



**Minutes of the Denman Island  
Advisory Planning Commission**

**Date of Meeting:** Thursday, August 10, 2017

**Location:** Denman Island Community Hall  
1196, Northwest Road, Denman Island, BC

**APC Members Present:** **Steve Carballeira, Chair**  
**Rosa Telegus, Deputy Chair**  
**David Graham, Secretary**  
**Margie Gang**  
**Edi Johnston**  
**Jack Forsyth**  
**Tom Zawila**  
**Howard Stewart**

**Regrets** Alan Stoddart, APC Member

**Staff Present:** Ann Kjerulf, Regional Planning Manager  
Katherine Vogt, Recorder

**Others Present:** None

**1. CALL TO ORDER**

Chair Carballeira called the meeting to order at 4:01 pm.

Chair Carballeira introduced Regional Planning Manager Ann Kjerulf to the Advisory Planning Commission (APC) members.

Chair Carballeira suggested that the APC members use a show of hands to vote for or against each of the Official Community Plan (OCP) and Land Use Bylaw (LUB) amendment proposals discussed, to gain a more precise picture of the level of consensus within the group. It was also suggested that abstentions not be considered.

**2. APPROVAL OF AGENDA**

Chair Carballeira suggested the meeting close at 5:30 pm rather than 6:00 pm.

**By general consent**, the agenda was approved as amended.

**3. MINUTES**

**3.1 Denman Island Advisory Planning Commission Draft Minutes dated July 25, 2017**

It was suggested to amend item 5.2 number 5 in which the word “broad” should be changed to “general.”

**By general consent**, the minutes were adopted as amended.

**4. Working Group**

**4.1 Review of OCP/LUB Recommended Amendments**

**OCP Bullet 5: *Add an OCP policy regarding LTC consideration of subdivision proposals within the ALR***

By show of hands, 7 out of 8 APC members present supported this proposal

Regional Planning Manager Kjerulf clarified that the Agricultural Land Reserve (ALR) subdivision process did not exclude Local Trust Committees (LTCs) from perusing subdivision applications: rather, that notifications to LTCs were delayed due to the new ALR direct online portal through which ALR subdivision applications were now processed. Regional Planning Manager Kjerulf suggested that the OCP could be updated to provide criterion for when an ALR subdivision proposal is officially referred.

**OCP Bullet 7: *Add an OCP policy that reinforces agriculture as the priority use for ALR and other agricultural lands***

By show of hands, 8 out of 8 APC members present supported this proposal.

**OCP Bullet 8: *Add an OCP policy to discourage panhandle lots***

By show of hands, 8 out of 8 APC members present supported this proposal.

**OCP Bullet 9: *Add an OCP policy to support subdivision to consolidate farm parcels in the ALR***

By show of hands, 8 out of 8 APC members present supported this proposal.

**OCP Bullet 10: *Add an OCP policy to support a requirement for landscape screening/buffering of trails***

By show of hands, 7 out of 8 APC members present were against this proposal.

A main objection was that the expense of screening requirements would prohibit future trail building.

**OCP Bullet 11: *Add an OCP policy regarding “no net loss” of ALR land***

By show of hands, 7 out of 8 APC members present were against this proposal.

It was noted that there was a very high amount of ALR land on the island and that it was easier to put land into the ALR than to pull it out.

It was noted that exciting new agricultural products such as fir tips for beverages could require large tracts of ALR land.

**OCP Bullet 12: *Add an OCP policy to support ALC applications to benefit farming or the greater community***

By show of hands, 4 APC members out of 8 present supported this proposal.

One objection to the proposal was that it was, in effect, a two part proposal, and thus too cumbersome to support.

Another objection was that landowners could attempt to rezone and reutilize any large building structures they had previously justified for farming or the greater community.

Regional Planning Manager Kjerulf noted that the rationale behind this OCP policy could be to support non-farm uses such as affordable housing or an educational facility on ALR land to benefit either farming or the greater community that would normally not be permitted under existing ALR regulations.

**OCP Bullet 13: Amend the OCP to include a policy to support alternative land tenure agreements**

By show of hands, 5 out of 8 APC members present supported this proposal.

It was noted that the wording of this proposal should be “Add an OCP policy...” rather than “Amend the OCP...”

An objection to this proposal was that it would invite legal complications, given that the greater legal system did not presently adequately accommodate alternative land tenures.

A support point for this proposal was that new farmers needed land and if they could not afford to buy it then they could possibly long-term lease it.

**LUB Bullet 1: Add farm processing and storage as principal uses in the Light Industrial (L) zone (subject to conditions)**

By show of hands, 8 out of 8 APC members present supported this proposal

**LUB Bullet 2: Add farm help accommodation accessory to a principal farm use in the ALR (subject to conditions)**

By show of hands, 6 out of 8 APC members present were against this proposal.

A main point against the proposal was that it could be taken advantage of to get around existing density regulations.

It was noted that farm help accommodation could be covenanted to be removed after the farm help was gone.

It was noted that wwoofers were common on the island and that their presence may or may not involve bylaw illegality, depending upon whether their length of stay complied with existing temporary accommodations bylaws.

It was suggested to create a new high-density farm help accommodation zone, to house all farm helpers in one particular area.

**LUB Bullet 3: Add a height exemption for silos and grain bins**

By show of hands, 7 out of 8 APC members present supported this proposal.

There was some concern raised around blocking neighbors' views.

There was some concern expressed that this was an unnecessary bylaw that would waste Islands Trust Planners' time.

**LUB Bullet 4: *Add farm home plate provisions (to cluster residential uses and avoid sterilization of farm land)***

By show of hands, 6 out of 8 APC members present supported this proposal.

One APC member expressed skepticism around the idea that small country roads and driveways constituted a significant sterilization or dead/unproductive zone on farm property. If such were the case, it would be unnecessary to force people that prefer greater privacy into clusters.

**OCP Bullet 6: *Add an OCP policy to support "occasional markets, fairs and festivals" in the W2 zone***

Discussion of this item, carried over from the last meeting, was cut short due to time constraints.

**5. NEXT MEETING**

To be held on August 23, 2017 at 4:00 pm at the Seniors Activity Center.

**6. ADJOURNMENT**

**By general consent**, the meeting was adjourned at 5:34 pm.

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Steve Carballeira, Chair

Certified Correct:

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Katherine Vogt, Recorder