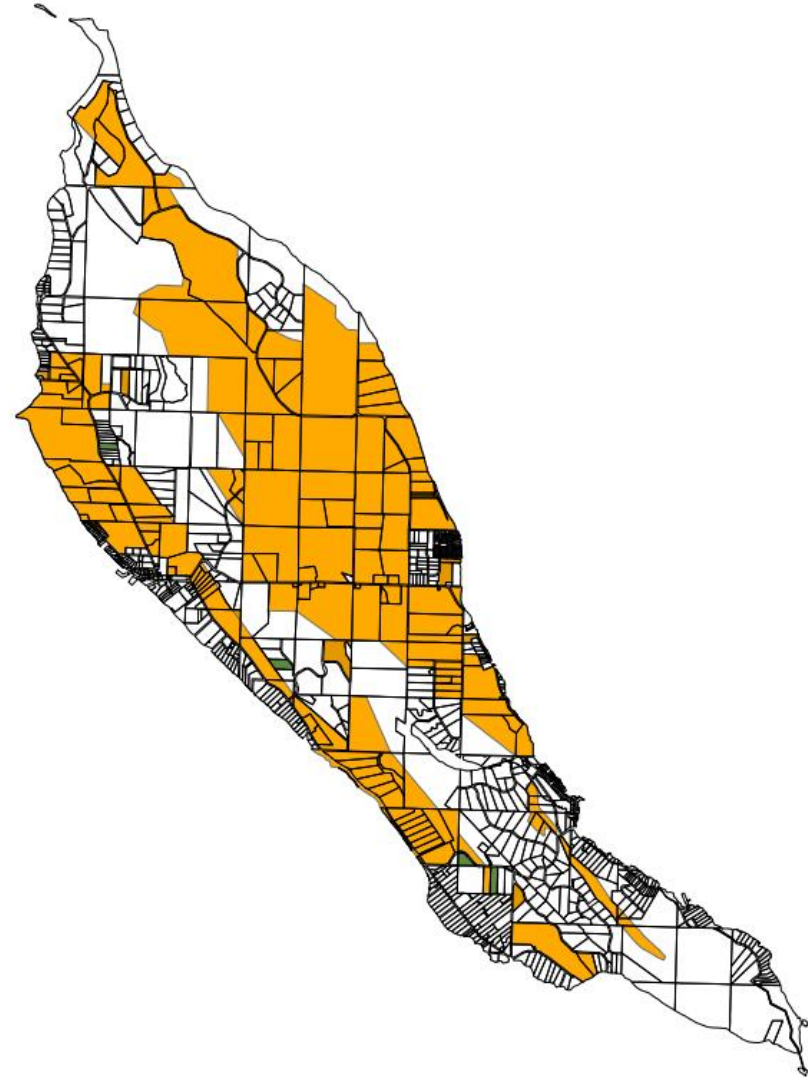
For a parcel in the ALR a maximum of:

- 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 farm workers subject to Temporary Use Permit/ALC approval (require farm status, ALC approval, maximum 1300 sqft).**

QUESTIONS ON PROPOSED CHANGES IN THE ALR?

For Parcels in the Agricultural Land Reserve and for parcels where agriculture and horticulture are a permitted use

1. Agri-tourism uses
2. Agri-tourism accomodation



Agri-tourism Use

Proposed OCP Policy: 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 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 Land Use Bylaw (LUB) Regulations: Agri-tourism Use

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



Agri-tourism Accommodation

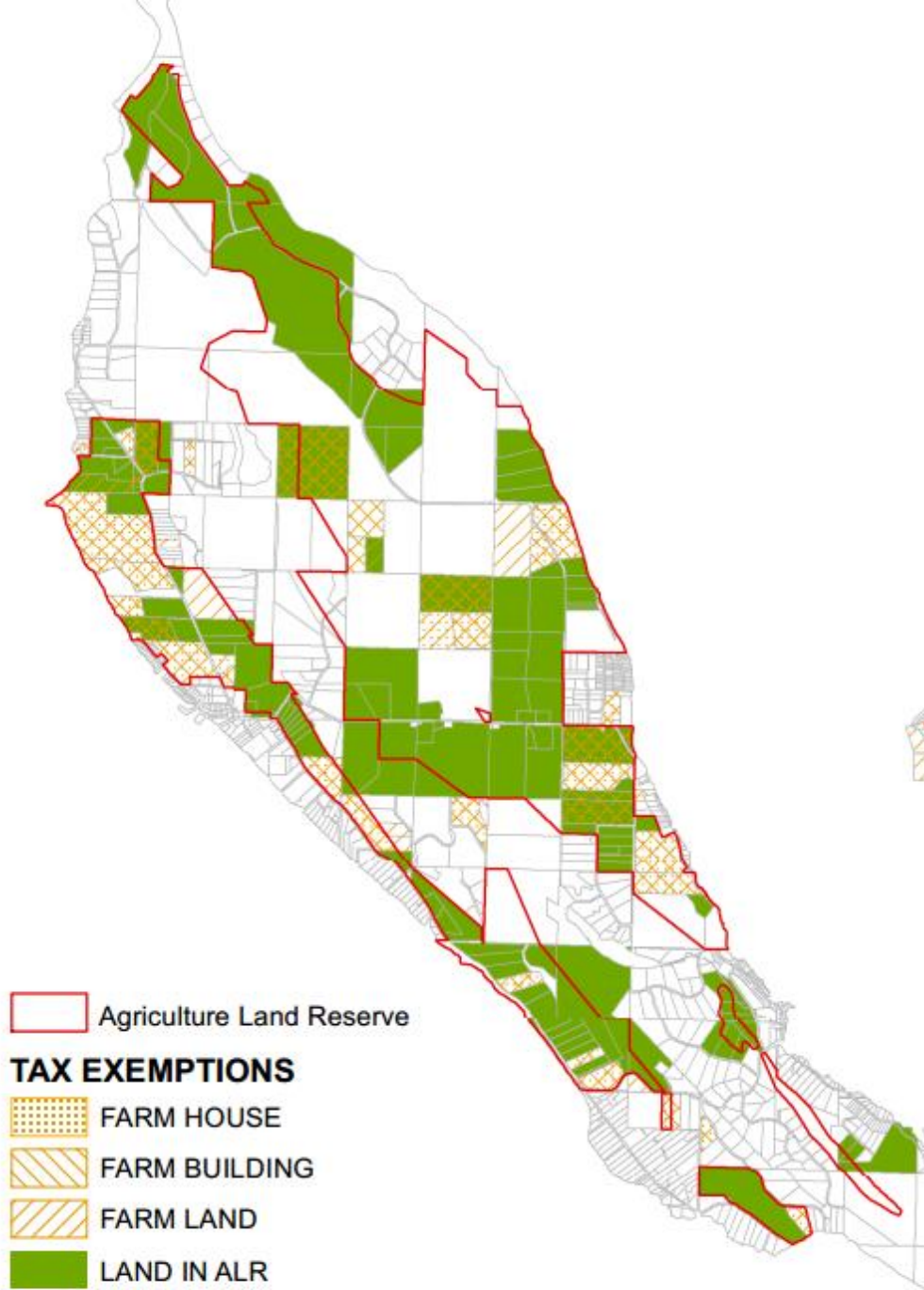
Proposed OCP Policy *“Agri-tourism accommodation in association with a bona fide farm use should be regulated by Temporary Use Permit.”*



Agri-tourism Accommodation Temporary Use Permit Requirements

- Farm status, in or outside of the ALR
- Maximum 3 units on the parcel;
- 1% total lot coverage of the parcel;
- Siting of units should address minimum of six requirements (parking, water, sewage, landscape buffers/screening etc.)






 Agriculture Land Reserve

TAX EXEMPTIONS

 FARM HOUSE

 FARM BUILDING

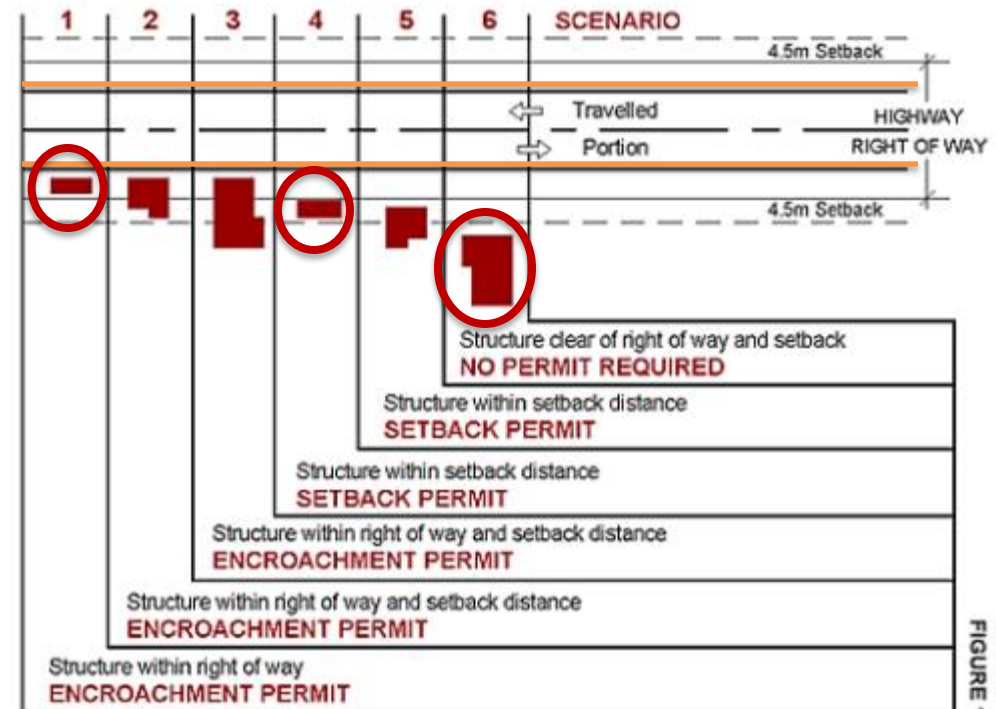
 FARM LAND

 LAND IN ALR

QUESTIONS ON PROPOSED AGRI-TOURISM PROVISIONS?

Proposed Setback Regulations

Setback Exemptions - Farm stands up to 10m² (100 square feet) within a setback area to the road



Proposed Setback Regulations

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 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 Changes to Definitions

CURRENT DEFINITION:

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

PROPOSED DEFINITION:

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.

Proposed Changes to Definitions

CURRENT DEFINITION:

intensive agriculture means the use of land, buildings and structures by a commercial enterprise or an institution for the confinement of poultry, livestock or fur bearing animals, or the growing of mushrooms, except for forest fungi, and excludes feedlots;

PROPOSED DEFINITION:

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

Proposed New Definitions

Agri-tourism accommodation means accommodation provided for and used only by the clients, customers, guests or patrons, but not the employees, of an agri-tourism activity.

Agri-tourism means agri-tourism as defined in the *Agricultural Land Reserve, Use Subdivision and Procedure Regulation*.

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...

Proposed New Definitions

Immediate family means with respect to an owner, the owner's

- a) parents, grandparents and great grandparents,
- b) Spouse, parents of spouse and stepparents of spouse,
- c) Brothers and sisters, and
- d) Children or stepchildren, grandchildren and great grandchildren"

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.

QUESTIONS ON PROPOSED CHANGES TO SETBACKS OR DEFINITIONS?

Referral Responses for Proposed Bylaws 228 And 229

- 2 Provincial Agencies (MoA) (ALC)
- Regional Agency (CVRD)
- 2 Non-Agencies (GPA & APC)
- 16 First Nations

Summary of Referral Responses for Proposed Bylaws 228 And 229

- MoA
 - Supportive of:
 - distinct ‘A’ designation, discouraging panhandle lots and subdivision.
 - Policies consistent ALC policy or Guide to Bylaw Development in Farming Areas:
 - Additional residences for farm help, agri-tourism activities in ALR, housing uses permitted in ALR, setbacks from streams and sea, agri-tourism use and accommodation.
 - Suggest changes:
 - Definitions of “feedlot” and “intensive agriculture” re: “wholly” and “excludes confinement of animals for domestic purposes”
 - Change to 30 metre setback from any lot line for feedlots to be consistent with provincial requirements.

Summary of Referral Responses for Proposed Bylaws 228 And 229

- ALC
 - Supports a distinct ‘A’ designation in the OCP.
- CVRD
 - Noting CVRD parks policy regarding trail routes and agricultural lands.
- GPA
 - Several questions and concerns - to be addressed

Summary of Referral Responses for Proposed Bylaws 228 And 229

- APC
 - Support for OCP and LUB amendments;
- K'omoks First Nation, Malahat First Nation,
Cowichan Tribes
 - Interests unaffected/ no concerns / defer to Local FN

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August 2, 2018



Sunrise 5:37 am
Sunset 9:02 pm



Moon: 97.4%
Waxing Gibbous

Moonset 4:35 am
Moonrise 8:30 pm



High Tide 4:17 am
Low Tide 11:35 am
High Tide 7:12 pm

Q+A Session

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