

Denman Island Farm Regulations Review

Community Information Meeting



upland agricultural consulting

April 21 2022

Introductions

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Upland Agricultural Consulting

- ▣ Lone Smith, Agrologist and Project Manager
 - ▣ Kazlyn Bonnor, Research Analyst & Engagement Assistant
-
- Upland has completed over 70 projects in the last 12 years
 - ▣ 11 of which were on Vancouver Island and Gulf Islands
 - ▣ Consulted on the 2011-2012 Denman Island Farm Plan

DELIVERED BY:

FUNDING PROVIDED BY:



Project Objectives

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This project hopes to enhance and preserve farming activities on the island through updates to the Denman Island Official Community Plan policies and Land Use Bylaw regulations.

The project is focused on implementing three recommendations from the Denman Farm Plan.

- 1 1) Undertake a review of farm worker housing and agritourism accommodation
- 1 3) Implement zoning updates through the Land Use Bylaw
- 1 4) Amend the Official Community Plan

Farm Regulations Review Process

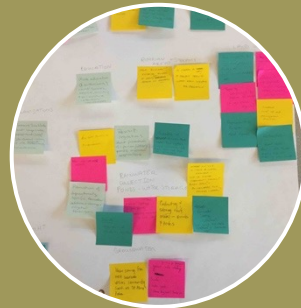
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**Review of
data, maps
and reports**



**Policy
Analysis and
Ag & Food
Regulation
Review**



**Questionnaire
and
Community
Meeting**



**Recommend
revisions
and
additions**



**Draft and
Final Bylaw**

December 2021 – October 2022

Engagement

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- Main Engagement Activities
 - Presentation to APC
 - Presentation to LTC
 - Interviews (8)
 - Mail-out
 - Questionnaire (over 100 responses so far)
 - Community Information Meeting 😊



Agricultural Land

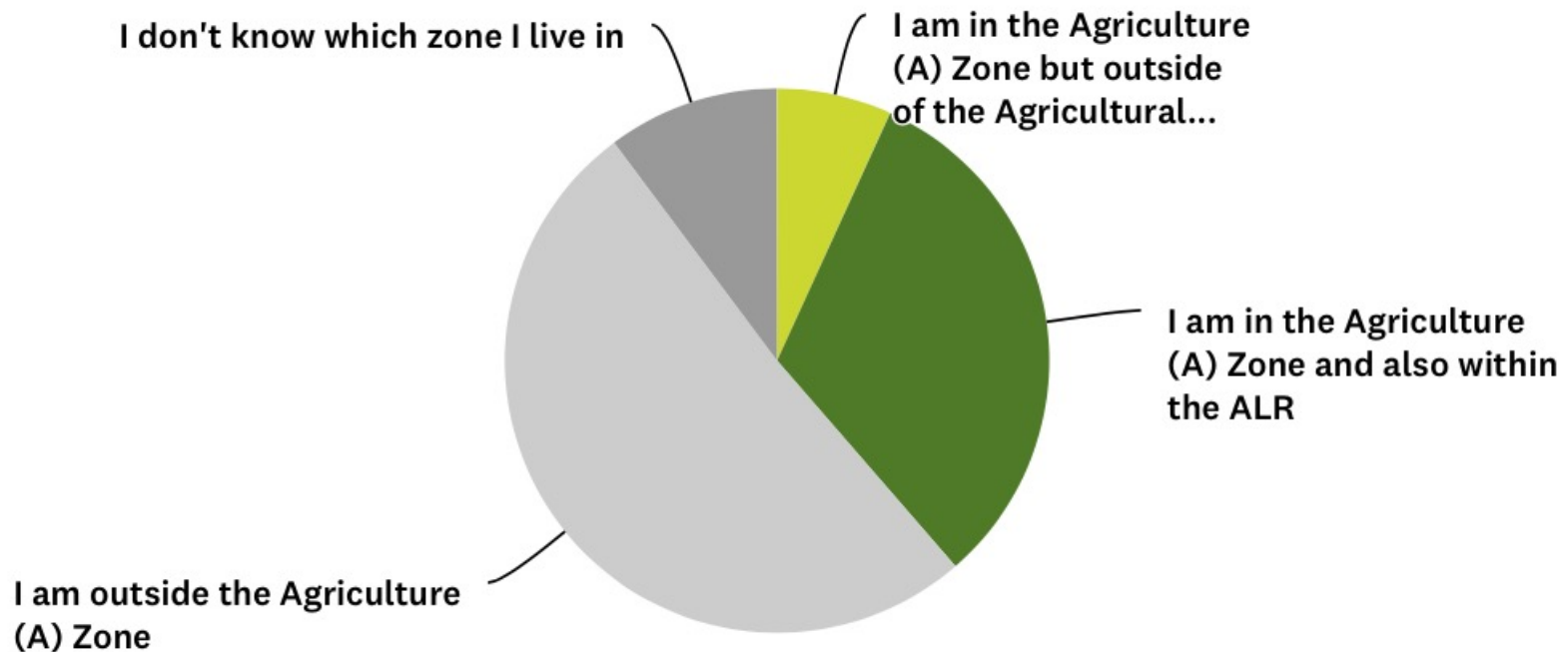
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Amount of Land in the ALR (ha)	2,698
Number of Parcels in the ALR	164
# Bare land ALR lots	33
# Bare land ALR lots (privately owned)	26
# Crown (Govt) ALR parcels	9
Average Size of Crown (Govt) ALR parcels (ha)	60.8
Average Size of Privately-Owned ALR parcels (ha)	13.3
# Privately-Owned ALR parcels greater than 40 ha	12
# Parcels with Farm Tax Status	52
# Parcels with Farm Tax Status in the ALR	38
Proportion ALR parcels w Farm Tax Status	22%
# Properties with Secondary Dwellings according to BC Assessment	2 (neither are in the ALR)

Questionnaire Results*

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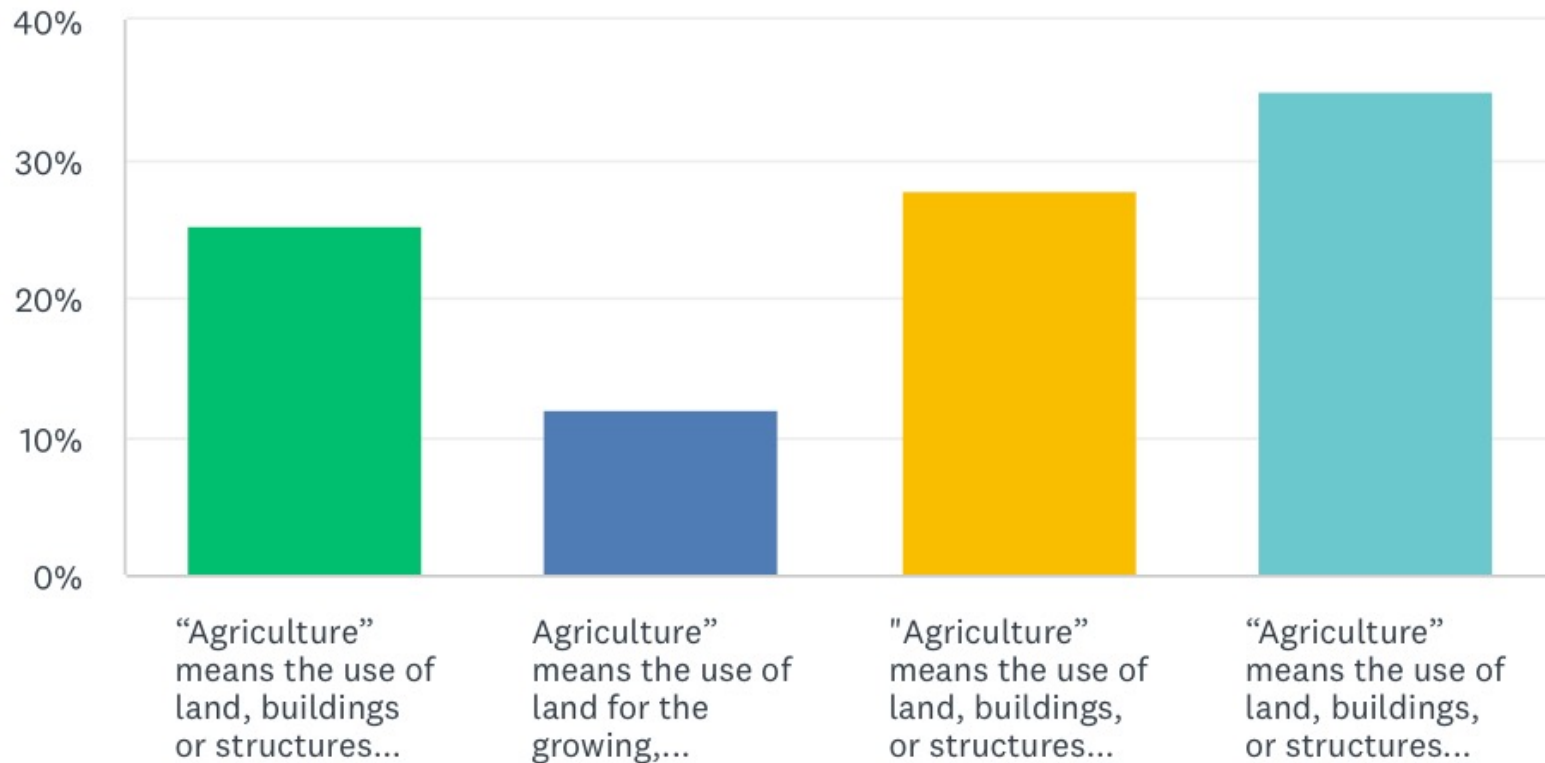
□ Which Zone do you live in?



Definitions

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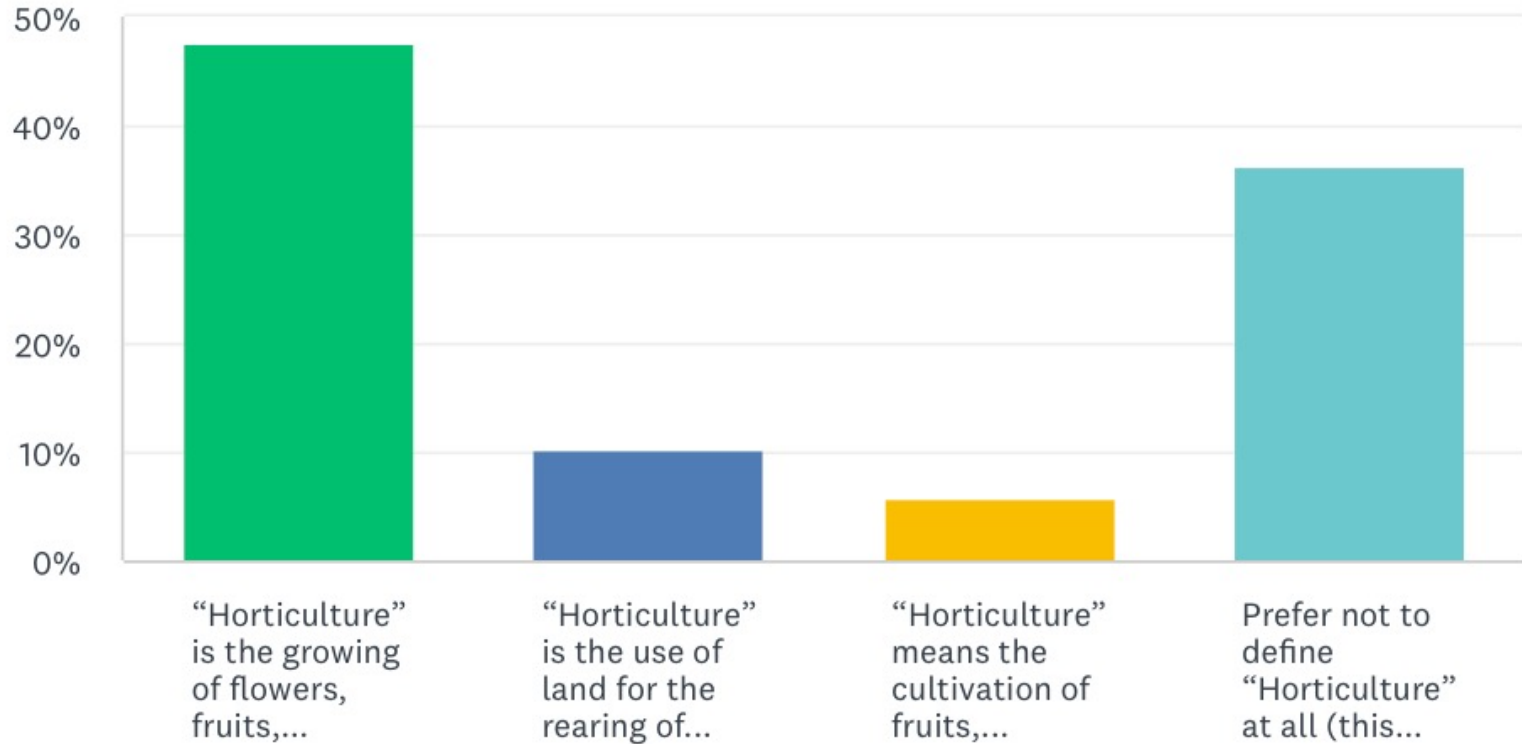
□ Defining Agriculture



Definitions

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□ Defining Horticulture



Definitions

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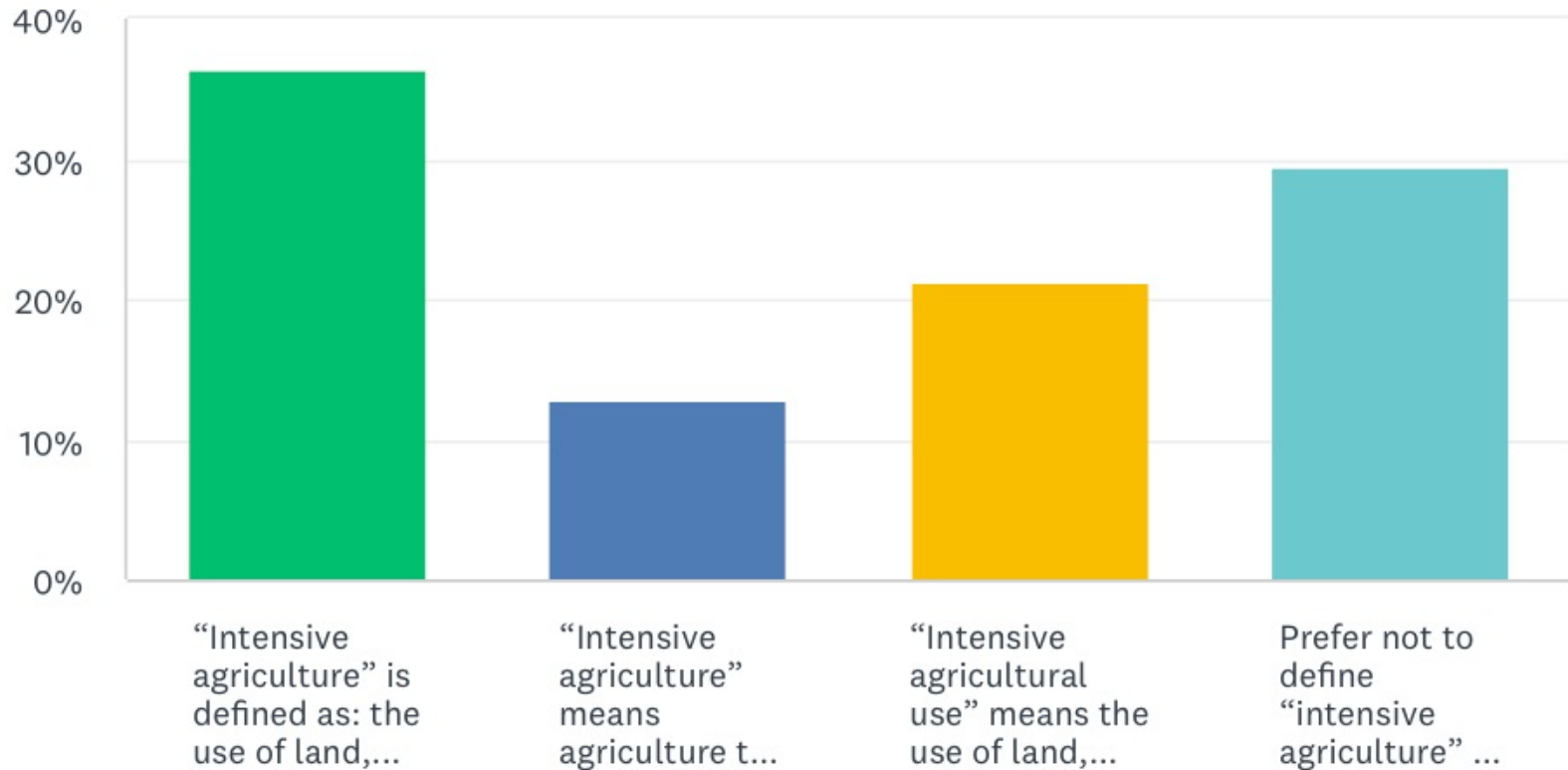
How is Intensive Agriculture currently defined?

- *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.*

Definitions

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□ Defining Intensive Agriculture

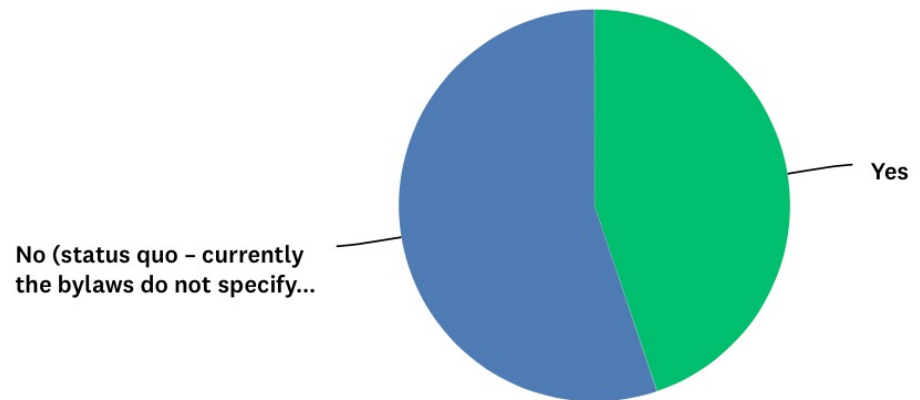


Definitions

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A new definition is proposed for agriculture in R1 and R2.

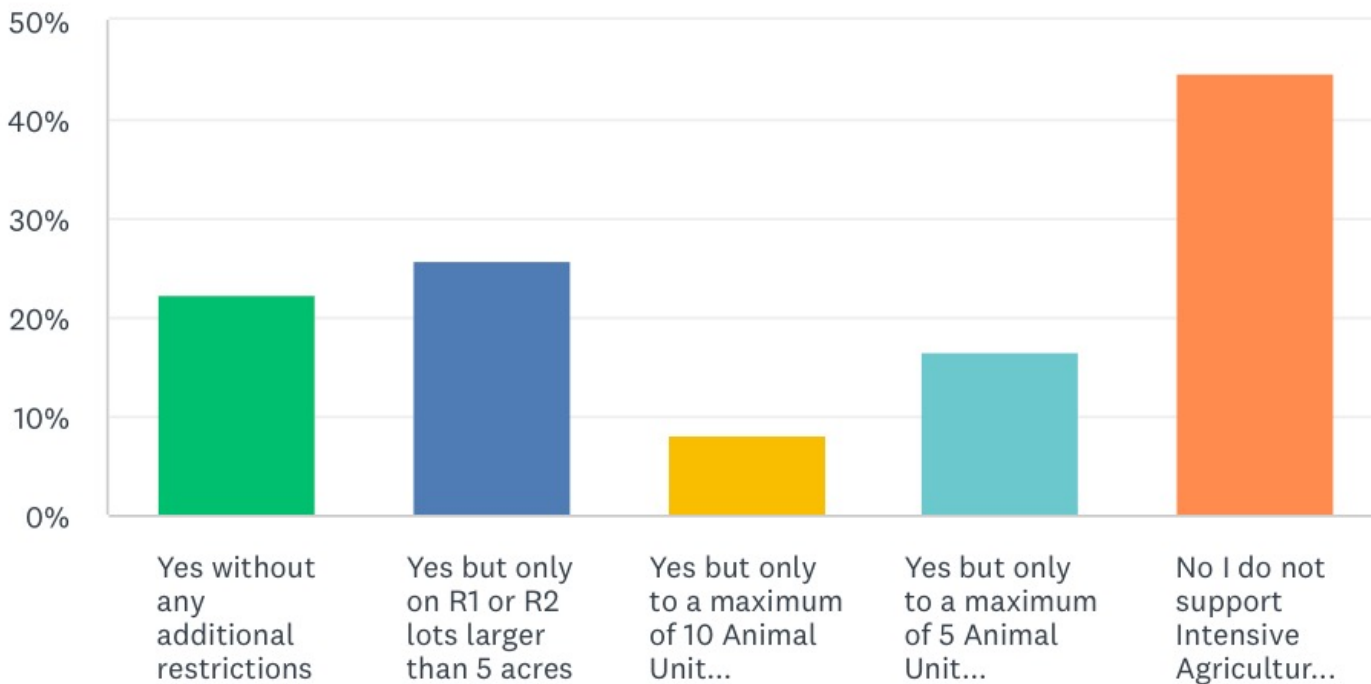
- “Residential Agriculture” is the production of crops and livestock that provides the dual role of being a source of household food security as well as income from the sale of surplus product. The use of agrochemicals is limited. Sale of products produced is limited to the local area and farmers markets.”
- Would you support using the new definition to replace the broader definition of “agriculture” in R1 and R2 in order to clarify what subset of agricultural activities would be allowed in these residential zones?



Definitions

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Would you support the permitted use of Intensive Agriculture in R1 and/or R2 zone outside of the ALR?



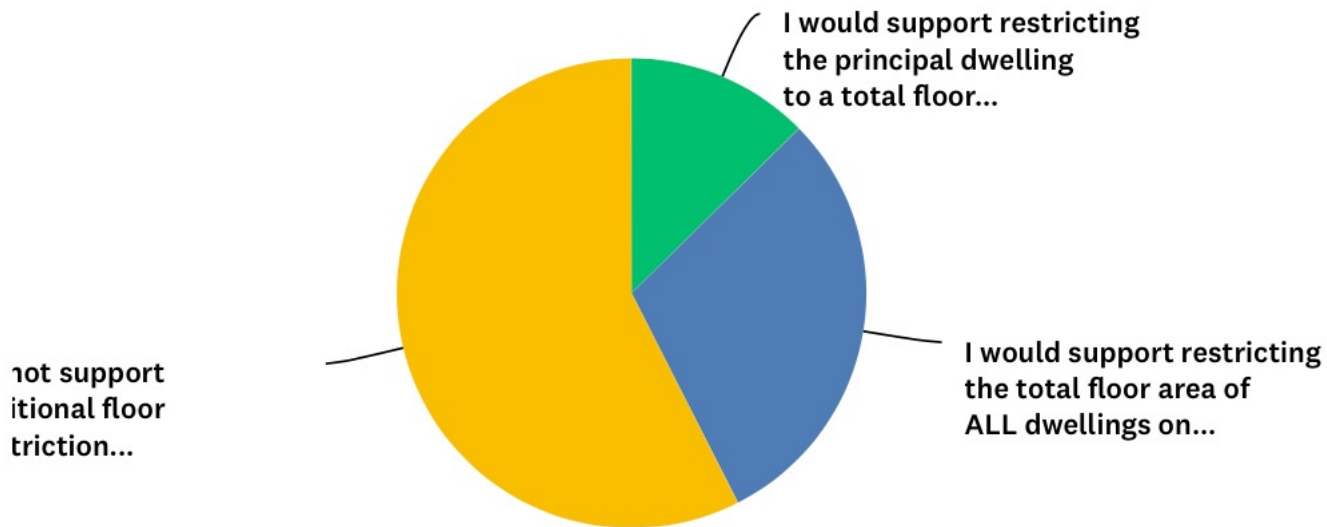
Residential Uses - Context

- According to the 2021 Census there are 881 dwellings on Denman Island (both in and outside of the ALR).
- There are 167 privately-owned ALR parcels on Denman Island. Not all of those parcels have principal dwellings on them (e.g. some are bare land).

Principal Residences

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Which of the statements best shows your level of support for limiting the total floor area (size) of a principal residence on a property in the ALR?



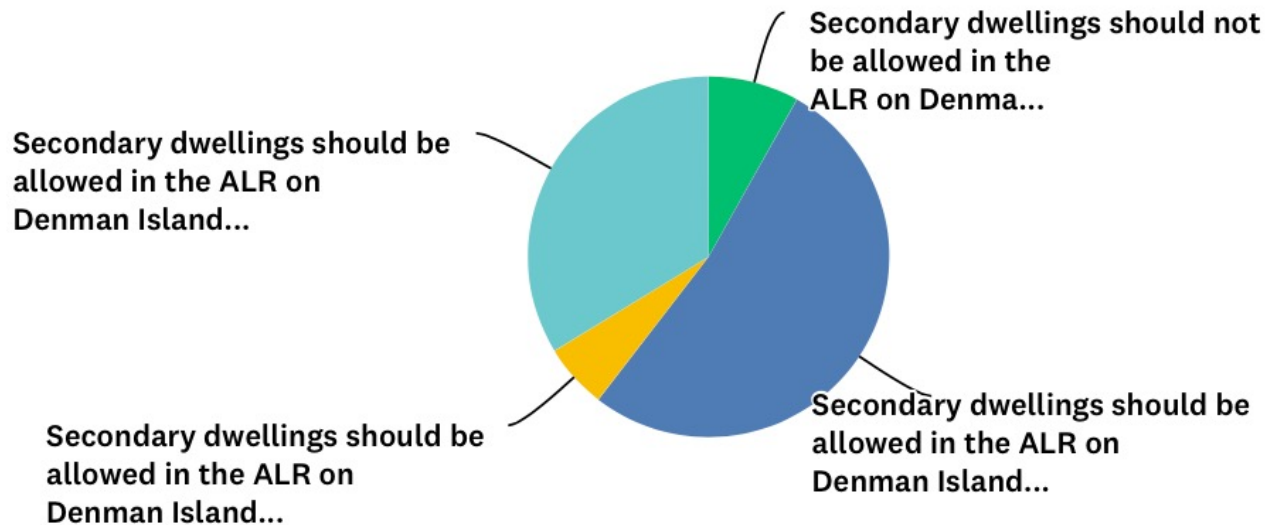
Secondary Dwellings - Context

- Secondary dwellings are now allowed in the ALR by the Agricultural Land Commission (ALC), but local governments such as the Islands Trust have the right to restrict or prohibit them.
- Islands Trust cannot be less restrictive (i.e. cannot allow 3 dwellings in the ALR without an application being made to the ALC).

Secondary Dwellings

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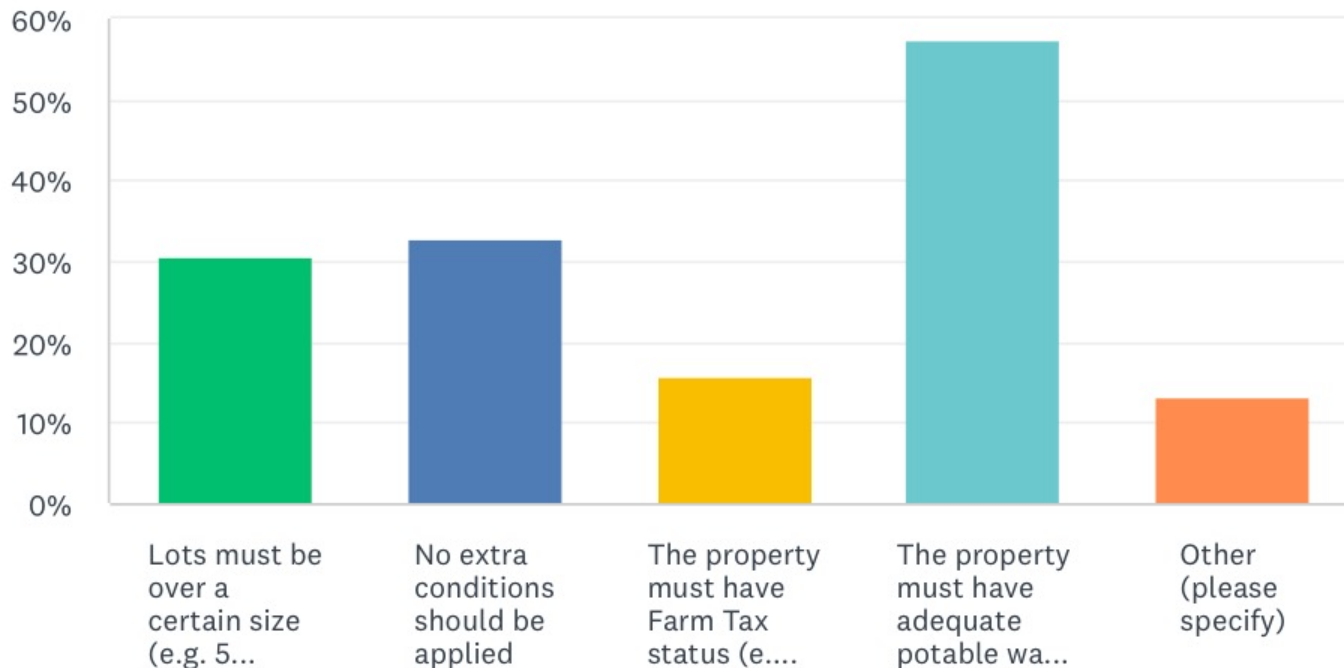
How would you indicate your level of support for secondary dwellings on ALR land on Denman Island?



Residential Use

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- If you think secondary dwellings should be allowed in the ALR on Denman Island, what additional conditions should be put in place by Islands Trust?



Agri-Tourism

What are agri-tourism activities?

- *Agri-tourism activities (such as harvest festivals, farm tours, farm workshops, etc), are allowed in the ALR if a farm has Farm Tax Status (from BC Assessment) and is in the ALR. The Islands Trust cannot prohibit these activities if those criteria are met, as they are governed by the ALC.*

Agri-Tourism

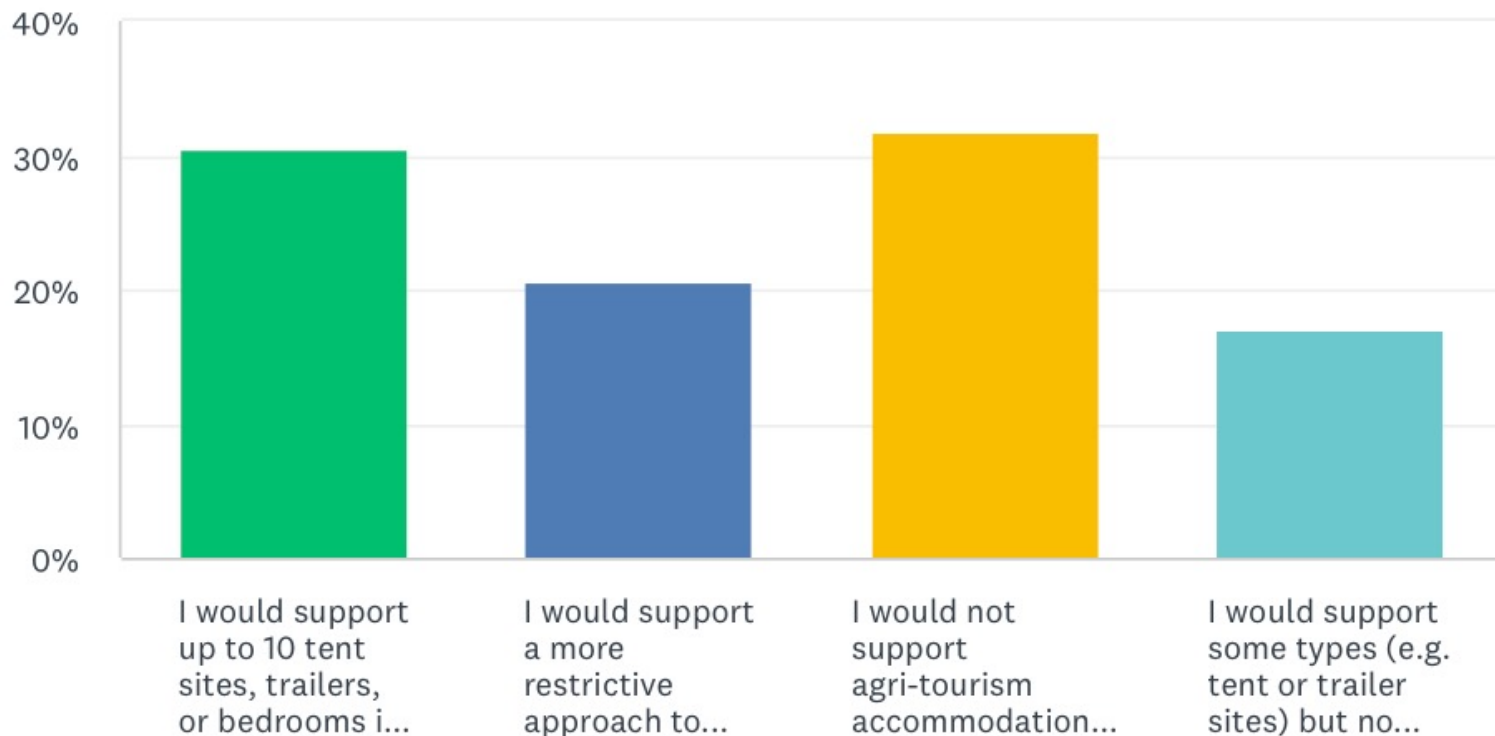
What are agri-tourism accommodations?

- ❑ *Agri-tourism accommodations in the ALR can be regulated by Islands Trust, with some maximums set by the provincial government.*
- ❑ *These accommodations allow up to a maximum of 10 camp sites (tents or RVs) or up to 10 beds in cabins or cottages.*
- ❑ *The Islands Trust can also choose to fully restrict tourist accommodations or allow something in-between, such as allowing 5 campsites/cottage beds.*
- ❑ *The ALC has no say about agri-tourism accommodations outside the ALR, and that use can be entirely regulated by the Islands Trust.*
- ❑ *Currently, agri-tourism accommodations are totally restricted on Denman Island (i.e. not allowed at all).*

Agri-Tourism

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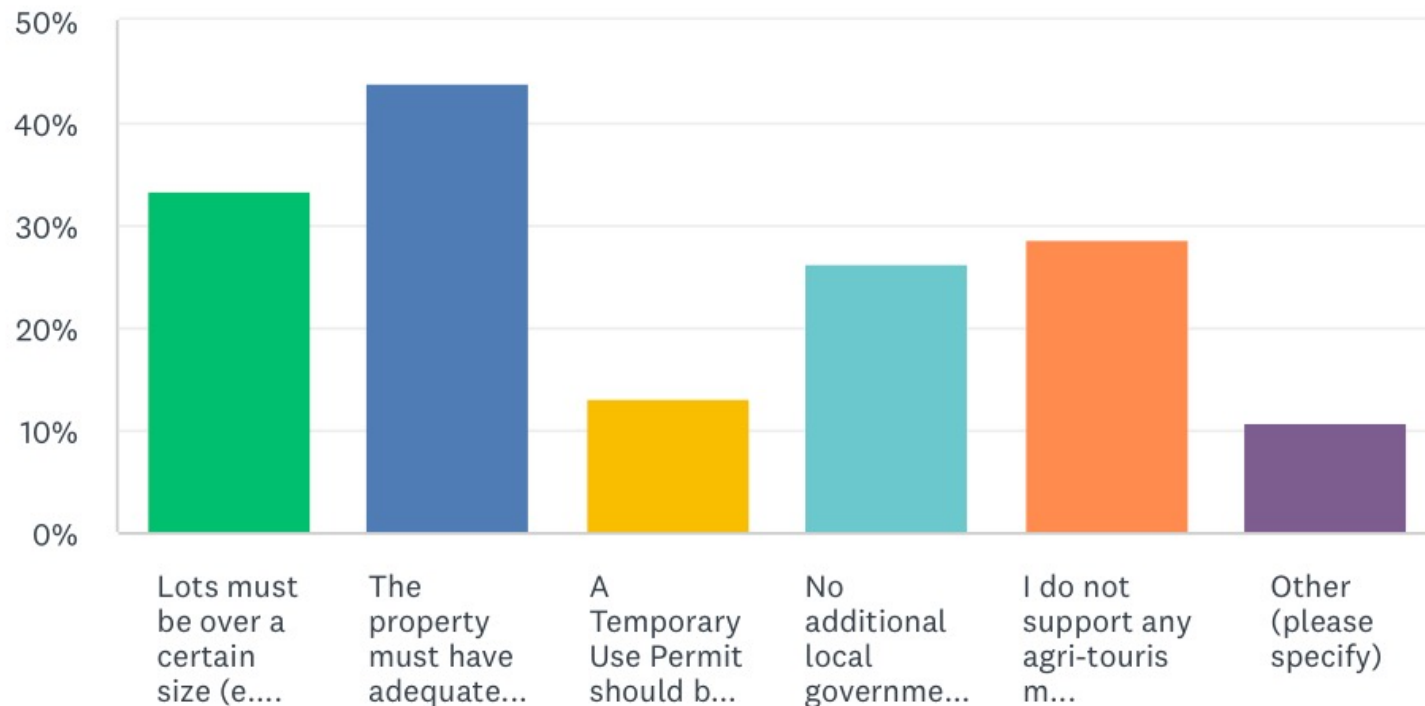
- Would you support the allowance of agri-tourism accommodation in cottages, cabins, tents, or trailers in the ALR on Denman Island?



Agri-Tourism

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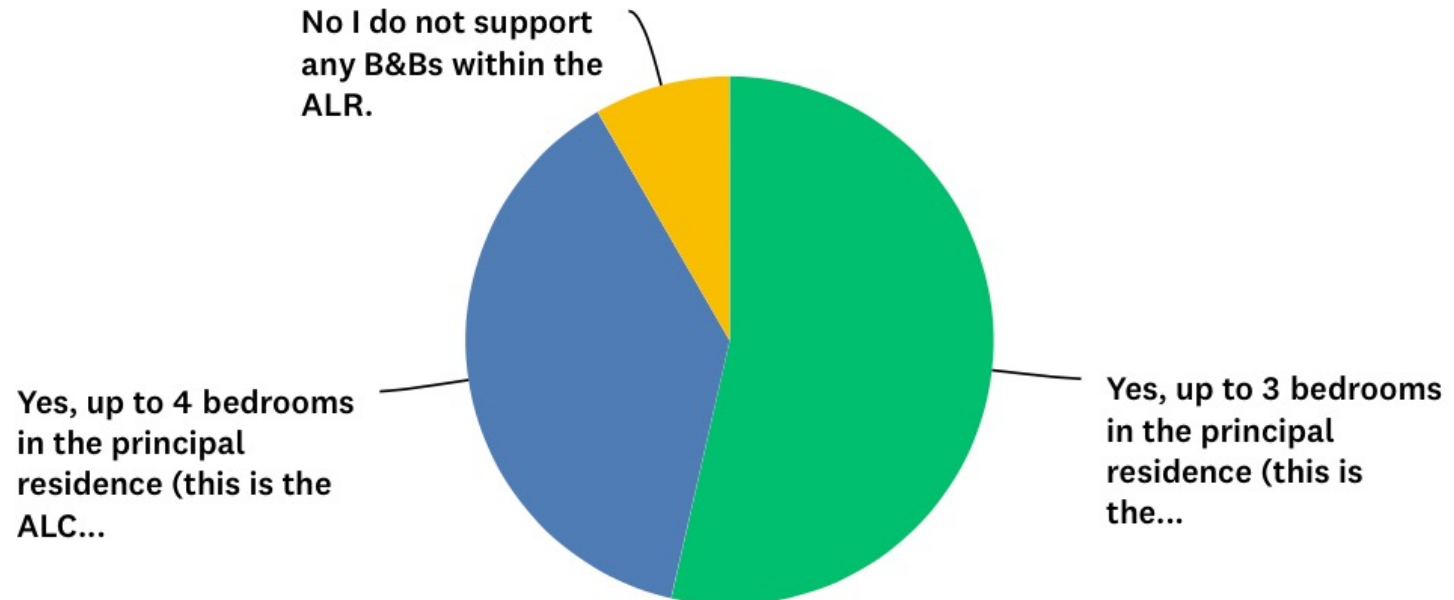
- What additional local government restrictions, if any, should Islands Trust require for agri-tourism accommodation providers?



Agri-Tourism

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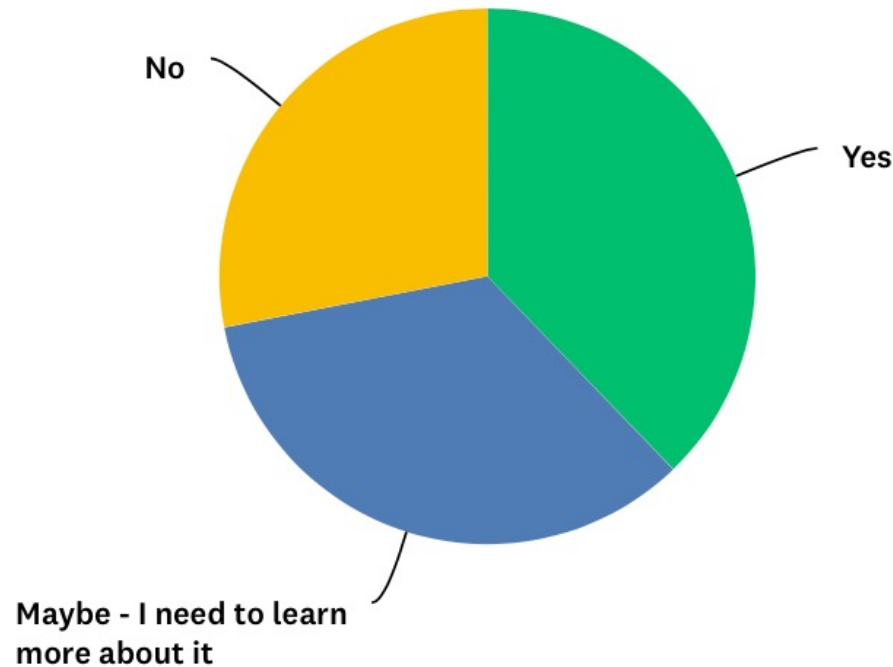
- Do you support the continued ability for landowners in the ALR to offer B&Bs within their principal residences on Denman Island?



Setbacks

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- Would you support updating Denman Island's Development Permit Area #4 (Streams, Lakes, and Wetlands) to include requirements for fencing and/or other measures to keep livestock and poultry out of waterways and/or to establish riparian buffers within specific setback areas?



Questionnaire Results*

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- Other comments
 - ▣ Affordable housing needs
 - ▣ Simplifying/eliminating all rules
 - ▣ Plant based farming advocates

Next Steps

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- Questionnaire open until end of April
- Complete the agricultural mapping update
- Analyze questionnaire results
- Present engagement results to APC and LTC
- Draft recommended changes to the Farm Bylaw
- Present draft Farm Bylaw to LTC
- Make final revisions
- Present final Farm Bylaw to LTC

Contact

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