



Minutes of the Denman Island Advisory Planning Commission

Date of Meeting: Tuesday, June 14, 2022

Location: Denman Activity Centre
1111 Northwest Rd. Denman Island, BC

APC Members Present: Edi Johnston, Member
George McRae, Member
C Urquhart, Member

Staff Present: Marlis McCargar, Island Planner
Katherine Vogt, Recorder by Zoom

Others Present: Ione Smith, Consultant by Zoom

1. CALL TO ORDER

Acting Chair McCargar called the meeting to order at 10:13 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations. She introduced staff and invited Advisory Planning Commission (APC) members to introduce themselves.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved.

3. MINUTES

3.1 Denman Island Advisory Planning Commission Draft Minutes dated August 14, 2020 for adoption.

The following correction to the minutes was presented for consideration:

Member McRae suggested an error in the minutes on page 6 that perhaps motion DE-APC-2020-005, was not carried because three Advisory planning Commission (APC) members had been against it. APC members at the time: George McRae, Tom Zawila, and Anne deCosson were against it, had noted the discrepancy in the draft minutes, and had brought it up with the APC Chair. It was not remembered who had abstained from voting. Chair Forsyth had deferred the issue to a next APC meeting.

By general consent, the minutes were adopted as corrected.

4. BUSINESS ITEMS

4.1 Election of Chair, Vice-Chair and Secretary

DE-APC-2022-001

It was MOVED and SECONDED,

that the Denman Island Advisory Planning Commission defer nominations until the next business meeting and requests that background and orientation information be provided at a date to be determined.

CARRIED

Chair McCargar noted that one APC member had indicated that they would not be available for the next 6 months, which would leave 4 APC members available for meetings.

5. REFERRAL FROM DENMAN ISLAND LOCAL TRUST COMMITTEE-Denman Island Farming Regulations Review Project Presentation by Consultant Ione Smith

Chair McCargar explained that APC members were being asked to review public and stakeholder comments gathered through previous public engagement processes regarding enhancing and preserving local farming activities; and to give direction to the Local Trust Committee (LTC) for their upcoming July 13, 2022 special meeting, by indicating support of or objection to certain proposed regulations, definitions and directions.

Chair McCargar introduced Consultant Ione Smith from Upland Consulting who gave a power point presentation entitled “Denman Island Farm Regulations Review: Engagement Summary and Key Directions.”

Ione Smith noted the following:

- Previous public engagement included presentations to the APC and LTC; community information meetings, a mail-out, a questionnaire that received 164 responses; and 8 interviews, four of which were local farmers; and input from the Growers and Producers Alliance.
- Intensive agriculture is a contentious subject and a misleading term. A chicken coop or a barn could be considered an intensive agriculture structure.
- Local governments can restrict intensive agriculture only on properties outside of the ALR.
- It is being recommended that Intensive agriculture could be restricted on R1 and R2 zoned lots or restricted on lots less than 2 hectares (approximately 5 acres) because smaller lots are more likely to result in problems with neighbors. Once enclosed structures are permitted, it is hard to enforce livestock or chicken numbers; existing structures could be exempted. Of note, 11% of R1 and 82% of R2 parcels on Denman are greater than 5 acres.
- Intensive agriculture is permitted on Resource zoned properties.
- There are 454 R1, 300 R2, and 8 RE (resource) zoned properties on Denman Island.

- There are 164 parcels of land in the Agriculture Land Reserve (ALR); 52 lots have farm tax status; 38 of the farm-status lots are in the ALR.
- The Agriculture Land Commission (ALC) formerly restricted secondary dwellings to family members and farm workers, but this restriction has been removed; also, farm tax status is no longer required. Farm worker accommodation is considered separately from second dwellings.
- The province has specific definitions of agri-tourism within the ALR, accommodations must relate to farm activities, and farm tax status is required. Up to 10 accommodation units such as tents, RVs or cabins are permitted. Local governments may prohibit or restrict them. Community feedback has been divided: 30% support them, 45% want restrictions; 25% want to prohibit.
- The Provincial Code of Practice for Environmental Agriculture Management already provides laws around farming near water systems, but local governments may require additional restrictions. Community feedback was apprehensive but open to discussion.
- Resource zones were kept outside of the scope of this project because they are not in the ALR and were not affected by recent ALR changes to second dwellings.
- R3 zones were also not included in the project.

Ione Smith offered to send the power point presentation to all APC members.

APC members reviewed the recommendations for directions contained within the Engagement Summary Report: Denman Island Farming Regulation Review Project: June 2022 which were the following:

- Definition of Agriculture
 - APC members agreed to make it more concise.
- Definition of Horticulture
 - APC members agreed to maintain the current definition.
- Definition of Intensive Agriculture
 - APC members agreed to consider keeping the current definition of Intensive agriculture as a permitted use in the ALR and to consider criteria of minimum lot size and livestock stocking density for intensive Agriculture in R1 and R2 with legacy provisions.
 - The APC noted that they would like to see future consideration of Resource zones being made compatible with R1 and R2 zones' restrictions (in particular, around intensive agriculture).
- Principal dwelling size in the ALR
 - APC members agreed to align principal dwelling size limitations to the *Agricultural Land Commission Act* regulations of 500 meters squared maximum.
- Secondary dwellings in the ALR
 - APC members agreed to align secondary dwelling allowances to the *Agricultural Land Commission Act* and regulations; and to ensure that all new secondary dwellings have adequate potable water and septic capacity or equivalent.
- Agri-Tourism Accommodations in the ALR
 - APC members agreed to align agri-tourism accommodation allowances with the *Agricultural Land Commission Act* and regulations and to ensure that all agri-

tourism accommodations have adequate potable water and septic capacity or equivalent.

- B&Bs within a principal dwelling
 - APC members agreed to retain *status quo* regulations with regard to B&Bs contained within a principal dwelling of up to 3 bedrooms.
- Setbacks from Watercourse
 - APC members agreed to revisit this topic at a future date, when the Denman Island land Use Bylaw is updated and revised, along with consideration of other Development Permit Areas.
 - An APC member expressed that watercourse setbacks should be a priority issue.

Ione Smith left the meeting at 11:50.

DE-APC-2022-002

It was MOVED and SECONDED,

that the Denman Island Advisory Planning Commission supports the directions contained within the Engagement Summary Report: Denman Island Farming Regulation Review Project of June 2022.

CARRIED

APC members noted that only 3 out of 5 APC members were present at the meeting.

APC members also recommended to the LTC that future consideration be given to Resource (RE) Zones. In particular, considering the impact of making RE zones compatible with the zoning in other residential zones, recognizing that it is currently outside of the scope of this current Farm Project.

By general consent, the meeting was adjourned at 12:00 pm.

Marlis McCargar, Chair

Certified Correct:

Katherine Vogt, Recorder