



Minutes of the Denman Island Advisory Planning Commission

Date of Meeting: Tuesday, July 25, 2017

Location: Denman Island Activity Centre
1111 Northwest Road, Denman Island, BC

APC Members Present: Steven Carballeira, Chair
Rosa Telegus, Deputy Chair
David Graham, Secretary
Margie Gang
Edi Johnston
Alan Stoddart
Jack Forsyth
Tom Zawila

Regrets: Howard Stewart, APC Member

Staff Present: Katherine Vogt, Recorder

Staff Present by Speakerphone: Sonja Zupanec, Island Planner

Others Present: Laura Busheikin, Island Trustee

1. CALL TO ORDER

Island Planner Zupanec called the meeting to order at 7:04 pm.

2. APPROVAL OF AGENDA

There was no formal agenda to approve and no Chair, Deputy Chair, or Secretary yet selected by the 2017 Denman Island Advisory Planning Commission.

3. MINUTES

There were no previous minutes to adopt.

4. WELCOME, OVERVIEW AND INTRODUCTION

Each member of the Denman Island Advisory Planning Commission introduced themselves to the group. Trustee Laura Busheikin offered that she had come to the meeting to listen to the group discussion. Island Planner Zupanec provided context and guidance to the group.

5. NEW BUSINESS

5.1 Selection of Chair, Deputy Chair, and Secretary for the 2017 Denman Island Advisory Planning Commission

By general consent, Steve Carballeira was elected as Chair; Rosa Telegus was elected as Deputy Chair and David Graham was elected as Secretary to the 2017 Denman Island Advisory Planning Commission.

5.2 Discussion of Memorandum dated July 10, 2017 from Regional Planning Manager Ann Kjerulf, File No.6930-20 (Agriculture Area Plan), regarding the Denman Island Farm Plan Implementation Project Referral, about which the Denman Island Local Trust Committee was seeking input from the 2017 Denman Island Advisory Planning Commission

By general consent, it was decided to not seek motions and resolutions to the points raised in the memorandum, but rather to have a broad discussion on each of the points in turn and to record the level of consensus within the group regarding each of the points.

The memorandum suggested 13 Official Community Plan (OCP) amendments; nine Land Use Bylaw (LUB) amendments; and one Development Approval Information bylaw amendment. Discussion focused on the first six Official Community Plan amendment suggestions:

1. Add an OCP policy to support agritourism accommodation on land in the Agricultural Land Reserve (ALR)

There was no general consensus that this was supportable. Concerns were raised about the too many unserviced campsites allowed under ALR rules, setbacks to neighbouring properties and possible fire hazards with makeshift cooking facilities. Porta-potties were suggested as a good temporary sewage solution for such accommodations. There seemed to be too many issues to regulate.

2. Add an OCP policy concerning farm help accommodation on land in the ALR

There was a general consensus that this type of accommodation was worth supporting, with concerns raised around bylaw non-compliance and B.C. Building Code non-compliance, as well as farmers' finding the compliance process too expensive.

3. Designate Temporary Use Permit (TUP) areas for agritourism accommodation on land in the ALR

This ties into No. 1. There was no general consensus to support an amendment. Island Planner Zupanec noted that TUP conditions could be tailored to the specific proposal and that the TUP process already does include neighbour complaint and input provisions.

4. Designate TUP areas for processing uses and facilities on non-ALR land

There was broad consensus to support a future amendment. It was noted that many home-based farm processing uses and facilities were already allowable under existing bylaws, but for facilities larger than that normally used by a home-based business, there were no provisions in the OCP.

Island Planner Zupanec noted that the OCP could be used to allow large processing or storage facilities in specific zones or on specific parcel sizes or be allowed on any parcel of land.

Concern was raised around the betrayed expectations of property owners who had already bought land in a specific zone.

5. Add an OCP policy regarding LTC consideration of subdivision proposals within the ALR

It was decided to defer consideration of this proposal until Island Planner Zupanec could obtain more information regarding its rationale. Presently, ALR subdivision proposals and outcomes are not shared with Local Trust Committees.

6. Add an OCP policy to support “occasional markets, fairs and festivals” in the W2 zone

There was broad support to allow such events, though some concerns were raised around traffic congestion and control.

6. NEXT MEETING

To be held on August 10, 2017 at 4:00 pm at the Seniors Activity Centre.

7 ADJOURNEMENT

By general consent, the meeting was adjourned at 8:50 pm

Steven Carballeira, Chair

Certified Correct:

Katherine Vogt, Recorder