



A NOTICE OF A BUSINESS MEETING OF **THE DENMAN ISLAND LOCAL TRUST COMMITTEE**
to be held at 10:30 AM on Tuesday, November 6, 2012 at the Denman Seniors Hall,
1111 Northwest Road, Denman Island, BC

AGENDA

		Page No.	*Approx. Time*
1.	CALL TO ORDER		10:30 am
2.	APPROVAL OF AGENDA		
3.	CHAIR'S REPORT		
4.	TRUSTEES' REPORT		
5.	MINUTES		10:45 am
5.1	Local Trust Committee Adopted Meeting Minutes of October 2, 2012 – <i>attached for information</i>	1-10	
5.2	Section 26 Resolutions Without Meeting Log dated October 29, 2012 – <i>attached for information</i>	11	
5.3	Denman Island Advisory Planning Commission Minutes - <i>none</i>		
5.4	Denman Agriculture Plan Steering Committee Draft Minutes dated September 18, 2012 - <i>attached</i>	12-13	
5.5	Denman Island Marine Advisory Planning Commission Draft Minutes - <i>none</i>		
6.	BUSINESS ARISING FROM MINUTES		10:55 am
6.1	Follow-up Action List dated October 29, 2012 - <i>attached</i>	14-15	
6.2	Association of Vancouver Island and Coastal Communities Aquaculture Working Group – <i>verbal update</i>		
7.	APPLICATIONS AND PERMITS		11:05 am
7.1	DE-DP-2012.1(Comox Valley Regional District – Water Tanks in Bill Mee Park for Fire Fighting Purposes)		
	7.1.1 Memorandum dated October 26, 2012 regarding Sponsorship of Application Fee - <i>attached</i>	16-19	
	7.1.2 Staff Report dated October 26, 2012 - <i>attached</i>	20-33	
8.	DELEGATIONS - none		11:15 am
8.1	Edina Johnston for Association for Denman Island Marine Stewards		
9.	TOWN HALL DISCUSSION		

10.	CORRESPONDENCE		11:30 am
	<i>Correspondence specific to an active development application and/or project will be received by the Denman Island Local Trust Committee when that application and/or project is on the agenda for consideration.</i>		
10.1	Email dated October 17, 2012 from Edina Johnston regarding Marine Environment Issues - <i>attached</i>	34	
10.2	Petition from Hornby Denman Tourist Services Society regarding Support for Amendment of Bylaw 186 signed by Marion Cobb - <i>attached</i>	35-37	
10.3	Petition from Hornby Denman Tourist Services Society regarding Support for Amendment of Bylaw 186 signed by Oliver Cobb - <i>attached</i>	38-40	
10.4	Email dated October 23, 2012 from Morley McKeachie regarding Bylaw 186 - <i>attached</i>	41	
11.	REPORTS		
11.1	Strategic Plan for Local Trust Committees - <i>attached</i>	42-53	
11.2	Work Program		
	Top Priorities Report and Projects Report dated October 29, 2012 - <i>attached</i>	54-55	
11.3	Applications Log		
	Report dated October 29, 2012 - <i>attached</i>	56-60	
11.4	Trustee and Local Expenses		
	Expenses posted to October 31, 2012- <i>attached</i>	61	
12.	LOCAL TRUST COMMITTEE PROJECTS		11:50 am
12.1	Denman Island Farm Plan	62-94	
	Staff Report dated October 22, 2012 - <i>attached</i>		
13.	NEW BUSINESS		
13.1	Green Shores / Integrated Watershed and Shoreline Mapping Workshops Memorandum dated October 22, 2012 - <i>attached</i>	95-97	
13.2	Denman WORKS! Forum on Visitor Accommodation Bylaws		
	13.3.1 Visitor Accommodation Bylaw Meeting Notes - <i>attached</i>	98-101	
	13.3.2 Forum Notes - <i>attached</i>	102-104	
14.	BYLAWS		
15.	ISLANDS TRUST WEBSITE		1:00 pm
15.1	Denman Page - <i>attached</i>	105-106	
16.	NEXT MEETING DATE		
	Tuesday, December 11, 2012 at 10:30 am at The Denman Seniors Centre, 1111 Northwest Road, Denman Island, BC		
17.	TOWN HALL DISCUSSION – <i>time permitting</i>		
18.	ADJOURNMENT		1:10 pm

*Approximate time is provided for the convenience of the public only and is subject to change without notice.

DRAFT

**MINUTES OF THE DENMAN ISLAND LOCAL TRUST COMMITTEE
BUSINESS MEETING
HELD AT 10:30 AM ON TUESDAY, OCTOBER 2, 2012
AT THE DENMAN SENIORS HALL
1111 NORTHWEST ROAD, DENMAN ISLAND, BC**

PRESENT:

Peter Luckham	Chair
Laura Busheikin	Local Trustee
David Graham	Local Trustee
Courtney Simpson	Island Planner
Vicky Bockman	Recorder

There were eight (8) members of the public in attendance.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 10:30 am. He welcomed the public and introduced Trustees and staff. He acknowledged that the meeting is being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The agenda was adopted by consensus with the following amendments:

- Add item 11.3.3 – Expenses Posted to September 30, 2012
- Add item 13.4 – Memorandum dated September 18, 2012 regarding 2013-14 Budget Proposals
- Add item 18 - Closed Meeting and item 18.1 Motion to Close the Meeting
- Add item 19 – Rise and Report and renumber Adjournment to item 20

3. CHAIR'S REPORT

Chair Luckham reported that in September he attended an Executive Committee meeting and the Trust Council meeting on Bowen Island where the Strategic Plan was adopted. He advised that work on the budget review process is now beginning. He reported that he recently attended the Union of British Columbia Municipalities convention held in Victoria.

4. TRUSTEES' REPORT

Trustee Busheikin reported that she also attended the Trust Council meeting. She commented that she attended a Riparian Areas Regulation Northern Working Group meeting, focusing on implementation of the regulations. She reported that since the last meeting she has had many opportunities to participate in dialog with Denman Islanders including during the Trustee Office Hours, the Denman Debates Salon, and in other informal settings.

Trustee Graham reported that at a recent Denman Island Residents Association Parks Committee meeting, he presented Peter Karsten with the official Community Stewardship Award. He advised that he attended the Trust Council meeting and the Denman Agriculture Plan Steering Committee meeting. He commented that the Denman Island Marine Stewardship Committee and volunteers collected a large amount of debris, primarily originating from aquaculture industry, from the Denman shoreline during the Great Canadian Shoreline Cleanup in September and that the efforts received good media attention.

5. MINUTES

5.1 Local Trust Committee Meeting Minutes of July 17, 2012

The minutes were adopted by consensus as presented.

5.2 Section 26 Resolutions Without Meeting – None.

5.3 Denman Island Advisory Planning Commission Minutes – None.

5.4 Denman Agriculture Plan Steering Committee Minutes dated September 18, 2012

The Denman Agriculture Plan Steering Committee minutes were reviewed. It was requested that the minutes be amended to reflect Trustee Busheikin's attendance at the meeting.

5.5 Denman Island Marine Advisory Planning Commission Minutes – None.

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated September 20, 2012

Planner Simpson provided updates to the Follow-Up Action List dated September 20, 2012 and responded to questions.

There was discussion regarding the June 5, 2012 activity involving potential aquaculture meetings with BC Shellfish Growers Association, Fisheries and Oceans Canada and Integrated Land Management Bureau. Planner Simpson advised that she has been appointed to an advisory group as the Islands Trust representative to liaison with other local, provincial and federal government representatives. She noted that this might be an appropriate venue for furthering the activity. It was requested that Planner Simpson explore the question of consultation regarding regional concerns in the advisory group and report back to the Local Trust Committee.

6.2 *Denman Opposes Coal Request regarding Local Trust Committee Water Jurisdiction*

Planner Simpson provided information on Local Trust Committee water jurisdiction as requested at a previous meeting. She reported that a recent legal opinion was reviewed and based on that opinion staff does not recommend pursuing changing the limits of the existing water jurisdiction boundaries. She advised that additionally, senior Islands Trust staff did not support the proposition that the Local Trust Committee consider the ability to zone the waters over the seabed and the rationale was provided. It was the consensus that there be no further action on the water jurisdiction issue other than to pursue advocacy opportunities.

7. APPLICATIONS AND PERMITS

7.1 *DE-DVP-2012.1 (Mills – 9850 Greenhill Road) – An Application to Vary the Height Regulations for an Accessory Building
Staff Report dated September 10, 2012*

Planner Simpson summarized the report. The applicant clarified that contrary to the staff report, the new home is not proposed to be built onto the wood carving shop and that the shop has been removed. He presented an overview of the project and application.

There was discussion regarding the ability to maintain the decommissioned building as an accessory building rather than a second residence in the future. It was determined that the language in the development variance permit satisfactorily addresses this concern.

DE-062-2012

It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee instruct staff to issue development variance permit DE-DVP-2012.1 (Barbara and John Mills).

CARRIED

7.2 *DE-RZ-2011.1 (Denman Community Land Trust Association)
Staff Report dated September 10, 2012*

Planner Simpson presented the staff report explaining that the purpose of the report was to review the draft housing agreement and updated definition of dwelling unit, affordable housing in the draft amendment to Bylaw No. 204. She advised that a legal review of the draft housing agreement is strongly recommended and that the issue of the applicant's request for cost relief for funding the legal review of the housing agreement remains unresolved.

There was discussion regarding the draft housing agreement and the following points were raised:

- there was consensus that legal review of the draft housing agreement is necessary;
- the Islands Trust Executive Committee has been asked to explore additional options for funding the legal review;
- the decision regarding possible sponsorship of the cost of legal review of the draft housing agreement will be deferred to a resolution without meeting pending a recommendation by the Executive Committee.

Discussion followed on the process and possible timeline for the application and included the following points:

- it was the desire to proceed as expeditiously as possible, suggesting that the housing agreement bylaw and bylaw to amend the Land Use Bylaw might be brought through the process together and any other time saving options utilized where appropriate to advance the application;
- the impact on staff time and internal costs were considered.

The draft amendment to Bylaw No. 204 was discussed and the following changes were requested:

- in 1. a) fourth line: insert “monthly financed” before “purchase price” and “payment” after “purchase price”;
- add equivalent square footage whenever meters are given to provide consistency;
- in 1. b) 4: clarify “including sale of products produced on site”;
- in 1. c) “A(14)1, second line: add a comma after “Section 2.8.

During discussion of the draft definition of dwelling unit, affordable housing the following issues were raised:

- there was concern expressed by a Trustee that the definition of dwelling unit, affordable housing was too specific and that the 30% of income rate might not always be appropriate;
- the applicant emphasized that the definition is specific to this project and expressed concern that the definition should not attempt to encompass all future projects which would result in additional community housing meetings and delay the project;
- it was determined that it would be worthwhile to consider alternate definitions that might be used in this and other applications while affirming the intent to not delay the process.

DE-063-2012

It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee direct staff to explore variations on the definition of dwelling units, affordable housing as it pertains to DE-RZ-2011.1

CARRIED

8. DELEGATIONS – None.

9. **TOWN HALL DISCUSSION**

Harlene Holm – noted that it appears that some aspects of the draft Farm Plan would require changes in Denman Island regulations and she requested clarification of the ability of the public to review and provide input to the final draft.

In response the timeline, process and opportunities for public input were summarized.

Liz Johnston – stated that the Denman Island Marine Stewardship Committee is concerned with aspects of the Comox Valley Regional District Aquaculture and Agricultural Policy review. She asked the Local Trust Committee to write to Comox Valley Regional District and others to assert that the Islands Trust does have jurisdiction and should be included and consulted in these ongoing meetings as a significant stakeholder for Baynes Sound and the marine environment.

Additionally, she asked for an explanation of the vote in opposition to the initiative at Trust Council to create a new strategy for developing mechanisms for proactive enforcement of illegal structures on the foreshore.

Trustee Graham responded that he voted against the measure as the structures are primarily breakwaters and it is his opinion that information and education programs for property holders involved should precede proactive bylaw enforcement.

David Critchley – expressed his objection to the recommendation based on legal opinion regarding the water jurisdiction issue as referenced in agenda item 6.2. He indicated his concern that by taking this stance, the Islands Trust is not being assertive enough in its mandate to preserve and protect against pollution from the Raven Coal Mine, sea cucumber aquaculture, or other pollutants.

In response, Chair Luckham acknowledged the concerns however indicated that the details of the legal opinion were confidential and could not be discussed. He confirmed that the Local Trust Committee is taking staff's advice to not pursue the issue further.

Liz Johnston – advised that the aquaculture industry is currently lobbying in Ottawa to establish a legislative Act and code of practice for their industry. She requested Islands Trust's involvement to represent a balance to the regulations and codes being brought forward by the industry interests and emphasized that timing is important as it is happening now.

Graham Brazier – noted that an essential part of the Denman Opposes Coal presentation at Trust Council was the interpretation that the Islands Trust is required to be active and not passive. He suggested that pollution threats should be anticipated and requested that samples of the seabed be taken to provide baseline information and evidence should there be a polluting event in the future.

10. CORRESPONDENCE

- 10.1 *Two Emails dated July 28, 2012 from Edina Johnston for the Denman Island Marine Stewardship Committee regarding the Comox Valley Regional District Aquaculture Policy Review*

Planner Simpson indicated that Comox Valley Regional District planning staff have been contacted and a draft of the Comox Valley Regional District Aquaculture and Agricultural Policy will be referred to the Local Trust Committee for comment. She advised that the policy is primarily focused on the upland area.

Pat McLaughlin commented on a lack of knowledge in the public and among public officials about what is happening on the foreshore.

Trustee Busheikin expressed concern that receiving a referral for comment may not be an adequate solution given the nature of the pro-industry stance noted in the policy analysis correspondence referred to in agenda item 10.1. She noted that environmental impacts need to be considered before the end of the process. Consideration was given to alternative approaches and it was suggested that it might be effective to ask for the Denman Marine Stewardship Committee to be included in the referrals for the draft Aquaculture and Agricultural Policy.

Liz Johnston advised that the Denman Marine Stewardship Committee has changed its name to the Association for Denman Island Marine Stewards.

DE-064-2012

It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee write a letter to the Comox Valley Regional District suggesting that the Association for Denman Island Marine Stewards be included in the referrals for the Aquaculture and Agriculture Policy review.

CARRIED

Chair Luckham indicated that he would send a thank-you letter to Edi Johnston for her correspondence.

- 10.2 *Letter dated August 5, 2012 from Oliver Cobb regarding Bylaw Restrictions on Bed and Breakfast Establishments*

Received.

- 10.3 *Letter dated August 7, 2012 from Marion Cobb regarding Bylaw Restrictions on Bed and Breakfast Establishments*

Received.

10.4 Letter dated August 22, 2012 from BC Hydro regarding Funding Available for Electric Beautification Projects

Committee members reviewed and discussed the above noted letter which describes funding opportunities for BC Hydro beautification projects. It was the consensus that other local organizations might benefit from this information and Trustee Graham indicated that he would forward the information to the Denman Seniors & Museum Society and Denman Works!.

11. REPORTS

*11.1 Work Program
Top Priorities Report and Projects Report dated September 20, 2012*

Planner Simpson presented an overview of the Top Priorities report. The following points were noted:

- the Agriculture Plan is nearing the final draft and it was suggested that consideration be given as to how implementation might affect the Work Program in the future;
- the target date of December 31, 2012 for Riparian Areas Regulation may need updating as the mapping is not complete

Chair Luckham recessed the meeting at 12:44 pm and reconvened at 12:52 pm.

*11.2 Applications Log
Report dated September 20, 2012*

Planner Simpson provided updates to the Applications Log and responded to questions.

*11.3 Trustee and Local Expenses
11.3.1 Expenses posted to July 31, 2012*

Expenses posted to July 31, 2012 were received.

11.3.2 Expenses posted to August 31, 2012

Expenses posted to August 31, 2012 were received.

11.3.3 Expenses posted to September 30, 2012

Committee members reviewed and discussed the above noted Expense Summary Report and noted a possible discrepancy in the Denman Riparian Areas Regulation budget allocation amount.

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Development Permit Area No. 4 Amendments – Streams, Lakes & Wetlands

12.1.1 Staff Report dated September 17, 2012

Planner Simpson summarized the staff report and advised that a draft Development Approval Information Bylaw will be presented at an upcoming meeting.

There was discussion regarding the budget for Denman Island Riparian Areas Regulation communications and the following points and questions were raised:

- the difficulties of communicating about the project before the mapping has been completed was acknowledged as a concern;
- the option of reallocation of the funds from communications to mapping was considered;
- if it is determined that reallocation is possible, can the funds be used effectively to further the mapping.

DE-065-2012

It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee request staff to confirm the Riparian Areas Regulation budget of \$5,000 and to explore the possibility of reallocation to mapping.

CARRIED

12.1.2 Submissions from Advisory Planning Commission Members

The submissions from Advisory Planning Commission members were received and will be reviewed by staff in a subsequent staff report.

13. NEW BUSINESS

13.1 Islands Trust Fund Board Referral Briefing and Five Year Plan

Trustee Busheikin noted that there might be local community members interested in being involved with developing the mapped protected area networks on Denman Island and indicated that she would contact the Islands Trust Fund Ecosystem Protection Specialist to discuss the process.

The Islands Trust Fund Five Year Plan 2013-2017 was accepted for information with no comment on the content of the plan.

13.2 Local Trust Committee Meeting Dates for 2013 Memorandum dated September 10, 2012

The Committee reviewed the proposed meeting dates for 2013.

DE-066-2012

It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee endorse the 2013 meeting schedule as follows:

Tuesday, January 22, 2013
Tuesday, February 26, 2013
Tuesday, April 2, 2013
Tuesday, May 7, 2013
Tuesday, June 4, 2013
Tuesday, July 16, 2013
Tuesday, September 17, 2013
Tuesday, October 22, 2013
Tuesday, November 26, 2013

CARRIED.

13.3 *Special Occasion Licences
Memorandum dated August 31, 2012*

The Committee reviewed the memorandum advising that local governments are to be consulted in regard to all public events being held in their jurisdiction where special occasion licences are required and recommending the delegation of approval authority to streamline the process.

DE-067-2012

It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee request staff to prepare a letter to the Comox Valley RCMP Detachment Staff Sergeant Andrew Isles advising that the Local Trust Committee delegates the approval of special occasion licences to the Comox valley RCMP detachment effective immediately .

CARRIED

13.4 *Memorandum dated September 18, 2012 regarding 2013-14 Budget Proposals*

The Committee reviewed the above memorandum which outlines local trust committee budget request guidelines and contains budget information for the Denman Island Local Trust Committee.

DE-068-2012

It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee approve and forward funding requests for Projects Proposed for Next Fiscal, 2013/14 to Financial Planning Committee as presented.

CARRIED

14. BYLAWS – None.

15. ISLANDS TRUST WEBSITE

15.1 *Denman Page*

There were no changes requested to the website.

16. NEXT MEETING DATE

The next meeting of the Denman Island Local Trust Committee will take place on Tuesday, November 6, 2012 at 10:30 am at The Denman Seniors Centre, 1111 Northwest Road, Denman Island, BC V0R 1T0.

17. TOWN HALL DISCUSSION – time permitting - None

18. CLOSED MEETING

18.1 Motion to Close the Meeting

DE-069-2012 It was **MOVED** and **SECONDED** that the Denman Island Local Trust Committee close the October 2, 2012 business meeting to discuss matters pursuant to Section 90(1)(d) of the *Community Charter* to consider adoption of closed meeting minutes and that staff be invited to attend this meeting

CARRIED

Chair Luckham closed the in-camera meeting at 1:16 pm.

Chair Luckham reconvened the meeting at 1:21 pm to rise and report.

19. RISE AND REPORT

Chair Luckham reported that the *In Camera* minutes of April 3, 2012 were approved as presented.

20. ADJOURNMENT

Chair Luckham adjourned the meeting at 1:23 pm.

Recorder

Chair



RWM From: May 26, 2012 To: October 29, 2012

Denman Island

Resolution #	Action	Resolution Description	Resolution Date
2012-03	In Favour	"That the Denman Island Local Trust Committee authorizes staff to enter into a cost recovery agreement with the applicant of DE-RZ-2011.1, the Denman Community Land Trust Association, for the cost of legal review of a housing agreement."	Oct 23, 2012

DRAFT

Denman Island Farm Plan Meeting September 18th 2012
 Marcus Isbister Old School

Attending: Doug Wright, David Graham (Chair), Marina Reid, Anne de Cosson, Courtney Simpson, Jill Hatfield, Bruce Jolliffe, Andrea Lawseth, Laura Busheikin

Agenda:

- Discuss comments from community about farm plan draft
- Discuss staff comments
- New Business

Comments from community:

Concerns were expressed re the following topics-

- Corrections to Veganiculture write-up
- Corrections to SPUDS write-up
- Deletion of Garden Parties
- Corrections to Vegan Potluck Series
- Meat production as a part of sustainable farming
- Special rates for farmers on BC Ferries
- Processing plant which may include an abattoir or slaughterhouse
- Humane treatment of livestock
- Mobile abattoir
- GMO products
- DICES and the Community School clarification
- DCA and its role in land conservancy
- Farms captured in 2011 survey vs Stats Canada 2006
- Suggestion that limited farm land is available for crop production
- Idea of farming in parkland
- Suggestion that no ALR land should be made into further parks
- Suggestion that conservation is secondary to agriculture
- Inclusion of DCA and DIRA in Implementation Body
- Height of proposed silos & grain storage facilities excessive for Denman
- Possible misuse of farm worker housing
- Want inclusion of Grow Your Own Fuel Initiative in “other key players”
- Expand Definition of Farming to include growing of crops for medicinal, clothing, housing, fuel, decorative uses

DRAFT

- 40 acre minimum for farming
- Missing various services/ businesses in community
- Calling the LTC an independent governing body
- Would like to see recommendations on what to grow
- Agritourism
- Idea that many farmers need to sell off island to make a living
- No reference to current level of farm workers employed on the island
- Water needing more importance in discussion of farming and challenges on Denman
- Include discussion of recent decade's soaring land prices, wall of food regulations and impact of climate change to difficulty facing farmers
- Discussion of water usage per acre of various crops/livestock etc
- Capacity to produce feed for livestock needs to be addressed
- Temporary housing does not fit mandate of DCLTA
- Should be more focus on integrating farming & conservation – not treated as competing interests

These topics were all addressed in discussion and various changes were suggested to the consultant, Andrea Lawseth.

After a short break the suggestions and concerns of the IT staff as expressed by Courtney Simpson were also discussed. These concerns ranged from readability to formatting to a further inclusion of the Steering Committee's original vision which needed to be better reflected throughout the Plan.



Islands Trust

Follow Up Action Report w/ Target Date

Denman Island Sep-12-2011

No.	Activity	Responsibility	Target Date	Status
1	Reschedule the meeting with the K'omoks First Nation. Meeting to be separate from Hornby LTC, but on same day and directly after.	Courtney Simpson	Oct-25-2011	On Going

May-01-2012

No.	Activity	Responsibility	Target Date	Status
1	Post link to 2011 annual report, when published, to Denman webpage.	Courtney Simpson	Jun-05-2012	On Going

May-02-2012

No.	Activity	Responsibility	Target Date	Status
1	Staff to provide report on bylaw enforcement mechanisms to: a) remove predator netting; b) ban driving on the foreshore; and c) ban beach modification.	Courtney Simpson	Jul-17-2012	On Going

Jun-05-2012

No.	Activity	Responsibility	Target Date	Status
1	Invite BC Shellfish Growers Association to the to-be-scheduled meeting with DFO and ILMB on aquaculture.	Courtney Simpson	Jul-17-2012	On Going

Oct 2, 2012 update: wait until staff has attended first working group meeting to provide more info to LTC.

1	Add "Discussion of Bylaw Enforcement" to the Denman Island Local Trust Committee business meeting in 18 months time (December, 2013) possibly to coincide with a discussion on affordable housing.	Courtney Simpson	Dec-01-2013	On Going
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Jul-17-2012

No.	Activity	Responsibility	Target Date	Status
1	Draft DAI bylaw	Courtney Simpson	Oct-02-2012	On Going

Oct-02-2012

No.	Activity	Responsibility	Target Date	Status
1	In the definition of "dwelling unit, affordable housing" in draft bylaw 204, clarify that "purchase price" refers to a monthly financed price and is called an "installment" or "payment". Also consider adding Imperial measurements in brackets (need to check for consistency with base bylaw).	Courtney Simpson	Nov-06-2012	On Going
1	Explore variations on the definition of dwelling unit, affordable housing as it pertains to DE-RZ-2011.1 with a view to making it more general.	Courtney Simpson	Nov-21-2012	On Going
1	For draft bylaw 204, clarify meaning of "including sale of products produced on site". And, under 1 (c), insert comma after "2.8". And, in schedule revise boundary of new zone to match that of recent survey.	Courtney Simpson	Nov-21-2012	On Going
1	Write letter to CVRD to request that "Association for Denman Island Marine Stewards" is included as a referral agency for the Aquaculture and Agriculture Policy Review. Staff to draft for Chair's signature.	Courtney Simpson	Nov-21-2012	Done
1	Confirm if budget for RAR communications is \$4,000 or \$5,000, and explore options for reallocating this budget to mapping. *** It is \$4,000.	Courtney Simpson	Nov-21-2012	Done

Oct-03-2012

No.	Activity	Responsibility	Target Date	Status
1	Provide briefing to EC regarding LTC's request to consider options to sponsor housing agreement legal review. If EC does not have any, initiate RWM to enter into cost recovery agreement with applicant of DE-RZ-2011.1 (DCLTA).	Courtney Simpson	Oct-10-2012	Done



Memorandum

700 North Road Gabriola Island BC V0R 1X3

Telephone **250. 247-2063** FAX: 250. 247-7514

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC **1.800.663.7867**

northinfo@islandstrust.bc.ca www.islandstrust.bc.ca

Date October 26, 20120 File Number DE-DP-2012.1

To Denman Island Local Trust Committee
For meeting to be held November 6, 2012

From Linda Prowse
Planner
Northern Office

Re Application Fee Sponsorship for Comox Regional District Development Permit Application – Water
Tanks for Fire Fighting

Staff has received the above noted application from the Comox Valley Regional District, and a Planning report on the Development Permit application is attached. The Regional District is working in conjunction with the Denman Boat Launch Committee of the Rate Payers Association, and the Denman Island Fire Rescue Department, to have two water tanks located in Bill Mee Park for firefighting purposes. The Comox Valley Regional District has paid the Development Permit application fee, and the Chair of the Denman Fire Rescue Department has requested that the fee be sponsored by the Denman Island Local Trust Committee.

This application meets the guidelines for Executive Committee sponsorship of development applications in Trust Council Policy 4.1.xiii. Section 3(a) (attached) which states that Executive Committee sponsorship is appropriate “when the applicant is a non-profit agency or organization seeking to establish, expand or modify a facility for the benefit of the community at large and consistent with goals in the OCP”.

If the Local Trust Committee would like the Executive Committee to consider sponsoring the Development Permit/Siting and Use Permit application fee of \$550, the Local Trust Committee could pass the following resolution:

“THAT the Denman Island Local Trust Committee requests the Executive Committee to sponsor the Development Permit/Siting and Use Permit application fee for the Comox Valley Regional District to install two water tanks in Bill Mee Park for firefighting purposes.”

If the Local Trust Committee passes this resolution AND if the Executive Committee agrees to sponsor the fee, then the Regional District will receive a fee refund.

pc Courtney Simpson, Acting Regional Planning Manager

Attachment: Trust Council Policy on Fee Sponsorship

4.1.xiii Guidelines**GUIDELINES FOR EXECUTIVE COMMITTEE SPONSORED OR LOCAL TRUST
COMMITTEE INITIATED DEVELOPMENT APPLICATIONS**

Trust Council: June 10, 2004

Amended: March 9, 2011

A: PURPOSE:

To clarify the circumstances when it is appropriate for a committee to sponsor or initiate a property-specific development application.

Note: This policy does not apply to general changes to Official Community Plan policies or zoning regulations that would apply to many properties and that are initiated by a local trust committee as part of a general review of policies or regulations.

B: REFERENCES:

1. *Corporations Act*
2. *Islands Trust Act, s. 27*

C: POLICY:**1. Development Applications**

- a) May include OCP & Zoning Bylaw Amendments, Development Permits, Development Variance Permits and Temporary Use Permits.

2. Covenants

- a) Covenants are not considered development applications. If a covenant results from a development application approval condition, the costs of preparing the covenant are to be born by the applicant.

3. Conditions appropriate for Executive Committee sponsorship of a property-specific development application are:

- a) When the applicant is a non-profit agency or organization seeking to establish, expand or modify a facility for the benefit of the community at large and consistent with goals in the OCP.
- b) When the applicant is an established or establishing institution supported by taxpayers that is seeking to establish, expand or modify a community facility. In this instance, the Executive Committee may consider sponsorship of up to one half of the costs of the application.
- c) When the applicant seeks to implement specific objectives of an OCP with broad community benefits.

ISLANDS TRUST POLICY MANUAL

K:\Manuals\Policy\Chapter04\1xiii Guidelines for LTC Sponsored or Initiated Development Applications.doc

4. Conditions not appropriate for Executive Committee sponsorship or local trust committee initiation of a property-specific development application include:

- a) When the applicant is a registered for-profit corporation under the *Corporations Act*.
- b) When the applicant is a non-profit agency or organization seeking to establish, expand or modify a facility that would not benefit the community at large.
- c) When an applicant claims that he or she cannot afford the cost of the application, and the application would not otherwise qualify for sponsorship or initiation.

5. Conditions appropriate for a local trust committee initiated development application on a specific property or properties.

- a) Where a local trust committee has made an error (e.g. as part of a bylaw consolidation) in assigning an appropriate designation or land use regulation to a specific property and moves to correct the error.
- b) Where a local trust committee wishes to modify an existing land use regulation on a specific property or properties as an alternative to entertaining a host of development variance applications that it believes are appropriate.

- 6. Where the Executive Committee wishes to sponsor a property-specific application, the costs of the relevant application fees will be charged to the fund for the sponsorship of development applications that is allocated to the Executive Committee in the base budget following an appropriate resolution from the Executive Committee.
- 7. Initiation of a development application by a local trust committee does not fetter the discretion of the local trust committee when it makes decisions about the outcome of the application. Local trust committee members and staff must ensure that applicants and members of the public are fully aware of the distinction between a local trust committee's sponsorship or initiation of an application and the local trust committee's role in decision-making regarding that application.
- 8. Sponsorship by the Executive Committee for a development application that requires approval of the Executive Committee under s.27 of the *Islands Trust Act* does not fetter the discretion of the Executive Committee. Executive Committee members and staff must ensure that applicants and members of the public are fully aware of the distinction between the Executive Committee role in decision making regarding that application.

ISLANDS TRUST POLICY MANUAL

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D: DETAILS:

1. Definitions:

- a) Executive Committee Sponsored Application** – means when the Executive Committee assumes sponsorship of a development application for a specific property or properties and pays the appropriate fee on behalf of an applicant.
- b) Trust Committee Initiated Application** – means when a local trust committee initiates a development application for a specific property or properties without fee on its own behalf or on behalf of a property owner.

ISLANDS TRUST POLICY MANUAL

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STAFF REPORT

Date: October 26, 2012

File No.: DE-DP-2012.1 (Comox Valley Regional District)

To: Denman Island Local Trust Committee
For meeting to be held November 6, 2012

From: Linda Prowse, Planner

CC: Courtney Simpson, Acting Regional Planning Manager

Re: **Development Permit Application for Comox Valley Regional District Water Tanks in Bill Mee Community Recreation Park and Boat Ramp**

Owner: Comox Valley Regional District (upland) and Provincial Crown (water lot)

Applicants: Comox Valley Regional District

Location: Bill Mee Community Recreation Park and Boat Ramp

Part SW $\frac{1}{4}$ of Section 2, Denman Island, Nanaimo District, and water lease #112587

THE PROPOSAL:

The Comox Valley Regional District (CVRD), in conjunction with the Boat Launch Committee of the Denman Island Resident's Association and the Denman Island Fire Rescue Department, wish to install two above ground water tanks for fire-fighting purposes. The water tanks will be lying on their sides, a berm built up around the tanks, and approximately 1/3 of each tank will be buried to keep them stable.

This water supply is intended to increase the level of fire protection for the park and nearby homes as the fire department will have ready access to a secure water supply. No trees are planned to be cut unless required to do so in accordance with WorkSafe requirements.

Please note that if this Development Permit is issued, then staff will process the accompanying Siting and Use Permit application.

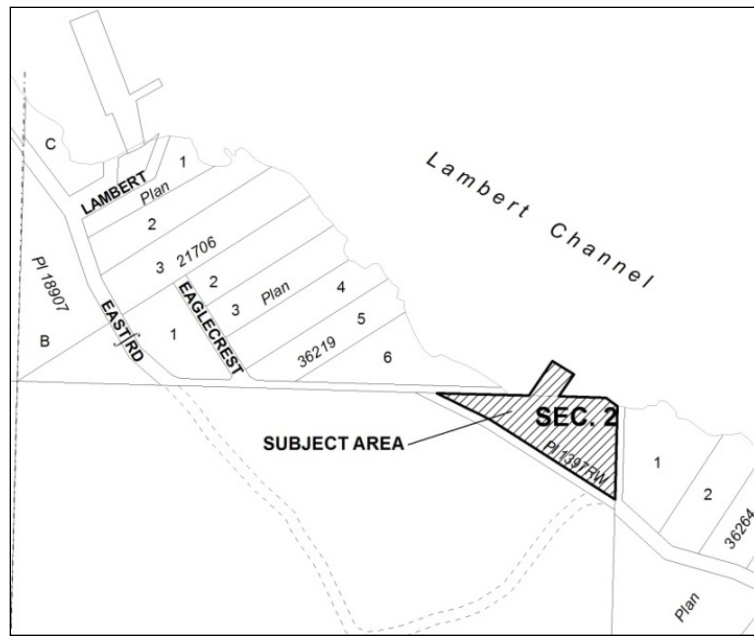


Figure 1 Subject property

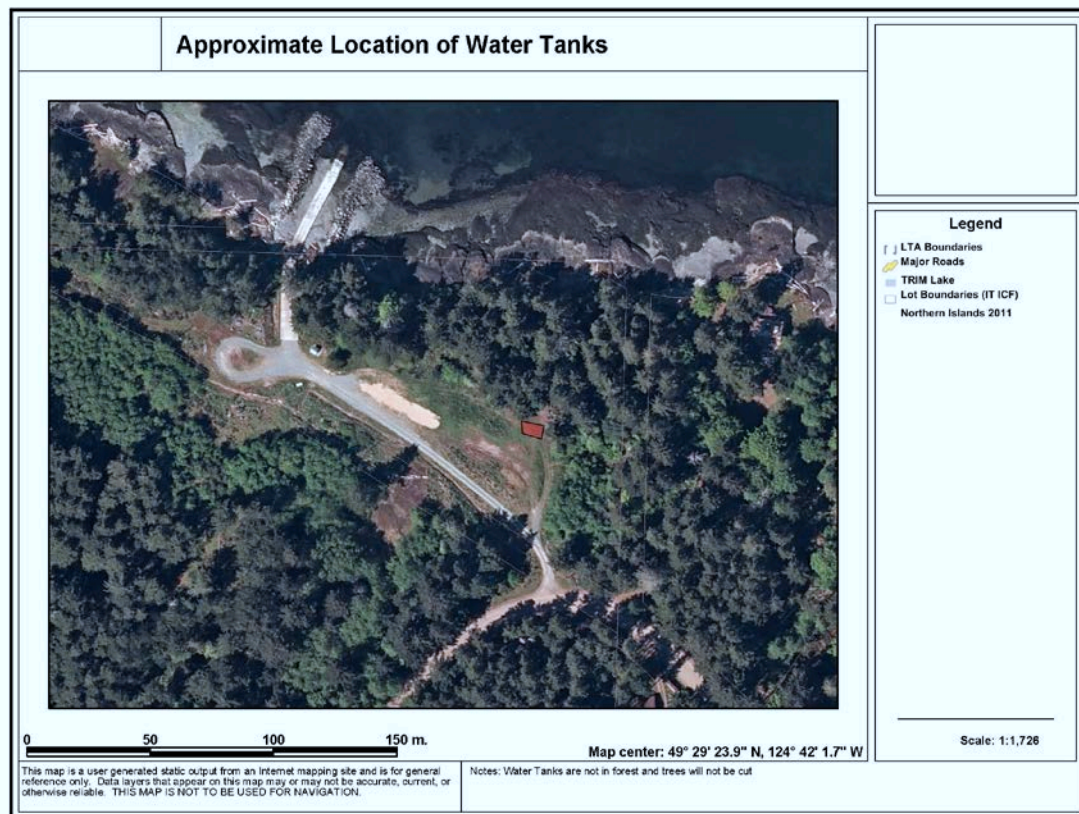


Figure 2 – Water tank location in red



Figure 3 – Picture of water tank

SITE CONTEXT:

The subject property is Bill Mee Park, which is owned and managed by the Comox Valley Regional District and includes a water lot leased from the Crown for a boat launch ramp. The property is on the east coast of Denman Island bordering Lambert Channel. The lot is bordered to the southwest by East Road, with Boyle Point Provincial Park on the other side of the road. To the northwest by a residential lot in the R1 zone and east by undeveloped Sole Road and a residential lot in the R1 zone on the other side of Sole Road.

CURRENT PLANNING STATUS OF SUBJECT LANDS:

Islands Trust Policy Statement:

The sections of the Trust Policy Statement relevant to this application are as follows:

Aesthetic Qualities

5.1.1 – Trust Council holds that the overall visual quality of the Trust Area and its scenic values should be protected from disturbance, particularly those areas that have distinctive features or are highly visible.

5.1.3 – Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.

Recreation

5.5.1 – It is Trust Council's policy that recreational activities in the Trust Area should be compatible with preservation and protection of the environment, natural amenities, resources and community character.

5.5.4 – Local trust committees and island municipalities shall, in their community plans and regulatory bylaws, address the location and type of recreation facilities so as not to degrade environmentally sensitive areas.

The proposed development permit is not contrary to or at variance with the Trust Policy Statement.

Denman Island Official Community Plan (OCP), 2008

The subject property is designated Conservation/Recreation on the land parcel and Water on the water parcel. In the Conservation/Recreation designation, section E.3 policies (Attachment No. 2) relate to the use of land as a park or conservation area, and to future conservation objectives. The proposal is in compliance with Section E.3 of the Denman Island Official Community Plan.

Development Permit Area 6: Community Boat Launch, is designated as a development permit area according to Section 919.1(1)(b) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity. This development permit area covers the entire land parcel and this application is subject to this development permit area.

Denman Island Land Use Bylaw (LUB), 2008

The subject property is in the Park 1 (PK1) zone on the land parcel and Water 4(1) (W4(1)) zone on the water parcel. The regulations in the Park (PK) zone apply to this application.

The property is also subject to Development Permit Area 6 regulations in the Land Use Bylaw, and a development permit is required for development, subdivision or land alteration on the subject property.

Adherence to zoning regulations and to the development permit guidelines is discussed under "Staff Comments" below.

Sensitive Ecosystems and Hazard Areas:

There are no sensitive ecosystems or hazard areas on the subject property.

Archaeological Sites:

There are no recorded archaeological sites on or within 50 metres¹ of the subject property.

¹ The BC Archaeology Branch requests that local governments consider an archaeological site within 50m of a development proposal to be in "conflict" with the site.

Covenants:

There are no covenants on the subject properties.

Agricultural Land Reserve:

The subject property is not within the Agricultural Land Reserve.

COMMUNITY INFORMATION MEETING(S):

No community information meeting will be held and public notice circulation will not be given, as neither are required under the *Local Government Act* prior to the issuance of development permits.

ISSUES SUMMARY:

1. Compliance with Land Use Bylaw zoning requirements
2. Compliance with Development Permit Area No. 6: Community Boat Launch - guidelines

STAFF COMMENTS:

1. Zoning Regulations for the Park (PK) Zone:

a. The water storage tanks are to be used for storing water for fire-fighting purposes. The tanks are permitted structures under the PK zone.

b. The tanks are proposed to be laid on their sides so that they are not obtrusive. The tanks are each about 1.8 metres (6 ft.) in diameter, 5.5 metres (18 ft.) long, and approximately 1/3 of each tank will be buried, rendering them approximately 2.5 metres (8ft) high off the ground. The height of the tanks meets the 7 metre (23 feet) maximum height requirement.

c. The tanks will be at least 24 metres (80 ft.) from the southeast property line, and 75 metres (250ft) from the front lot line. All setback requirements, including setback from the sea, are met.

2. Development Permit Guidelines

When a property is in a development permit area, the *Local Government Act* regulates local government authority to issue a development permit by stipulating that a development permit must be issued only in accordance with the applicable development permit area guidelines specified in the official community plan. As per the *Denman Island Official Community Plan, No. 185, 2008*, the subject property is in a development permit area for the protection of the natural environment, its ecosystems and biological diversity along the shoreline and along the lot boundaries. Development Permit Area No. 6: Community Boat Launch, is in place as the shrub and tree canopy along the shoreline and lot boundaries have important buffers and scenic values. An objective of this development permit area is to maintain the natural values and avoid degradation of those values by minimizing the encroachment of community boat launch parking and roads.

The development permit area guidelines are in the Land Use Bylaw and the following explains how this application meets the guideline:

“4.6 Development Permit Area No. 6: Community Boat Launch – guidelines

Prior to undertaking any development, subdivision or land alteration, an owner of property within the Community Boat Launch development permit area shall apply to the Denman Island Local Trust Committee for a development permit, and the following guidelines apply.

- Guideline 1 The number of access points from the road shall be limited to one to access the community boat launch parking area.
- The number of access points is not being changed by this application*
- Guideline 2 The number of access points to the beach area shall be limited to one to access the community boat launch.
- The number of access points is not being changed by this application*
- Guideline 3 A 15 metre wide tree canopy and shrub buffer shall be retained along the shoreline and along property lines fronting road right-of-ways.
- The water towers are proposed to be approximately 25 metres (80 feet) from the east property line. The applicant has also stated that no trees are planning to be cut unless required to do so in accordance with WorkSafe requirements. Moreover, the water towers are proposed to be in an area of the subject property that is NOT treed.*
- Guideline 4 Construction in this buffer and tree canopy shall be limited to access to the community boat launch.
- Construction is not proposed to be within the 15 metre buffer zone.*
- Guideline 5 Eagle nesting trees and perch trees shall be protected.
- No eagle nesting and perch trees are mapped, and the applicant has stated that no trees are planning to be cut unless required to do so in accordance with WorkSafe requirements. Moreover, the water towers are proposed to be in an area of the subject property that is NOT treed.*
- Guideline 6 Prior to any community boat launch or parking improvements a site plan showing traffic circulation, boat launch parking layout, drainage works and tree canopy and shrub buffer strips should be attached to the development permit application."
- Community boat launch or parking improvements are not being changed by this application*

RECOMMENDATION:

Staff recommends that the Denman Island Local Trust Committee issue the permit for DE-DP-2012.1 (Comox Valley Regional District).

Respectfully submitted by:

Linda Prowse

Planner

October 26, 2012

Date

Courtney Simpson

Acting Regional Planning Manager

October 26, 2012

Date

Attachment:

1. Proposed permit
2. Excerpt from Denman Official Community Plan Section E.3 Conservation/Recreation

PROPOSED DEVELOPMENT PERMIT



DENMAN ISLAND LOCAL TRUST COMMITTEE

DEVELOPMENT PERMIT DE-DP-2012.1

To: Comox Valley Regional District

This permit applies to:

SW ¼ Section 2, Nanaimo District and unsurveyed foreshore

1. This development permit authorizes the placement of two water tanks, approximately 25 metres (80 feet) from the east property line and 76 metres (250 feet) from the from the south west property line as shown on Schedule 1 and Schedule 2 of this permit.
2. The water tanks are to be placed in the area where there are no trees, and no trees shall be cut unless required to do so in accordance with WorkSafe requirements.
3. The dimensions and placement of water tanks will be substantially in accordance with Schedule 3.

This permit does not relieve the applicant from complying with the provisions of *the Denman Island Official Community Plan Bylaw No. 185, 2008* and the *Denman Island Land Use Bylaw No. 186, 2008*.

AUTHORIZING RESOLUTION PASSED BY THE DENMAN ISLAND LOCAL TRUST COMMITTEE THIS ____ DAY OF _____.

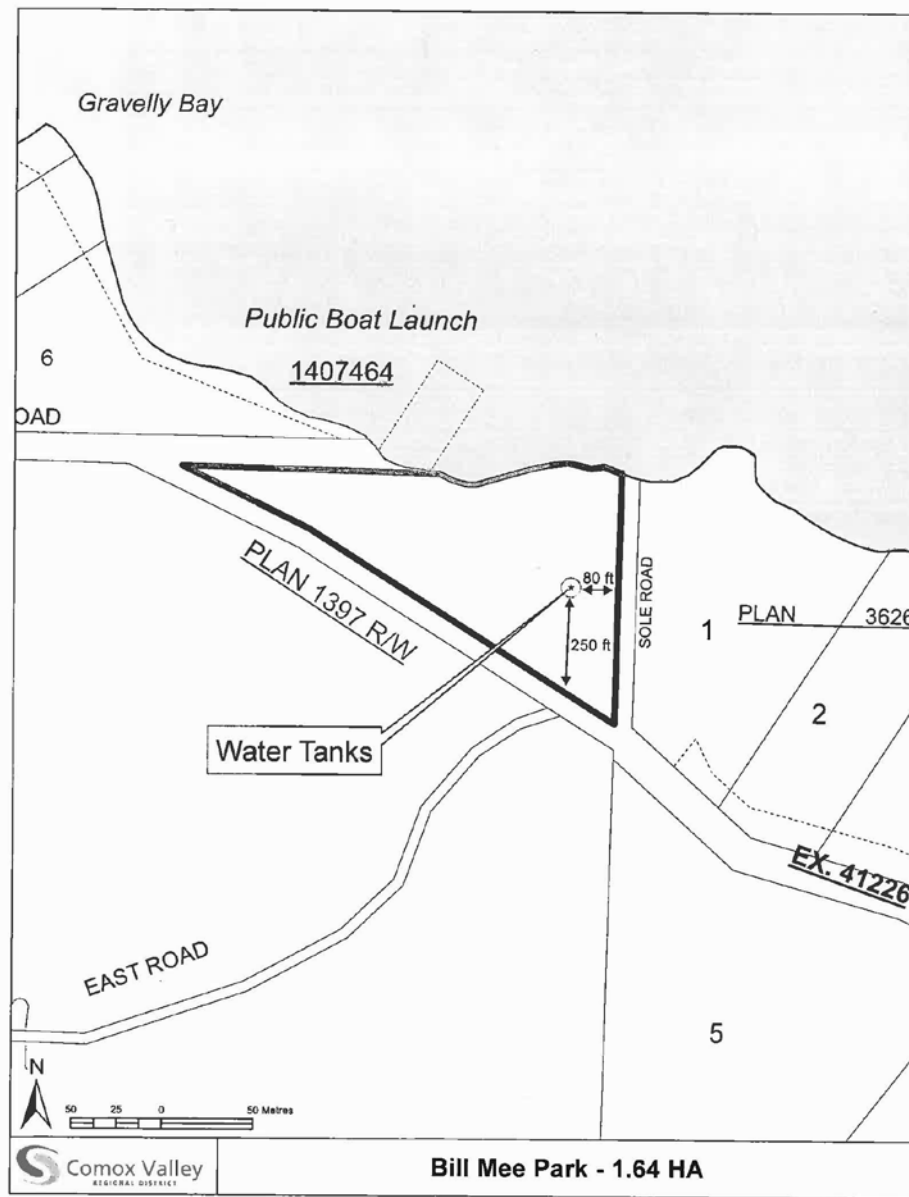
Deputy Secretary, Islands Trust

Date Issued

IF THE DEVELOPMENT HEREIN IS NOT COMMENCED BY THE ____ DAY OF _____ THIS PERMIT AUTOMATICALLY LAPSES.

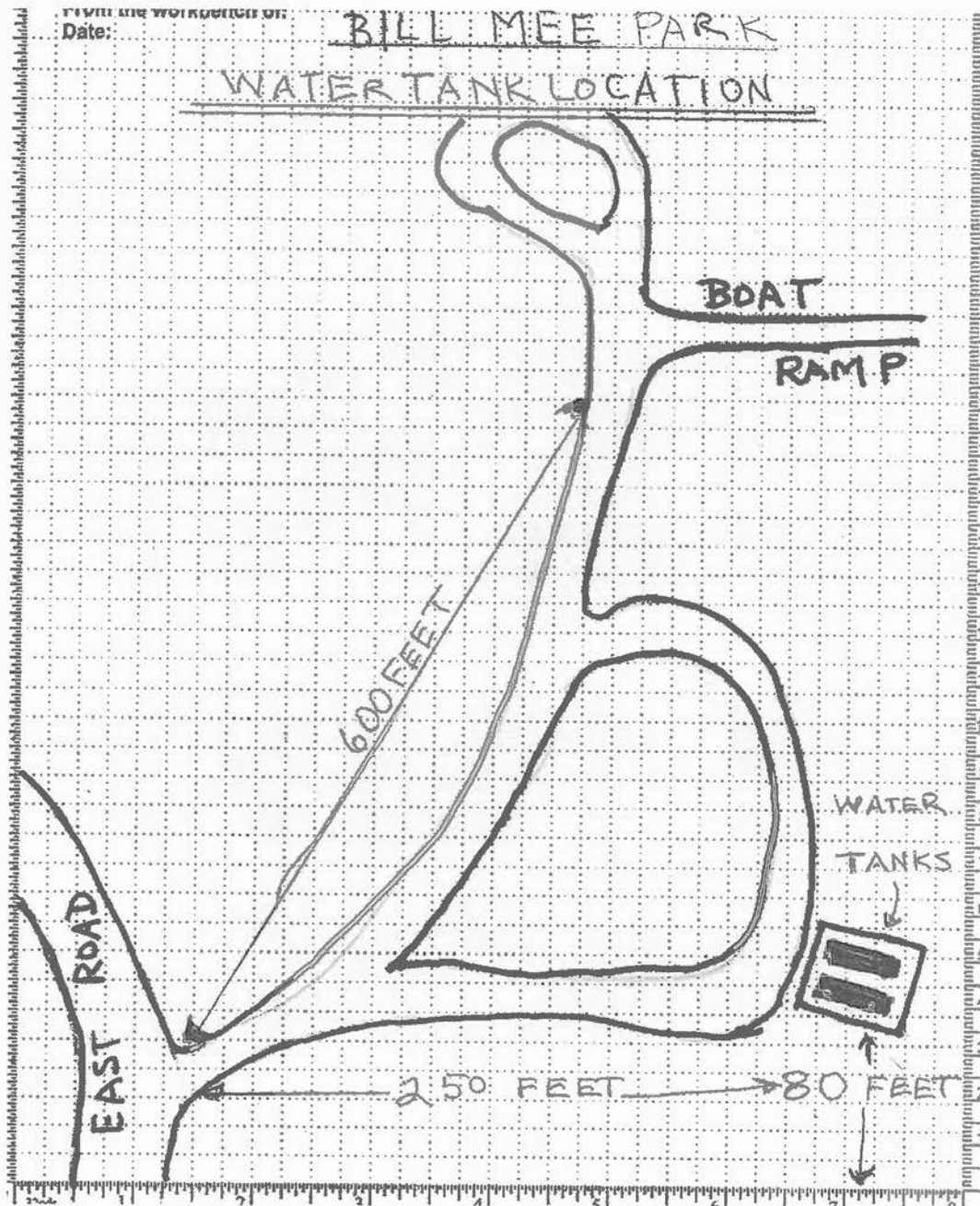
DENMAN ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT PERMIT DE-DP-2012.1

"SCHEDULE 1"



DENMAN ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT PERMIT DE-DP-2012.1

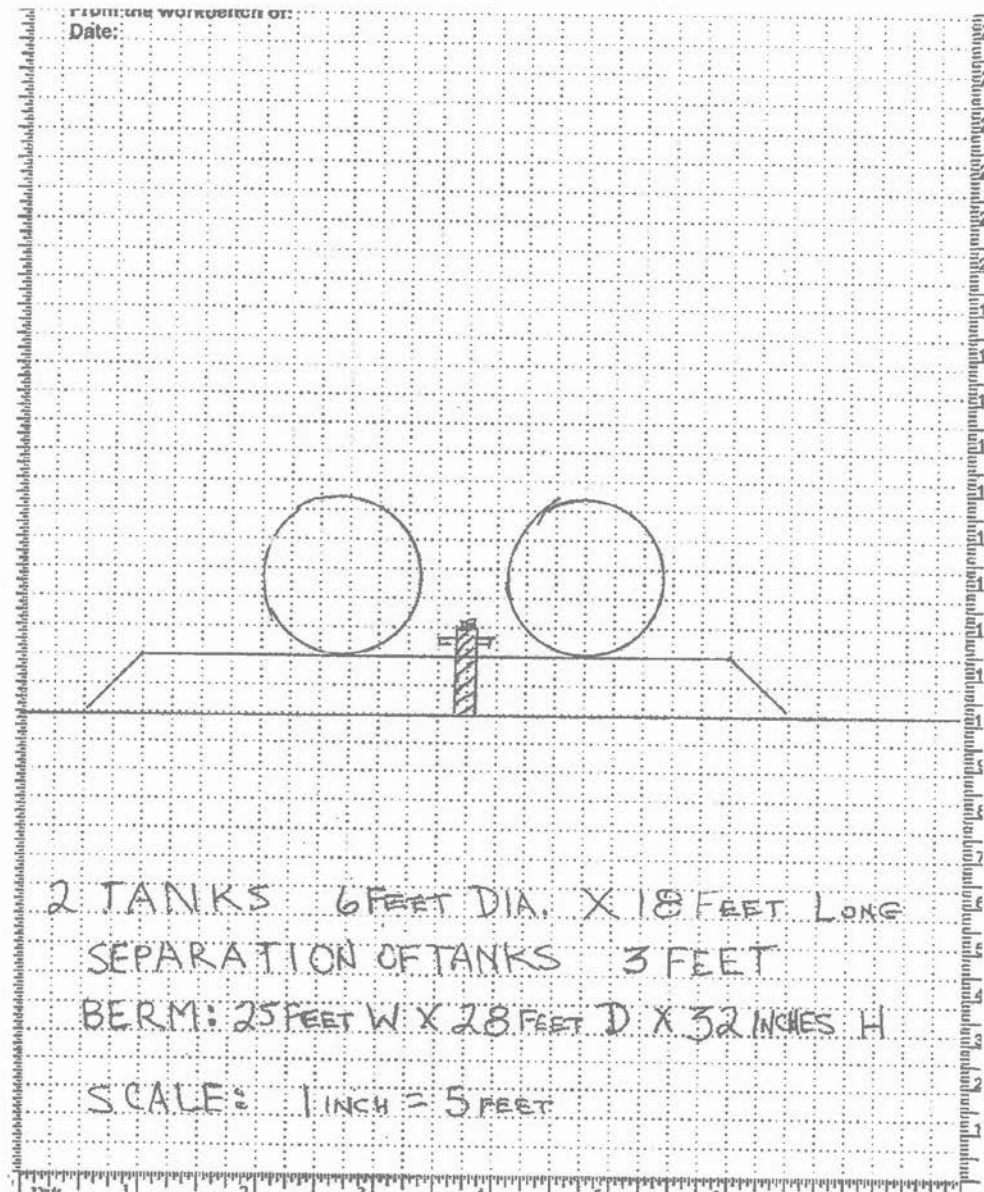
"SCHEDULE 2"





DENMAN ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT PERMIT DE-DP-2012.1

“SCHEDULE 3”



SECTION E.3 OF DENMAN ISLAND OFFICIAL COMMUNITY PLAN

Denman Island Official Community Plan, 2008

BL 199

E.3 - CONSERVATION/RECREATION

Denman Island includes many parks and conservation lands and provides numerous opportunities for outdoor recreation, thus contributing to the protection and preservation of sensitive ecosystems and to the education and well-being of residents and visitors of all ages.

The Province holds slightly over 850 hectares in parks on Denman Island, featuring coastal beaches, lakes and open marshes, wetlands, creeks and fish bearing streams, cliffs, lookouts, meadows, mature forests and recovering woodlands. One long-time park includes a campground; most are relatively new. In addition, the Comox Valley Regional District holds four regional parks, one of which includes a boat launch. There is also a community park, which is used for soccer, tennis, and other forms of active recreation. The Islands Trust Fund holds three parcels on Denman Island, all of which are managed as nature reserves. Over its 20 year history, the Denman Conservancy Association has achieved protection for a number of parcels through various means. All of the parks and conservation lands on the Island are available to the public for low-impact activities such as walking, picnicking, bird watching, photography and nature study, and, in certain areas, cycling and horseback riding unless restricted due to conservation or restoration purposes.

The Conservation/Recreation designation, which is shown on Schedule C, includes the existing parks and other Crown land parcels on Denman Island that are managed for conservation and passive recreation.

BL 199

Guiding Objective

To conserve Denman Island's natural ecosystems while at the same time providing passive recreation opportunities which foster an appreciation of the natural environment and provide access to public lands.

BL 199

Conservation/Recreation - Objectives

- | | |
|-------------|--|
| Objective 1 | To conserve Denman's biodiversity by protecting sustainable populations of all species native to Denman Island's Coastal Douglas Fir Biogeoclimatic Zone and their natural habitats. |
| Objective 2 | To increase the amount of land designated for parks, conservation lands and/or recreation lands. |
| Objective 3 | To acquire and protect parks, conservation lands and/or recreation lands. |
| Objective 4 | To provide access to parks, conservation lands and recreation lands. |

Conservation/Recreation - Policies

BL 199

- | | |
|----------|--|
| Policy 1 | Zoning regulations should establish at least two zones within the conservation / recreation land use designation with differing levels of development permitted; one that is appropriate for land managed as a nature or ecological reserve, and another that is appropriate for land managed as a park. |
|----------|--|

INFORMATION NOTE: The Provincial government is exempt from the provisions of local bylaws under Section 14 of the *Interpretation Act*. However, third party tenure operations (that is a lease or license of occupation granted by the Crown) must be consistent with local bylaws.

BL 199

- | | |
|----------|---|
| Policy 2 | <p>In the Conservation/Recreation designation:</p> <ul style="list-style-type: none"> • there should be no subdivision of land; • the uses and densities should be restricted to conservation or outdoor recreation and educational programs; • the only camping permitted should be in Fillongley Park; |
|----------|---|

Denman Island Official Community Plan, 2008

		• Zoning regulations should establish that the principal use on land within the conservation/recreation designation is passive recreation. • zoning regulations should establish setbacks from lot lines for any allowed buildings and structures; • zoning regulations should establish sufficient setbacks to protect any watercourses and in the case of fish-bearing streams, setbacks should be adequate to protect the riparian habitat; • zoning regulations should establish sufficient setbacks to protect the foreshore and coastal marine environment; and • zoning amendments should be undertaken to ensure land is retained for conservation and recreation uses.
	Policy 3	The Local Trust Committee should encourage the use of land for conservation purposes. The provision for density transfer in Appendix C of this Plan may apply to the donation or sale of land for the creation of a nature reserve or nature sanctuary.
	Policy 4	All land presently in a park that is in a natural state should be retained in that state.
	Policy 5	The Local Trust Committee should communicate with the Comox Valley Regional District and the Ministry of Environment to identify potential land for park purposes.
	Policy 6	All land designated for future park use on Denman Island should be retained in a natural state as much as possible.
BL 199	Policy 7	The following areas are identified as candidates for future parks and conservation areas, some of which are further identified on Schedule G: • Chrome Island; • trails connecting residential areas, commercial areas, schools, parks, beaches and ferry terminals; • large parcels of undeveloped lands with environmental or cultural values; and • beach rights-of-way.
	Policy 8	The Local Trust Committee should attempt to secure parks in the areas identified in Policy 7 under this section through a zoning amendment, subdivision, or voluntary donation. The donation or sale of a parcel of land for park may be considered a community amenity and the provisions for density transfer in Appendix C may apply.
	Policy 9	When land is being subdivided so that park dedication is required under the <i>Local Government Act</i> , the Local Trust Committee should require park dedication in accordance with Policy 6 under this section. The Local Trust Committee should require cash-in-lieu in situations where park dedication under Policy 7 is deemed to be inappropriate.
BL 199	Policy 10	This Plan should be amended to add new parks to the Conservation/Recreation designation as they are acquired.
	Policy 11	Beach rights-of-way identified on Schedule F should be retained for non-motorised public use.

Conservation/Recreation - Advocacy Policies

Advocacy Policy 1	The Ministry of Environment is encouraged:
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Denman Island Official Community Plan, 2008

		• to restrict the number of camping sites at the Fillongley campground to that existing on January 1, 2000; and • to close all Island parks to hunting.
	Advocacy Policy 2	The Ministry of Environment and the Integrated Land Management Bureau are encouraged: • to honour the wishes of this community to retain land in the Conservation/Recreation designation; and • to protect the ecological uniqueness of the Seal Islets in Sandy Island Marine Park by limiting the uses and prohibiting overnight camping.
	Advocacy Policy 3	The Ministry of Environment and the Comox Valley Regional District are encouraged: • to use Denman Island residents to manage their parks; • in their regulation of parks on the Island, to limit recreational activities to those compatible with the rural nature of the Island and without potential adverse impacts on the natural environment or the social fabric; and • to consider conflicts between types of uses (for example, cyclist and pedestrians) in the management plans for their parks.
BL 199	Advocacy Policy 4	The Comox Valley Regional District is encouraged to work collaboratively with the Denman Island local Trust Committee to acquire parkland in areas identified in Policy 7 under this section. They are also encouraged to consider the priorities identified in its Parks and Greenways Master Plan for Denman (see Schedule G) when making parkland acquisitions.
BL 199	Advocacy Policy 5	The Islands Trust Fund, Ministry of Environment, and the Denman Conservancy Association are encouraged to acquire and protect land for conservation purposes as identified in Policy 7.
	Advocacy Policy 6	The Ministry of Transportation and Infrastructure is encouraged: • to dedicate unopened road access to water bodies and to the foreshore as parkland, excluding any motor vehicle access; and • to maintain unopened road allowances in their natural state and discourage alteration by adjacent land owners.

From: Edina Johnston [<mailto:edijohnston@gmail.com>]
Sent: October-17-12 11:22 AM
To: Laura Busheikin; David Graham; Courtney Simpson; Peter Luckham
Subject: another assault on the marine environment

Dear Trustees:

I am extremely disappointed in the recent approval by the Ministry of Agriculture to harvest 1,000 tonnes of seaweed between Deep Bay and Qualicum and wonder if the applicant, the Ministry, Fisheries and Oceans and the CVRD have any idea of the damage to the marine ecosystem that will result? Seaweeds are the cornerstone of the marine food chain and in these days of collapsing salmon stocks, this will contribute to their demise. Seaweed is a necessary component for a healthy, vibrant and diverse marine ecosystem and must remain in its natural environment.

I am also extremely disappointed in the CVRD who continues to ignore the fact that this area is the jurisdiction of the Denman Island Trust which as you know, according to the Trust Act, extends to the high water mark on Vancouver Island. If the Trust was consulted, the Denman Island Official Community Plan's marine section states that "removal of.....or any other natural deposits" would be prohibited.

Allowing vehicles to drive on the beach (as part of the harvesting process) destroys fish habitat by compacting the shore which makes it impossible for forage fish to spawn? Forage fish are also an important factor in the life cycle of larger fish, bird and mammal species.

Why wasn't our LTC consulted? It's time for our LTC and Trust Council to speak up and become advocates for our marine environment before there's no marine environment left!

Respectfully and increasingly frustrated,

Edi Johnston



Hornby Denman Tourist Services Society

To: Trustees, Denman Island Local Trust Committee

Re: Visitor Services related bylaw amendments (i.e. amendments to bylaw #186)

To: Denman Island Trustees

Re: Amendment to Visitor Services related Bylaw #186)

For Discussion at the October 25th 2012 Public Forum:

We, the undersigned, support amendment of Bylaw 186 as follows:

- a. Guest accommodation in secondary suites with 'cooking facilities' be permitted when within a principal dwelling unit so long as the premises comply with water and septic regulations and such other conditions as the Trustees might prescribe;
- b. Guest accommodation in accessory buildings with cooking facilities be permitted, so long as the premises comply with water and septic regulations and such other conditions as the Trustees might prescribe;
- c. 'Cooking facilities' in Land Use Bylaw 186 be defined;
- d. Accessory buildings that are currently non-conforming as guest accommodation be permitted where such exist as of December 1, 2011 (or such other date as the Trustees choose) and subsequently registered with Islands Trust;
- e. Removal of time limits regarding guest accommodation and accessory building use where the property's zoning permits an additional dwelling unit;
- f. That short-term vacation rentals be permitted where the registered owner(s) has a principal residence (as defined and declared by the owner(s) for the purpose of the British Columbia Homeowners Grant) at another property on Denman Island, and is residing there during the rental period.

Therefore, *Maureen Cobb* supports a review and amendment of the relevant portions of Bylaw 186, with a view to advancing the objectives of the O.C.P. and the economic well-being of Denman Island, particularly Tourism, Community Fabric, and The Arts.

(please sign above and at the bottom of the "appended notes" as well.)

Appended Notes:

Bylaw #186 is very restrictive regarding guest accommodation, and somewhat confusing.

Fee-paying guest accommodation ("guest accommodation") is singled out from all other home occupations by restrictive regulations. Currently, guest accommodation is prohibited except within a principal residence – the so-called "B & B" format, where meals may be prepared and served by the host.

Provincial health regulations are onerous regarding kitchens where meals are prepared for paying guests. It is not economically feasible to attain these standards for a homeowner.

Under Denman Island Bylaw 186 "guest accommodation" is not permitted:

1. In secondary suites within a principal residence (ie. Self-contained "secondary suites" with cooking facilities);
2. In accessory buildings – with or without cooking facilities. That is, one cannot rent a sleeping cabin to paying members of the public.

Where overnight fee-paying guests are permitted, Bylaw 186 prescribes:

1. size limits and limits on the number of beds – not more than 3 bedrooms and not more than 2 beds per bedroom; and
2. time-limits – "guest accommodation" is limited to stays of not more than 6 consecutive weeks and not more than 45 days per calendar year.

In contrast, Bylaw 186 permits as "home occupations" many other commercial activities, including, amongst others, light industrial activities: welding shops, manufacturing and repairs, automobile repair, mechanical shops.

The *Denman Island Official Community Plan* Vision Statement provides that "... *We will use innovative options to promote a diversity of age and financial means within the carrying capacity of the island.*" And

"We believe that Denman Island can become a model for sustainability and self-sufficiency. All islanders share the privilege and responsibility for realizing this vision."

The "Guiding Principles" of the *Denman Island Official Community Plan* provide as follows:

"Guiding Principle 6 To acknowledge that this community finds its strength in the varied gifts and experiences of its members; and, within the framework of a limitation on population, to support and encourage a diverse and self-reliant community."

How can we have a diverse community if we limit peoples' ability to earn a living on the island to a few activities to which not all are suited? How can Denman Islanders be "self-reliant" if their economic options are restricted? If one has no artistic ability but an abandoned pottery studio in the woods, should they be permitted to earn some money by offering guest accommodation?

Notwithstanding the foregoing, the *Official Community Plan* provides:

"Policy 11 Home-based guest accommodation where permitted as a home occupation should be limited to the principal dwelling on the lot regardless of the size of the lot."

In our respectful view, this is unduly restrictive, as are, we submit, a number of other provisions of the O.C.P.

Difficult economic times face residents of Denman Island:

- B.C. Ferry fares have increased approximately 70% in the last 5 years;

- *Property taxes continue to rise*
- *Gasoline prices have risen exponentially in the last few years;*
- *Young families have trouble finding employment on the island;*
- *Seniors' retirements are strained by a combination of their savings negatively impacted by the economic and political climate, reduced Canada Pension Plan benefits, and delayed Old Age Pension.*

What does all of this mean?

It means that people will be forced to leave the island unless they can find sources of income to support themselves and their families. Permitting more options for guest accommodation is one such source of income. For young couples, this might mean the difference between affording to buy a home on Denman Island rather than somewhere where "mortgage helper" suites are permitted. For an established family it may mean that they can remain here rather than re-locate to find work; or it may permit a senior with limited savings and an unused studio to remain on Denman Island.

Concerns about water, septic disposal, and noise can be dealt with very simply by appropriate regulations, some of which already exist. These can be explored in detail when Bylaw 186 is reviewed.

Therefore, Maureen Cobb supports a review and amendment of the relevant portions of Bylaw 186, with a view to advancing the objectives of the O.C.P. and the economic well-being of Denman Island, particularly Tourism, Community Fabric, and The Arts.

<http://hornby-denmanvisitors.com/>



Hornby Denman Tourist Services Society

To: Trustees, Denman Island Local Trust Committee

Re: Visitor Services related bylaw amendments (i.e. amendments to bylaw #186)

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- e. Removal of time limits regarding guest accommodation and accessory building use where the property's zoning permits an additional dwelling unit;
- f. That short-term vacation rentals be permitted where the registered owner(s) has a principal residence (as defined and declared by the owner(s) for the purpose of the British Columbia Homeowners Grant) at another property on Denman Island, and is residing there during the rental period.

Therefore, Oliver Cobb supports a review and amendment of the relevant portions of Bylaw 186, with a view to advancing the objectives of the O.C.P. and the economic well-being of Denman Island, particularly Tourism, Community Fabric, and The Arts.

(please sign above and at the bottom of the "appended notes" as well.)

Appended Notes:

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"Policy 11 Home-based guest accommodation where permitted as a home occupation should be limited to the principal dwelling on the lot regardless of the size of the lot."

In our respectful view, this is unduly restrictive, as are, we submit, a number of other provisions of the O.C.P.

Difficult economic times face residents of Denman Island:

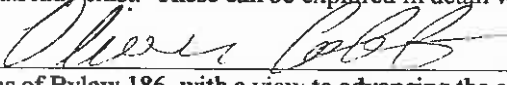
- B.C. Ferry fares have increased approximately 70% in the last 5 years;

- *Property taxes continue to rise*
- *Gasoline prices have risen exponentially in the last few years;*
- *Young families have trouble finding employment on the island;*
- *Seniors' retirements are strained by a combination of their savings negatively impacted by the economic and political climate, reduced Canada Pension Plan benefits, and delayed Old Age Pension.*

What does all of this mean?

It means that people will be forced to leave the island unless they can find sources of income to support themselves and their families. Permitting more options for guest accommodation is one such source of income. For young couples, this might mean the difference between affording to buy a home on Denman Island rather than somewhere where "mortgage helper" suites are permitted. For an established family it may mean that they can remain here rather than re-locate to find work; or it may permit a senior with limited savings and an unused studio to remain on Denman Island.

Concerns about water, septic disposal, and noise can be dealt with very simply by appropriate regulations, some of which already exist. These can be explored in detail when Bylaw 186 is reviewed.

Therefore,  supports a review and amendment of the relevant portions of Bylaw 186, with a view to advancing the objectives of the O.C.P. and the economic well-being of Denman Island, particularly Tourism, Community Fabric, and The Arts.

<http://hornby-denmanvisitors.com/>

From: Morley McKeachie <mmckeach@mckeachielaw.ca>
Date: October 23, 2012 8:25:29 PM PDT (CA)
To: David Graham <dgraham@islandstrust.bc.ca>
Cc: Courtney Simpson <CSimpson@islandstrust.bc.ca>, Simon Palmer
 <SimonPalmer3720@gmail.com>
Subject: Fwd: Bylaw 186

David,

Courtenay Simpson referred me to you with this request. For some reason she did not receive my October 9 email (below), thus this belated request.

As you know, this Thursday the HD Tourist Ass'n are hosting a public meeting. However, it is unlikely that they will be ready to address the LTC until the new year. So, we request that this be put on the agenda for the November LTC meeting, with a motion to extend the operation of the previous resolution suspending enforcement of overnight accommodation provisions? Nothing complicated, just continue the status quo to allow more time to research, marshall the data gleaned from the summer visitor survey and from this week's public meeting, and prepare a presentation.

We'd prefer November, to ensure this is dealt with before the lapse of the current resolution.

Thanks in advance,

Morley McKeachie

Begin forwarded message:

From: Morley McKeachie <mmckeach@mckeachielaw.ca>
Date: 9 October, 2012 11:34:16 AM PDT
To: Courtney Simpson <CSimpson@islandstrust.bc.ca>
Cc: Simon Palmer <SimonPalmer3720@gmail.com>, Margie Gang <margang@telus.net>
Subject: Bylaw 186

Courtenay,

We wish to put on the next LTC meeting's agenda a request to extend the suspension of enforcement of the overnight stay provisions of Bylaw 186. I believe the current status expires December 31 unless otherwise extended.

The Hornby Denman Tourist Association is working diligently on the issue. However, this request is in anticipation that they will very probably require more time to prepare their report and submission.

Do you require anything further in order to put this on the Nov 6 agenda?

Truly,

Morley McKeachie



Islands Trust

Preserving Island
communities, culture
and environment

Our Provincial Mandate

“to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia”

– Islands Trust Act

Islands Trust Council — Strategic Plan 2011-2014

Adopted September 12, 2012

The Trust Area

The Trust Area covers the islands and waters between the British Columbia mainland and southern Vancouver Island, including Howe Sound and as far north as Comox. This is a unique and special place composed of 13 major islands and more than 450 smaller islands covering approximately 5200 square kilometres.

The beauty, tranquility, and sometimes fragile natural environment of the islands in the Strait of Georgia and Howe Sound, characterized by an exceptional variety of species, have given the area national recognition.

The islands support strong communities characterized by a mix of lifestyles, livelihoods and individuals. Island residents bring unique skills, viewpoints and sense of place together to sustain a tradition of community involvement.

Our Council

The Islands Trust Council has a unique mandate from the province to preserve and protect the amenities and environment of the Islands Trust Area, for the benefit of residents and all British Columbians. It meets quarterly to make decisions about the Islands Trust's overall policy, advocacy positions, staff resources and budget. Trust Council is made up of the 26 locally-elected trustees who also sit on 12 local trust committees and one island municipality. There they have responsibilities for land use planning and regulatory decisions that are separate from their role at the Islands Trust Council. The current Council was elected for a 3-year term during BC Local General Elections in November 2011. Trustee terms will end in November 2014.

A Strategic Plan for the 2011-2014 term

The Islands Trust Policy Statement is partially implemented through Council's strategic plan. By identifying goals and developing a plan to achieve them, Council focuses finite resources and measures progress. After extensive review and public input, Trust Council has confirmed the following focus areas for its 2011-2014 term:

Goal A - Ecosystem Preservation and Protection

The Islands Trust will work to protect the natural environment of islands by:

- Encouraging and enabling islanders in voluntary stewardship actions that protect special areas, including the shoreline
- Working to protect fish habitat as required by the Riparian Area Regulation
- Protecting special ecosystems, managing shoreline areas and reducing greenhouse gas emissions when land use decisions are made
- Advocating for new approaches to oil spill preparedness, derelict vessels, industrial developments, aquaculture, marine sewage and national marine conservation

Goal B – Stewardship of Island Resources

The Islands Trust will focus on good management of island water resources by:

- Encouraging voluntary stewardship, advocating for legislative reform and exploring creative solutions for watershed management
- Using land use planning tools and decisions to protect the quality and quantity of water resources

Goal C – Sustain Island Character and Healthy Communities

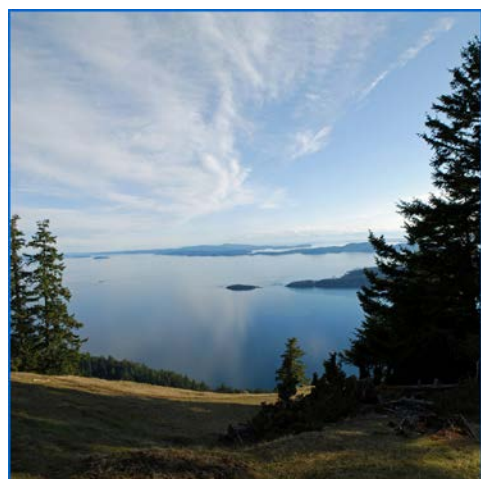
The Islands Trust will work to enhance the economic sustainability and security of island communities by:

- Creating linkages between islanders and regional districts to share effective economic development models
- Continuing to advocate for sustainable, affordable and appropriate ferry services
- Using land use planning tools and decisions to positively affect housing affordability, food security and farmland protection

Goal D – In Cooperation with Others

The Islands Trust will work with others by:

- Strengthening relations with the many First Nations who have interests in island land use decisions
- Continually working to improve our organizational effectiveness



Shaded text=activities primarily proposed for future fiscal years and subject to future budget decisions

Policy Statement Goal A: Ecosystem Preservation and Protection...

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
1 PROTECT the natural environment of islands	1.1 Encourage voluntary stewardship of natural environment	<u>FY 2011/12- 2014/15</u> Promote community participation in conservation through information sharing and education about private land stewardship options	TFB		Subject to funding in annual budgets or grant funding	By whether the Islands Trust Fund is actively promoting its conservation programs at community events, in publications and online	Ongoing
		<u>FY 2012/13</u> Share information about best practices for covenants and NAPTEP with all planning staff	TFB		Funded by base budget	By whether planners have been provided with covenant education opportunities and whether information is available through the Islands Trust Fund website	Website information in development, ITF staff planning to present information at an LPS Pro D day
		<u>FY 2012/13 – 2014/15</u> Improve and update mapping of natural and modified environments, including terrestrial ecosystem mapping, protected area networks, nearshore mapping and areas under sustainable forestry or sustainable agricultural use.	TFB		Subject to funding in annual budgets	By whether maps of natural and modified environments are available to LTC's and BIM, RDs, local conservancies and other partners	Draft Protected Area Network mapping available, eelgrass and forage fish habitat mapping underway and other mapping in development stages
		<u>FY 2013/14</u> Research and develop a pilot landowner contact program in collaboration with a local conservancy	TFB		Subject to funding in 2013/14 budget	By whether a landowner contact pilot program is implemented	Not started
		<u>FY 2011/12 - 2014/15</u> Support island-based land trusts with partnerships, funding and capacity building opportunities	TFB		Funded by base budget and donations	By whether the Opportunity Fund grows by at least 10% per year and by the amount of grants issued	In progress
		<u>FY 2013/14</u> Council workshop regarding invasive species	TFB		Funded by base budget	By whether a Trust Council workshop has been held	Not started
		<u>FY 2013/14 – 2014/15</u> Share information with the public about managing invasive species	TFB		Subject to funding in 2013/14 budget	By whether information has been shared with the public	Not started
	1.2 Expand Natural Areas Protection Tax Exemption Program (NAPTEP) program to entire Islands Trust Area	<u>FY 2012/13</u> Present NAPTEP program to BIM Council for consideration	TFB	BIM***	Funded by base budget	By whether or not BIM has considered participating in the NAPTEP program	Tax impact model complete. Further discussion in Sept/12
		<u>FY 2013/14</u> Seek support from Metro Vancouver RD for NAPTEP, subject to BIM approval of program	TFB	BIM***	Funded by base budget	By whether support from Metro Vancouver RD has been sought	Gambier LTC approval received. Pending BIM approval of program.

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
		Launch NAPTEP on the islands in Metro Vancouver RD (subject to BIM and MVRD approval)	TFB	Subject to funding in 2013/14 program budget	By whether NAPTEP has been launched on the islands within the Metro Vancouver RD	Gambier LTC approval received. Pending BIM approval of program
	1.3 Protect fish habitat by implementing Riparian Areas Regulation	<u>FY 2013/14</u> Identify undesignated RAR watersheds	LTCs**	Subject to funding in 2013/14 program budget	By whether all RAR watersheds have been identified	Complete for 10 LTAs. Gambier and Lasqueti in progress
		<u>FY 2012/13</u> Improve mapping of some riparian areas on SSI	LTCs**	Funded by 2012/13 program budget	By whether new mapping of priority riparian areas is complete	New mapping of streams on SSI underway.
		<u>FY 2013/14 & 2014/15</u> Improve mapping of additional riparian areas on SSI and some northern islands	LTCs**	Subject to funding in 2013/14 program budget	By whether new mapping of priority riparian areas is complete	Not started
		<u>FY 2012/13</u> Adopt new bylaws to implement RAR on selected islands	LTCs**	Funded by 2012/13 program budget	By whether selected islands are RAR compliant through bylaw development	Work underway on SSI, Gabriola.
		<u>FY 2013/14 – 2014/15</u> Adopt new bylaws to implement RAR on all islands where still required		Subject to funding in future program budgets	By whether all LTAs are compliant with RAR through bylaw development	19 of 43 bylaws are compliant. 21 bylaw amendments in process
	1.4 Establish reliable, adequate and sustainable funding for the Islands Trust Fund	<u>FY 2012/13</u> Seek legislative change regarding TFB corporate structure and name	EC	Funded by base budget	By whether legislative change has been requested	Verbal request has been made. Chair correspondence requesting change is in progress
		<u>FY 2011/12 – 2014/15</u> Engage in outreach to expand donor base, develop legacy giving program and secure acquisition funds	TFB*	Partially funded through 2012-2013 program budget	By whether the TFB has implemented outreach regarding funding needs and legacy gifts	Not started
		<u>FY 2014/15</u> Develop and implement strategy re changes to corporate structure and name	TFB	Subject to 2014/15 program budget	By whether TFB corporate status and name change has been implemented	Pending legislative change
		<u>FY 2015/16</u> Review and launch long-term funding strategy	TFB	Subject to 2015/16 program budget	By whether the long-term funding strategy has been reviewed and launched	Not started. Pending legislative change
	1.5 Establish core conservation areas to protect biodiversity priorities	<u>FY 2011/12- 2012-13</u> Map and prioritize high biodiversity areas and develop a strategy for protection	TFB	Funded by base budget	By whether the TFB has a prioritized high biodiversity areas, and developed a strategy including a funding needs assessment)	Mapping of high priority areas underway

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
		<u>FY 2011/12 – 2014/15</u> Protect land with high biodiversity, through acquisition, donation, or conservation covenant	TFB*		Partial funding through base budget; acquisitions funded by donations and external grants	By whether the TFB has protected at least 500 hectares of high biodiversity land in the timeframe of the Regional Conservation Plan 2011-2015	78.97 hectares protected since 2011
	1.6 Use land use planning tools and decisions to increase protection of special areas	<u>FY 2012/13</u> Explore model land use planning tools that protect species and ecosystems at risk	LPC		Funded by base budget	By whether a staff report on model land use planning tools has been completed	Not started. Pending provincial working group report.
		Trustee workshop about protection of special areas	TFB	LPC	Funded by base budget	By whether a trustee workshop has been held	Planned for December 2012 Trust Council meeting
		<u>FY 2011/12 – 2014/15</u> Develop policy, OCP and LUB amendments that include protective measures for biodiversity	LTCs**/BIM***		Subject to annual program budgets	By whether OCPs and LUBs have been amended to address improved protection of biodiversity	Some reviews underway
	1.7 Reduce greenhouse gas emissions	<u>FY 2012/13</u> Include GHG emission reduction targets, policies and actions in all OCPs, as required by LGA	LTCs		Funded by program budget	By whether all OCPs comply with LGA re GHG emissions	18 of 19 comply. Outstanding OCP (Piers Island) on work program for 2012
		<u>FY 2014/15</u> Use new planning tools (Bill 27) to reduce greenhouse gas emissions to implement OCP policies LTCs adopted last term (e.g. as illustrated in Trust Council toolkit Reducing Greenhouse Gases in the Islands Trust Area)	LTCs**/BIM***		Subject to funding in 2014/15 budget	By whether LTCs/BIM have used new planning tools to foster reduced GHG emissions from development	Not started
		<u>FY 2012/13</u> Develop policy regarding carbon-neutral operations and purchase of carbon credits to balance GHG emissions that cannot be eliminated	FPC		Funded by base budget	By whether Trust Council has adopted a policy	Draft going to FPC in Nov/12
2. PROTECT coastal and marine ecosystems	2.1 Encourage understanding of shoreline processes and voluntary stewardship of coastal and marine ecosystems	<u>FY 2012/13</u> Develop integrated shoreline and watershed protection mapping for major islands	LPC		Funded by external grants	By whether integrated shoreline and watershed protection mapping has been developed for major islands	Drafts complete. To be finalized and distributed by Mar/13
		<u>FY 2013/14</u> Identify and post updated website links regarding existing shoreline stewardship information	TAS		Funded by base budget	By whether website links have been updated	Not started

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
		Pilot a Green Shores for Homes credit rating incentive system in one LTA	LTCs**		Subject to funding in 2013/14 budget or successful grant application	By whether an LTC has piloted a Green Shores for Homes credit rating incentive system	Not started
		Host a shoreline stewardship landowner workshop on one island	LPC	TFB	Subject to funding in 2013/14 budget	By whether a workshop has been held	Not started
	2.2 Use land use planning tools and decisions to improve protection of coastal areas	<u>FY 2013/14 – 2014/15</u> Adopt regulatory bylaws with respect to integrated shoreline and watershed protection mapping	LTCs**		Subject to funding in future program budgets	By whether LTCs have adopted regulatory bylaws	Reviewed by Thetis LTC
		Develop mechanisms for proactive bylaw enforcement of illegal structures on the foreshore	LPC/LTCs**		<i>Subject to funding in future budgets</i>	By whether mechanisms have been developed	Not started
	2.3 Participate in planning for National Marine Conservation Area Reserve	<u>FY 2011/12 – 2014/15</u> Advocate for implementation of the NMCA reserve	EC		Funded by base budget	By whether the EC has continued to actively advocate for implementation of the NMCA reserve	Successful resolution sponsored at UBCM 2010 Convention
		Participate in NMCA workshops and consultation opportunities	LTCs**/TAS		May require additional funds	By level of participation in NMCA workshops and consultation opportunities	August 2012 Parks Canada workshop
		<u>Future fiscal years (TBD)</u> Respond to NMCA implementation steps with complementary activities, as required	LTCs**		May require additional funds	TBD	Not started
	2.4 Advocate for protection of the Salish Sea and Howe Sound from oil spills, derelict vessels and industrial activities	<u>FY 2011/12 – 2014/15</u> Chair correspondence regarding oil spill prevention and response	EC		Funded by base budget	By whether the Chair has sent correspondence to advocate for oil spill prevention and response	2011:7 letters sent 2012:1 letter sent Resolution proposed for UBCM convention 2012
		Chair participation in hearings related to tanker traffic increases	EC		Funded by base budget	By whether the Chair has participated in hearings related to tanker traffic increase	One NEB hearing presentation August 2012
		Host local government workshops to raise awareness of gaps in oil spill prevention and response capacity	EC		Funded by base budget	By whether workshops have been held	One held at AVICC
		Participate in mock oil spill exercises to understand gaps in oil spill response capacity	EC		Funded by base budget	By whether participation has taken place	Participation in two exercises in 2012
		<u>FY 2011/12 – 2014/15</u> Continue to advocate for senior government solutions to derelict vessels	EC		Funded by base budget	By whether the Islands Trust has continued to advocate for derelict vessel solutions	Islands Trust participation on derelict vessel working group is on-going

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
		<u>FY 2011/12 – 2014/15</u> Advocate regarding potential impacts of the proposed Raven Coal Mine upon Baynes Sound and the potential impacts of the proposed Burnco Gravel Mine upon Howe Sound	EC	Subject to base and project budgets	By whether the Executive Committee has advocated regarding the proposed Raven Coal Mine and the Burnco Gravel Mine	Two Trust Council resolutions passed One letter written
		<u>FY 2013/14</u> Clarify jurisdictional issues related to Islands Trust Area boundary	EC	Subject to 13/14 budget	By whether a formal report and request for provincial clarification has been completed	Not started
	2.5 Advocate for appropriate regulation of aquaculture	<u>FY 2013/14 – 2014/15</u> Collaborate with Department of Fisheries and Oceans regarding shellfish regulations through local government advisory committee as a pilot project for one LTC (Denman)	LTCs**	Subject to funding in 2013/14 budget	By whether the Denman Island LTC has collaborated with DFO on a pilot project	Not started
	2.6 Advocate for regulation of marine sewage	<u>FY 2011/12 – 2014/15</u> Chair correspondence regarding marine sewage regulation	EC	Funded by base budget	By whether the Chair has written to advocate for regulation of marine sewage	Pending
		Amend OCP policies to require sewage pump-outs as a condition of new/expanded marinas (i.e. during rezoning applications)	LTCs**/BIM***	Funded by base budget	By whether OCP policies require sewage pump-outs as a condition of marina development/expansion	Required or recommended in 8 OCPs

Policy Statement Goal B: Stewardship of Island Resources...

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
3. PROTECT quality and quantity of water resources	3.1 Encourage understanding and voluntary stewardship of water resources	<u>FY 2013/14</u> Develop new educational materials about water resource concerns	TPC	Subject to 2013/14 program budget	By whether educational materials had been developed	Not started
		Hold community meetings to discuss local water resource concerns and encourage local stewardship actions	TPC	Subject to 2013/14 program budget	By whether community meetings have been held to encourage water stewardship	Not started
		<u>FY 2014/15</u> Develop an on-going water stewardship program	TPC	Subject to 2014/15 program budget	By whether an on-going water stewardship program has been funded and launched	Not started
	3.2 Advocate for provincial Water Act reform	<u>FY 2011/12 – 2014/15</u> Continue to participate in Water Act reform consultations	EC	Funded by base budget	By whether participation in Water Act reform has taken place	Pending provincial selection of pilot areas
	3.3 Use land use planning tools and decisions to protect water quality and quantity	<u>FY 2013/14</u> Develop toolkit for use by LTCs/BIM that illustrates options for using planning tools to protect water quality and quantity	LPC	Subject to 2013/14 program budget	By whether a toolkit has been developed	Not started
		<u>FY 2013/14 – 2014/15</u> Amend OCPs to include new policies for water resource protection	LTCs**/BIM***	Subject to annual program budgets	By whether OCPs have been amended to include new policies about water resource protection	Some reviews underway
		Amend LUBs to include new regulations aimed at protection of water quality and quantity	LTCs**/BIM***	Subject to annual program budgets	By whether LUBs have been amended to include new regulations aimed at protection of water quality and quantity	Not started
		<u>FY 2013/14</u> Develop model Development Permit Areas that LTCs and BIM may consider in regards to water conservation	LPC	Subject to 2013/14 program budget	By whether model Development Permit Areas have been developed	Not started
		<u>FY 2014/15</u> Adopt new Development Permit Areas to enhance water conservation	LTCs**/BIM***	Subject to 2014/15 program budget	By whether LTCs/BIM have adopted new Development Permit Areas to enhance water conservation	Not started
	3.4 Explore alternative tools for improving watershed management	<u>FY 2012-13</u> Identify options within the Islands Trust Act for coordination of watershed protection	EC	Funded by base budget	By whether options had been identified	Underway

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
		<u>FY 2013-14</u> Consider pilot project for coordination of watershed protection within one LTA	LTCs**	Subject to funding by program budget or grants	By whether a pilot project has been considered	Not started

Policy Statement Goal C: Sustain Island Character and Healthy Communities...

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
4. ENHANCE community economic sustainability and security	4.1 Create linkages between islands and Regional Districts to share effective and appropriate economic development models	<u>FY 2013/14</u> Convene Trust Area opportunity to focus on effective and appropriate economic development models	TPC	Subject to funding in 2013/14 program budget	By whether an opportunity has been developed	Not started
	4.2 Advocate for sustainable, affordable and appropriate ferry service	<u>FY 2013/14</u> Commission economic impact study related to ferry fares and service	TPC	Subject to funding in 2013/14 budget	By whether a study is complete	Not started
		<u>FY 2011/12 – 2014/15</u> Continue advocacy program regarding ferry fares and service.	EC	Funded by base budget	By whether advocacy actions have been taken in regards to ferry fares and service	On-going
	4.3 Use land use planning tools and decisions to improve the availability of affordable/accessible/ appropriate housing (as described in Trust Council's toolkit, <i>Affordable Housing Guide</i>)	<u>FY 2011/12 – 2014/15</u> Amend OCPs to include affordable housing policies	LTCs**/BIM***	Subject to annual program budgets	By whether OCPs have been amended to include new affordable housing policies	Some OCP reviews underway
		Amend LUBs to improve availability of affordable housing	LTCs**/BIM***	Subject to annual program budgets	By whether LUBs have been amended to improve availability of affordable housing	SSI LUB amendments re secondary suites to public hearing in fall/2012
	4.4 Use land use planning tools and decisions to increase local food security and farmland protection (as described in Trust Council's toolkit, <i>A Seat at the Table</i>)	<u>FY 2012/13 – 2014/15</u> Amend OCPs to include food security and farmland protection policies	LTCs**/BIM***	Subject to annual program budgets	By whether OCPs have been amended to address food security and farmland protection	Reviews underway
		Amend LUBs to improve food security	LTCs**/BIM***	Subject to annual program budgets	By whether LUBs have been amended to improve food security	Reviews underway

Goal D: In cooperation with others...

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
5. STRENGTHEN relations with First Nations	5.1 Improve consultation/engagement with First Nations during land use referrals	<u>FY 2012/13</u> Adopt First Nations Consultation Strategy	TAS		Funded by 2011/12 budget	By whether Trust Council has adopted a First Nations Consultation Strategy	First draft to TC Jun/12
		Trustee workshop on working with aboriginal peoples	EC		Funded by 2012/13 budget	By whether a trustee workshop has been held	Complete
		<u>FY 2012/13</u> Implement 'essential and quick start' improvements to land use referral system that do not require additional resources, as identified in FN Consultation Strategy	LPS	TAS	Funded by base budget	By whether all 'essential and quick start' improvements that do not require additional resources have been implemented	Underway
		Identify resource needs for improved consultation and engagement	EC		Funded by base budget	By whether the resource needs for improved consultation and engagement has been identified	Not started
		<u>FY 2013/14 – 2014/15</u> Implement improvements identified in the FN Consultation Strategy as longer term or requiring additional resources	LPS	TAS	Subject to funding in future base budgets	By whether all improvements identified in the FN Consultation Strategy as longer term or requiring additional resources have been implemented	Not started
	5.2 Improve consultation/engagement with First Nations during Trust Council's marine and terrestrial protection work	<u>FY 2013/14 – 2014/15</u> Improve consultation and engagement re free Crown grant program	TAS		Subject to funding	By whether consultation and engagement has been improved	Not started
		<u>FY 2012/13 – 2014/15</u> Improve communication and coordination during marine protection advocacy	EC		Funded by base budget	By whether consultation and engagement has been improved	Not started
6. IMPROVE organizational cost and operational effectiveness	6.1 Confirm a fair distribution of Islands Trust Services to Bowen Island Municipality	<u>FY 2012/13</u> Review and amend Policy 7.2.vi (Municipal Requisition Cost Allocations)	FPC		Funded by base budget	By whether Policy 7.2.vi has been amended	Draft prepared for discussion with BIM in Sept/12
		Identify Bowen Island Municipality needs for services provided by Trust Area Services unit	TAS		Funded by base budget	By whether BIM needs for TAS services have been identified	Initial discussion planned Sep/12
		Identify improved opportunities for BIM to access services provided through Trust Area Services unit	TAS		Funded by base budget	By whether opportunities for BIM to access TAS services have been identified	Not started
		<u>FY 2013/14</u> Provide additional TAS services to BIM	TAS		Funded by base budget	By whether BIM is accessing additional TAS services as identified	Not started

OBJECTIVE	STRATEGIES	POTENTIAL ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?		IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate status change since last TC meeting</i>
	6.2 Improve cost-recovery from development application fees	FY 2012/13 Develop model fees bylaw for consideration by LTCs	LPC	FPC	Funded by base budget	By whether a model bylaw has been developed	<i>TC referred to LPC/FPC before bylaw drafting begins</i>
		FY 2013/14 Consider adoption of amended fees bylaws.	LPC/LTCs**		Subject to funding in 2013/14 program budget	By whether LTCs have adopted an amended fees bylaw that improves cost recovery	Not started
	6.3 Prepare Island Trust organization for potential incorporation of Salt Spring Island (if province advances a provincial restructure study for SSI)	FY 2012/13 Review terms of reference for a transition strategy	FPC	EC	Possibly externally funded	By whether term of reference for a transition strategy have been developed	Pending provincial decision regarding SSI restructure study
		FY 2013/14 Identify and evaluate options and adopt a transition strategy	FPC	EC	Possibly externally funded	By whether a transition strategy is complete	Not started. Pending provincial decision regarding SSI restructure study
		FY 2014/15 - ? Implement adopted transition strategy	EC		Subject to future budgets	By whether the transition strategy has been implemented	Pending provincial and SSI decisions
		FY 2012/13 to 2013/14 Review existing IT-MCSCD protocol agreement regarding incorporation of municipalities in the Islands Trust Area	EC		Funded by base budget	By whether the protocol agreement with the ministry has been reviewed and amended	Pending provincial decision
	6.4 Review service delivery regarding application processing	FY 2013/14 Consider development and use of a quality management system pilot on Salt Spring island for processing of development applications	LTC**		Subject to funding in 2013/14 budget	By whether a quality management system has been considered by the SSILTC for one type of application process	Not started

* subject to decisions of Trust Fund Board

**subject to decisions of local trust committees

***subject to decisions of Bowen Island Municipality

Abbreviations:

AVICC – Assoc. of Vancouver Island Coastal Communities
 BIM – Bowen Island Municipality
 EC – Executive Committee
 FN – First Nations
 FPC – Financial Planning Committee
 FY – Fiscal Year
 IT – Islands Trust
 ITF – Islands Trust Fund
 ITPS – Islands Trust Policy Statement
 LGA – *Local Government Act*
 LPC – Local Planning Committee

LPS – Local Planning Services
 LTA – Local Trust Area
 LTC – Local Trust Committee
 LUB – Land Use Bylaw
 MCSCD – Ministry of Community, Sport and Cultural Development
 MVRD – Metro Vancouver Regional District
 NA – Not Applicable
 NEB – National Energy Board
 NAPTEP – Natural Area Protection Tax Exemption Program
 NMCA – National Marine Conservation Area
 OCP – Official Community Plan
 ProD – Professional Development

RAR – Riparian Areas Regulation
 RD – Regional District
 RFD – Request for Decision
 SSI – Salt Spring Island
 TAS – Trust Area Services
 TBD – To Be Determined
 TC – Trust Council
 TFB – Trust Fund Board
 TPC – Trust Programs Committee
 UBCM – Union of BC Municipalities

For more information, contact:

Sheila Malcolmson, Chair,
 Islands Trust Council
 email smalcolmson@islandstrust.bc.ca
 telephone 250.247.8078

Linda Adams, Chief Administrative Officer,
 Islands Trust
 email ladams@islandstrust.bc.ca
 telephone 250.405.5151

Visit our website at:
www.islandstrust.bc.ca

Colour Key for middle column:

Colour	Potential committee / unit / body taking lead for a potential strategy
	Local Planning (through Local Planning Committee, Local Planning Services staff, Local Trust Committees or Bowen Island Municipality)
	Trust Programs Committee or Trust Area Services staff
	Executive Committee
	Trust Fund Board or Islands Trust Fund staff
	Financial Planning Committee



Islands Trust

Top Priorities

Denman Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Agriculture Plan	Agriculture Strategy complete. Agriculture Plan in process.	Apr-15-2008	Courtney Simpson	Dec-31-2012	On Going
2	Implementing Riparian Areas Regulation	Mapping of all streams and wetlands on Denman Island and amending DPA 4 to comply with RAR.	Aug-03-2010	Courtney Simpson	Sep-01-2014	On Going
3	Review of OCP section C3 with a view to addressing the impacts of shellfish farming on the natural marine environment and residential properties, and review of associated LUB regulations.	Specifically to address: 1. Removal of predator netting from beach 2. Banning driving on the foreshore 3. Banning beach modification.	Oct-25-2011	Courtney Simpson	Oct-31-2014	On Going



Projects

Denman Island

No.	Description	Activity	Received/Initiated	Status
1	Bylaw amendments to address food security	Consider amendments based on "Exploring Food Security in the Islands Trust Area" final report dated November 16, 2010.	Mar-15-2011	On Going
1	A Protected Area Network on Denman Island		Mar-15-2011	On Going
1	Housekeeping project	1. Land Use Bylaw definition of intensive agriculture; remove "and excluding feedlots". 2. Formatting of Agriculture definition	Aug-15-2011	On Going
1	Regulations governing wind towers	Monitor recommendation from Trust Council.	Aug-15-2011	On Going
1	Affordable Housing Strategy		Oct-25-2011	On Going
1	Regulation limiting the gross floor area of a dwelling		Oct-25-2011	On Going
1	Regulations to promote greenhouse gas emissions reduction.		Oct-25-2011	On Going
1	Review of Housing Policies E.1 with respect to secondary cottages and suites in residential designations.		Jan-24-2012	On Going
1	Review of Land Use Bylaw regulations regarding guest accommodation.		May-01-2012	On Going



Applications w/ Status - Denman Island Status: Open

Applications

Agricultural Land Reserve

File Number	Applicant Name	Date Received	Purpose
DE-ALR-2011.3	Bruce, Lee, Aaron Holden, Jacobs, Aronson Planner: Marnie Eggen	Nov-16-2011	Proposed 2 lot subdivision

Planning Status

Status Date: Jun-18-2012

Sent to ALC June 18th

Status Date: Jun-05-2012

LTC passed resolution to forward application to ALC

Status Date: Apr-17-2012

Staff awaiting further information from applicant

File Number	Applicant Name	Date Received	Purpose
DE-ALR-2012.1	Denman Community Land Trust Association Planner: Courtney Simpson	Apr-26-2012	2016 Northwest Road (I. Brons) Inclusion in ALR to extend the ALR boundary in accordance with the LTC

Planning Status

Status Date: Jun-14-2012

Forwarded application to ALC

Status Date: Jun-05-2012

Staff report to LTC June 5

Development Permit

File Number	Applicant Name	Date Received	Purpose
DE-DP-2006.2	Daniel/Debra Stoneman Planner: Courtney Simpson	Aug-31-2006	The use of presently cleared areas within the Komasa Bluff permit area for agricultural use.

Planning Status

Status Date: Apr-04-2011

No change: waiting for info from applicant.

Status Date: Feb-04-2010

No change

Status Date: May-01-2009

No change

File Number	Applicant Name	Date Received	Purpose
DE-DP-2011.1	Denman Community Land Trust Association (Brons) Planner: Courtney Simpson	Mar-15-2011	2016 Northwest Road, Construction of affordable housing dwelling and associated land alteration in DP 2 Steep Slopes. Joint with SUP application DE-SUP-2011.10.

Planning Status

Status Date: May-26-2011

On hold until outcome of forthcoming rezoning application is known.

Status Date: Apr-04-2011

Planner Reviewing

File Number	Applicant Name	Date Received	Purpose
DE-DP-2011.2	Ella Day Planner: Marnie Eggen	Mar-21-2011	For barn sited within DP #1: Komasa Bluff

Planning Status

Status Date: Nov-01-2011

Awaiting info from applicant

Status Date: Jun-15-2011

On hold until DVP out come.

Status Date: May-27-2011

Barn sited over lot line into owners adjacent property. Applicant will be applying for a variance.

File Number	Applicant Name	Date Received	Purpose
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DE-DP-2012.1

Comox Valley
Regional District
Planner: Linda Prowse

Oct-19-2012

(Bill Mee Park) Installation of two above ground water tanks for fire fighting purposes.

Planning Status

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
DE-DVP-2011.1	Ella Day Planner: Marnie Eggen	May-13-2011	Barn on property line

Planning Status

Status Date: Oct-05-2012

Letter sent to applicant requesting further information otherwise issue will be transfered over to bylaw enforcement

Status Date: Jun-05-2012

Met with applicant to clarify application requirements

Status Date: Nov-01-2011

Waiting info from applicant

Rezoning

File Number	Applicant Name	Date Received	Purpose
DE-RZ-2011.1	Denman Community Land Trust Association Planner: Courtney Simpson	Aug-10-2011	Density transfer from density bank or density increase for one unit of affordable housing.

Planning Status

Status Date: Jun-04-2012

Received draft housing agreement, staff reviewing

Status Date: Jan-24-2012

Waiting for draft housing agreement from applicant

Status Date: Dec-14-2011

Planner completed third staff report

Subdivision

File Number	Applicant Name	Date Received	Purpose
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DE-SUB-2010.5

Kalevi and
Marilynn Holsti
and Wan
Planner: Marnie Eggen

Aug-27-2010

to create 2 lots

Planning Status

Status Date: Feb-29-2012

Applicant donating land through Section 99 of Land Title Act

Status Date: Jul-27-2011

Islands Trust Fund approved proposal to donate land

Status Date: May-24-2011

applicant working with Islands Trust Fund to donate a parcel

File Number	Applicant Name	Date Received	Purpose
DE-SUB-2011.5	Steven Carballeira (Graeb/Charles King Medical Inc. (1691 Lacon Rd) Planner: Linda Prowse	Mar-28-2011	to create 2 lots

Planning Status

Status Date: Nov-24-2011

Preliminary Layout Approval received

Status Date: May-05-2011

Referral Response sent to MOTI, LTC and applicant

Siting and use Permit

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2006.7	Daniel/Debra Stoneman Planner: Courtney Simpson	Aug-31-2006	Agricultural (including buildings consistent with ALR legislation)

Planning Status

Status Date: Jan-08-2009

On hold pending outcome of court case

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2009.14	Jean Ella Day	Nov-02-2009	2900 SWAN RD One 26 foot high barn.

Planner: Marnie Eggen

Planning Status

Status Date: Jun-30-2011

On hold until outcome of DP and DVP.

Status Date: Mar-03-2011

New info submitted by applicant indicates bld sited on lot line; options provided to applicant

Status Date: Jan-20-2011

Applicant submitted partial application

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2011.10	Denman Community Land Trust Association (Brons) Planner: Courtney Simpson	Mar-15-2011	2016 NORTHWEST RD one Residence, garage/workshop, wood shed, pump shed, and one wind turbine. Joint DP application DE-DP-2011.1

Planning Status

Status Date: May-26-2011

On hold until outcome of rezoning application is known.

Status Date: Mar-21-2011

Planner Reviewing File

From: Nicole Ranger

Sent: October-25-12 10:23 AM

To: Courtney Simpson; David Graham; Laura Busheikin; Peter Luckham; Theresa Warren; Becky McErlean

Cc: Nancy Rogers

Subject: Denman LTC Expenses Oct 31, 2012

Islands Trust

LTC EXP SUMMARY REPORT F2012

Invoices posted to October 31, 2012

615 Denman	Invoices posted to October 31, 2012	Budget	Spent	Balance
65000 615	LTC "Trustee Expenses"	250.00	333.05	(83.05)
65200 615	LTC Local Exp LTC Meeting Expenses	2,500.00	1,504.87	995.13
65210 615	LTC Local Exp APC Meeting Expenses	500.00	-	500.00
65220 615	LTC Local Exp Communications	300.00	-	300.00
65230 615	LTC Local Exp Special Projects	300.00	-	300.00
65240 615	LTC Local Exp Miscellaneous	550.00	-	550.00
TOTAL LTC Local Expense		4,150.00	1,504.87	2,645.13
73001 615 3001	Denman RAR	4,000.00	135.29	3,864.71
TOTAL Project Expense		4,000.00	135.29	3,864.71

Nicole Ranger

Finance Clerk

Islands Trust

200-1627 Fort Street

Victoria, BC V8R 1H8

Phone: (250) 405-5152

Fax: (250) 405-5155

*Preserving **Island** communities, culture and environment*



Please consider the environment before printing this email

STAFF REPORT

Date: October 22, 2012

File No.: 6930-20 (Agriculture Area Plan)

To: Denman Island Local Trust Committee
For meeting of November 6, 2012

From: Courtney Simpson, Acting Regional Planning Manager

CC: Agriculture Plan Steering Committee

Re: Denman Island Farm Plan

THE PROPOSAL:

Creation of a Denman Island Farm Plan is the top priority project for the Local Trust Committee (LTC). The LTC has appointed a Steering Committee to guide the process, and contracted with AEL Agroecological Consulting (AEL) to produce the Farm Plan in consultation with the community and the Steering Committee. Attached is a final version of the Farm Plan for LTC review and endorsement.

COMMUNITY INFORMATION MEETING(S):

At their June 5, 2012 meeting the LTC endorsed a draft of the Farm Plan for community review. The draft Farm Plan was then distributed to the community via the Farm Plan Blog, Islands Trust website, by presentation at the Summer Sustainability Festival on June 29, and by leaving hard copies of the Farm Plan in Abraxas book for the summer. An article appeared in the June Flagstone and an ad was in the Grapevine to advertise the draft Farm Plan and the request for comments from the community.

The draft Farm Plan was also circulated to the Comox Valley Regional District, Agricultural Land Commission and Ministry of Agriculture and Lands for comment.

RESULTS OF CIRCULATION:

Fourteen submissions were received from the public (attachment 1). The comments were forwarded to the Steering Committee along with a summary of the issues prepared by AEL. The Steering Committee discussed changes to the draft at their September 18, 2012 meeting. AEL made the changes discussed, and circulated the revised draft to the Steering Committee by email. Steering Committee members made further comments to AEL individually, and the final Farm Plan was produced, as attached.

The Agricultural Land Commission submitted comments (attachment 2), and changes were made by AEL in consultation with staff and the Steering Committee. The Ministry of Agriculture

and Lands was represented at Steering Committee meetings by regional agrologist Jill Hatfield. The Comox Valley Regional District did not have time to respond to our referral although they did receive it and telephoned staff to apologize.

STAFF COMMENTS:

Changes since last draft:

The Farm Plan has changed in format since the last draft, with improvements to readability to do with the organization of recommendations and the implementation tables. The comments from the public led to changes in the way a number of issues are addressed and the Steering Committee minutes from September 18th provide a summary. Staff is confident that the Farm Plan reflects the diversity of opinions and beliefs of Denman Islanders and provides clear, practical recommendations for movement into the future.

Each of the fourteen recommendations in the Farm Plan includes a table with suggested implementation steps and who may be responsible for them. The first column in these tables indicates the recommended action for the local government: the LTC or Islands Trust. Not every recommendation has a role for the Islands Trust or the LTC to play in implementing it, but most of them do whether it be advocacy, public education, or regulatory.

Establishing an Agriculture Advisory Planning Commission:

One of the recommendations is to establish an Agriculture Advisory Planning Commission (AAPC). The LTC can refer applications to do with the ALR and farming to an AAPC. The LTC can also refer projects to do with implementation of this Farm Plan to AAPC. The current Agriculture Plan Steering Committee is appointed as a "Special Projects Advisory Planning Commission" under the APC Bylaw No. 203, and their term officially ends on December 31, 2012. Members of the Agriculture Plan Steering Committee can put their name forward to the AAPC but they are not automatically assumed to be part of it because of their involvement in the Farm Plan so far. Having Agriculture Plan Steering Committee members on the AAPC would be an asset given their work on the topic so far.

Establishing an Implementation Body:

The Farm Plan also recommends establishing an implementation body that is separate from the AAPC. This is found in the "Monitoring and Evaluation Strategy" section of the report. The LTC should consider what role they can play in establishing such a committee that would include representatives from a variety of government and non-government organizations.

Short term performance indicators are listed in the "Monitoring and Evaluation Strategy" section of the Farm Plan:

- Creation of an Implementation Body to implement the *Denman Island Farm Plan*
- Adoption of the Denman Island Farm Plan by the Denman Island Local Trust Committee
- Establishment of an Agricultural Advisory Planning Commission
- Amendments to the *Denman Island Bylaw No. 185 (2008) Official Community Plan*
- Updates to the *Denman Island Land Use Bylaw No. 186 (2008)*
- Update Land Use Inventory maps and refine them for future use

Review of the OCP and LUB:

The LTC should consider reviewing the OCP and LUB to explore recommendations made in this Farm Plan. Numerous specific recommendations have been made in this regard under recommendations 13 and 14. Recommendation 12 is to “undertake a review of additional housing on farm land. The recommendations range from the relatively simple and technical to exploration of issues that are challenging and controversial. A strategy for implementation may be needed first in order to identify the best approach, and to establish priorities.

It may also be possible to implement some recommendations as part of other LTC projects. For example:

- “Bylaw amendments to address food security” has relevance to implementation of this Farm Plan. Considering recommendations of the Food Security Report could be done at the same time.
- “Affordable housing strategy” is related to a review of additional housing on farm land and farm worker housing could be part of an affordable housing strategy.

Work program changes:

With completion of the Farm Plan, the LTC can remove it from their top priorities list. This creates an opening for a new priority to be created or for one to be moved up from the projects list. However, the LTC should consider adding Farm Plan implementation to the top priorities list so that work can continue with the implementation steps recommended in the Plan.

RECOMMENDATIONS:

That the Denman Island Local Trust Committee:

1. Endorse the Denman Island Farm Plan
2. Advertise for membership in the Agriculture Advisory Planning Commission
3. Add Farm Plan implementation to the work program

Prepared and Submitted by:

Courtney Simpson

Courtney Simpson, MCIP, RPP
Acting Regional Planning Manager

October 22, 2012

Date

Attachments:

1. Public submissions on draft Farm Plan
2. Referral response from Agricultural Land Commission on draft Farm Plan
3. Denman Island Farm Plan

From: [Fire Weed](#)
To: [Courtney Simpson](#)
Subject: Comments on Denman Island Draft Farm Plan 1/2
Date: August-31-12 11:59:27 PM

4. Dear Courtney,

Thankyou for including the following requests/comments in regards to the current Denman Draft Farm Plan. Sincerely, Fireweed

1. Under Appendix D- Existing Organizations Supporting Farming on Denman:

The Denman Island Veganiculture Association (DIVA) has once again been left out of the Farm Plan documents. We were asked to write a letter of support for the Plan during its development, and did so (May 23, 2011). We are active in the community with educational outreach concerning agriculture, and most recently co-sponsored the event, "Food for Thought", as part of the Denman Island Summer Sustainability Festival (June 2012). Please include the following description of our initiative in the next/and or final Farm Plan:

Denman Island Veganiculture Association (DIVA) is a grassroots educational initiative (both online, and in the field) advocating for stock-free organic gardening and farming practises. Goals include, but are not limited to, 1) fostering recognition of the global need to reduce dependency on animal husbandry in recognition of the role animal agribusiness plays in exacerbating global warming, as well as resource depletion (ie, heavy water use), and 2) to promote stock-free growing methods for building/maintaining soil fertility and increasing the production of plant foods on agricultural lands for people, as opposed to livestock.

Also, on page 88, please substitute the following description for SPUDS (it appears that the listing provided in the draft was taken from an older copy of an ag group listing that was not approved by SPUDS membership). Please note title, word order and other corrections:

SPUDS (Sowing Potatoes Underground for Denman Sustainability) is a local organic food sustainability initiative providing islanders affordable access to land for communal potato growing. Founded in 2007, it is located on land at the Hermitage on Denman Road. Initially inspired by the Linnaea Farm potato co-op on Cortes Island, SPUDS members care for the soil collectively- sharing learning experiences along with the harvest, and building community. SPUDS models stock-free growing techniques, incorporates consensus decision making, and encourages an intergenerational membership always open to new participants.

*Also on page 88: f the Farm Plan wishes to list only current, active agricultural endeavours on island, it should delete the reference to the **Denman Island Garden Party Series**, which ran for several years, but then morphed into new directions several years ago now (DIVA, SPUDS, etc)*

Finally, please also update/correct the listing for the Denman Island Community Vegan Potluck Series to read as follows:

Denman Island Community Vegan Potluck Series began in the mid 90's, hosting inclusive, once monthly 100% plant-based meals for food lovers of every persuasion. The series currently operates quarterly, continuing to feature after dinner guest speakers, films, slide shows or meetings on a wide variety of topics pertaining to social justice and environmental issues including food security, animal ethics, and other agricultural matters.

2. Regarding : the Lobbying of BC Ferries to support farmers-

I wish to register my oppositon to the lobbying of BC ferries to reduce costs for the transport of livestock. The true cost of food- and animal products, in particular- should be reflected in their retail cost to the consumer. (7.3.1 highlights the need for more education on the 'real cost of food")

3. Regarding: the establishment of facilities to support food processing and storage

I am also opposed to "establishing facilities to support food processing on the island" that might be specifically designed to accommodate and encourage livestock production and on-island slaughter, either in the form of a mobil abattoire, laboratory, cold storage for carcasses, etc.

On this note, and further to the topic of climate change in the Draft, comments I submitted to earlier versions of the draft continue to stand as highly relevant to the future of farming on Denman. (please see my submission dates August 11, 2011, specific to animal agriculture.)

As stated in the existing draft, Denman's Official Community Plan affirms that "We accept the challenge of adapting to climate change and will alter our lifestyles to live more lightly on the land". And, " This implies a proactive approach to altering production practices to adapt to changing climate patterns." If Islands Trust is serious about responding proactively to global climate change, the topic of animal agriculture cannot remain a fringe issue in the Farm Plan. It must be seriously addressed from every angle. To embrace true sustainability, Denman cannot afford to plan for it's future food production in isolation of broader world interests as if islander's food *choices* aren't every bit as important as food miles (and, I would argue, even more so).

Beyond the issue of GHG emissions from livestock as a leading cause of global warming, there is no mention in the Draft about the huge amount of water involved in raising livestock, or their processing, even while water access is noted as a main limitation to agricultural production (pg 14). Meanwhile, another warning was issued just this week from leading water scientists, saying that "the world's population may have to switch almost completely to a vegetarian diet over the next 40 years to

avoid catastrophic shortages.” (The Guardian, Aug 26, 2012). The report highlights the fact that animal protein-rich food consumes five to 10 times more water than a vegetarian diet, and that one third of the world's arable land is used to grow crops to feed animals.

“...There will not be enough water available on current croplands to produce food for the expected 9 billion population in 2050 if we follow current trends and changes towards diets common in western nations., There will be just enough water if the proportion of animal-based foods is limited to 5% of total calories...”, according to Malik Flakenmark and colleagues at the Stockholm International Water institute (SIWI).

While the wording in this most recent Denman Farm Plan Draft, on page 15, finally acknowledges the 'public input' requested be included about stock-free growing as an important alternative to traditional organic growing which includes animal inputs as part of the system, it seems to couch the topic 'tentatively'. (ie, livestock-free food production COULD BE one way to achieve this [reduce GHG emmissions], while elsewhere in the document the lean towards an increase in egg, dairy and meat production as economically desirable is couched in no uncertain terms. It may very well be that water restrictions exacerbated by global warming (this summer's massive droughts in the US are one indication) will dictate a need to conserve local H2O reserves for food that feeds people directly, sooner than we think. I fear that Denman's Farm Plan will reflect a greater interest in maintaing the status quo than a progressive outlook to the future, unless it aims to do differently.

4, Regarding: Education (for new and current farmers, as well as school children, and the general public)

Given the idea generated in the Farm Plan of encouraging courses on 'small-scale live-stock husbandry', once again I wish to stand recorded as opposed to advancing development of commercial enterprise in this arena... but most specifically out of concern for the interests of the animals involved. As comments I submitted last year highlighted, one of the problems any Farm Plan must address is the difficulty of ensuring humane treatment of animals.

Tail docking, horn removal and castration on the family farm continue to be routinely carried out without anesthetic, inspite of the fact that these practises are now recognized as extremely painful. It remains legal for chicks that grow into so-called free-range hens to arrive here in the mail (and birds have been shipped out from Denman routinely in the past...perhaps they still are?)- a practise that expects collateral loss, just ask any local chicken farmer.

Currently, animals raised for food are largely exempt from the kinds of limited protection afforded other animals, and even the current shift away from red meat consumption towards a greater demand for poultry in some sectors actually puts a far larger number of animals at risk of unregulated, and amateur slaughter. The lack of veterinary services on Denman makes immediate medical attention for farm animals in distress cost prohibitive for farmers trying to make a profit. There is little certified organic meat production (if any?) on the island, as some farmers which to reserve the option of administering medication. Do such drugs end up in our water table?

Also, encouraging a mobile abattoire for the island would only increase the number of

animals raised for slaughter, in order to make that cost effective and lucrative.

Just this week I was informed by an island locavore that taking the life of a cow is no different than pruning her tomato bushes. Alarming, this is not a unique perspective, and one that underscores the view of animals as commodities rather than sentient beings with their own interests in freedom from harm. It should be noted that in July, world scientists (including Stephen Hawking) signed a precedent setting declaration that finally acknowledges all mammals as sharing a consciousness so similar to human beings that we must address our treatment of them much more seriously.

Currently, farmers may bury the remains of animals slaughtered on their farm, and while regulations require a certain distance away from bodies of water, who is keeping track of carcass burial sites?

These are a few of the topics that the Farm Plan should be prepared to address and that should be covered in any educational outreach, whether animal husbandry is significantly advanced here or not. In addition, educational information about, and encouragement of stock-free growing should be furthered, and not inadvertently marginalized by more mainstream interests.

Education should also include contemporary nutrition science that encourages a serious reduction in animal product consumption as advantageous to personal health, environmental protection, and animal welfare. True sustainability cannot be achieved by 'feeding people twice.' Nutrients do not need to be cycled through the body of an animal before benefiting the human body, wherever arable land exists, or access to a diversity of plant-based nutrition sources.

GMO's

The issue of genetic modification remains a growing international concern. Somewhere in the Farm Draft it must be noted that in 2007, a petition to the Denman Island Residents and Ratepayers Association in favor of declaring Denman, in principle, a GMO crop-free zone, was unanimously accepted.

I'm out of time, but would like to suggest a few resources that should be included for consideration in the Farm Plan and will include them in a separate email so I can make sure this registers as before midnight!! thanks, Fireweed

From: [Michael Nestor](#)
To: [Courtney Simpson](#)
Subject: Comments on Denman Island Draft Farm Plan
Date: September-01-12 12:02:39 AM

Courtney,

Thanks for providing the opportunity to comment on the DI Draft Farm Plan. I'll start with some typos, corrections, etc.

1) Appendix A - Abbreviations

DICES stands for the Denman Island Community Education Society and is located at the Denman Island Community School but they are not one and the same.

2) Appendix D - Existing Organizations

DIVA (Denman Island Veganiculture Association) is missing. Please include the up-to-date information you will receive in Fireweed's comments. This island initiative addresses the concerns around animal agriculture and its negative impacts on the animals as well as global climate change.

3) References

I believe you should add the following reference as it would direct those who are interested to the impact animal agriculture has on the environment as referenced in your section on Global Climate Change:

UN Food and Agriculture Organization Report "Livestock's Long Shadow - Environmental issues and options" (2006)
<http://www.fao.org/docrep/010/a0701e/a0701e00.htm>

And now to my general comments on the Draft Farm Plan.

One troubling aspect of the Draft Farm Plan is the analysis of data on page 18 - 19 involving the number of farms on Denman. Useful is the Census of Agriculture data from Stats Canada and the graph showing an increase in the number of farms on Denman from 1996 to 2006 (apples to apples.) Problematic is using the data from an informal survey in 2011 that clearly defined "Farm" differently from Census data, making all analysis problematic at best (apples to oranges.) This is illustrated by an absurd increase in "farm" numbers from 28 to 99 in 5 years! Some mention of the problem in comparing two very different measuring tools would have been helpful and I suggest be added (perhaps the 2011 Census data may be available by now if not soon?)

This is of particular concern when it comes to looking at making sense of trends in the "Farm Enterprises" section (page 20 - 21.) One could argue that livestock production is DOWN as a percentage of farming done on Denman (16% in 2011 vs. 32% in 2006 for cattle, etc.) when it is clear that it is increasing (9 cattle farms in 2006 compared to 16 in 2011; 2 hog/pig farms in 2006 compared to 3 in 2011; 16 poultry and egg producers in 2006 compared to 35 in 2011; 6 sheep and goat farmers in 2006 compared to 15 in 2011.)

This trend is of particular concern to those who see the connection between

animal agriculture and global climate change - which you recognize on page 14.

It would seem to me that if the Islands Trust is serious about their commitment to address global climate change, there would be more caution in appearing to promote MORE animal agriculture. Especially as your Vision Statement includes the word "sustainable." Animal agriculture is NOT "a closed loop or a circle/continuum that supports itself." (p. 12) It requires inputs from off-island to continue (feed for the animals, veterinary care, more phosphorus inputs needed than for vegetable growing, etc.) and puts a strain on our fresh groundwater supply which is scarce enough as is. We live "downstream" from one of the cattle and sheep farms here and our water is unfit to drink without filters as a result. A not uncommon outcome for those who reside near farms.

No mention of these concerns are in this Plan other than a passing shallow analysis under "Climate Change (Section 4.4)" The section (4.3) on "Water" makes no reference to the impacts the increasing amount of animal agriculture will have on Denman's water supply or how animal waste is to be handled. Even if it is presumed the waste will be used for compost/fertilizing, there is no analysis or mention of the concerns associated with same (impact on groundwater by zoonotic organisms, etc.)

This document suffers for the lack of any real or serious critical analysis on these topics and appears unbalanced as a result. Instead, it appears to be "cheerleading" for "business as usual - even more so!" via better "branding" and "deep integration" into the school while lobbying BC Ferries to help decrease costs that are associated with "the real cost of food" (p. 29).

Instead of challenging farmers to address the valid critique of farming practices that are easy to find outside of Denman, this document has the appearance of being prouced by and for those who are invested in being more profitable than responsible in their actions.

Instead this document appears to advocate for doing things as we "always" have (or at least since European settlers came here in the late 1800s.) This is troubling as well as it institutionalizes cultural hegemony vs. recognizes that those who lived on this Island before us did NOT "farm" as we have and ignores the wisdom of their more truly "sustainable" lifestyle. Something this plan could at least acknowledge. Otherwise, discard the use of the word "sustainable" in your Vision Statement as it then appears to be pandering to popular doublespeak to appear "green" when it in fact is not.

The idea put forth to look at getting a mobile abattoir is evidence that you are promoting in the interests of increased animal agriculture by simplifying a problematic aspect of current practices.

I'm also disturbed by the lack of consideration around animal welfare concerns due to the resulting and apparent increase in animal agriculture. Nowhere in the document are there recommendations to invite an increase in veterinary or SPCA oversight to a field of agriculture well known for its cost-cutting measures in order to maximize profit.

For these reasons and more, I am disappointed by what I see in this Draft Farm Plan. Though I have focused on animal agriculture, my criticism is valid around vegetable growing (re organics, GMOs, conventional practices, etc.)

If we are truly striving "to live more lightly on the land" (p. 14 again), leadership and more education about the real impacts of animal agriculture need to be faced head on. That way the community can have a real discussion about the future of farming (and other activities) and make tough decisions given the looming changes ahead.

Mike Nestor

1935 Lacon Rd.
Denman Island

Denman Conservancy Association

P.O. Box 60, Denman Island, B.C. V0R1T0

Islands Trust Northern Office,
700 North Road,
Gabriola Island, B.C. V0R 1X3
Attention: Courtney Simpson

August 31, 2012

Dear Ms. Simpson,

Denman Conservancy Association (“DCA”) wishes to make the following comments with regard to the document titled “Denman Island Farm Plan DRAFT” prepared by Agroecological Consulting.

We wish to make clear at the outset that DCA is very supportive of farming on Denman and that a significant number of our members are engaged in farming activities, both for their own food production and as a livelihood. DCA is eager to engage with farmers regarding our mutual interests of land stewardship and conservation, and generally to fulfill a similar role to The Land Conservancy which is mentioned on page 65 of the document. DCA holds the same federal and provincial approvals as TLC, both as a charitable conservancy empowered to hold land under the Ecological Gifts Program and as a designated party entitled to hold conservation covenants. The ability of DCA to act as a local resource in a similar fashion to TLC might be noted in the Farm Plan.

We note and applaud the specific objective (in the Purpose Statement on page 11) to create guiding principles: *“Recognizing the importance of healthy ecosystems and their interrelationships with farming”*.

We cannot support, however, the statement appearing at page 19:

“The limited amount of farm land in active production could be due to the fact that approximately 20% of the ALR land (501 ha out of 2,300 ha) is designated as park, conservation, Trust Fund and conservancy lands and in these areas agricultural production is either limited or not allowed.”

The table on page 19 shows the amount of “actively farmed” land on Denman as 428 ha, of which 118 ha is “woodlands and wetlands”. If one subtracts the 501 ha of park/conservation lands from the 2,300 ha total of ALR lands, there remain 1,799 ha of ALR lands available for farming, and of this only 428 ha is currently “actively farmed”. Subtracting the 428 ha from the 1,799 ha available indicates that 1,371 ha remain as ALR lands that are currently unutilized for farming. This unutilized amount is approximately three times the amount of land that is now actively farmed. It appears, therefore, that the suggestion that the quantity of land currently designated as park or conservation is somehow limiting farming opportunities on Denman is not a reasonable inference from the available data.

2.

We note that on pages 36 and 37 there is mention of investigating the use of parkland for farming purposes. As a conservancy we have obvious concerns about this concept, although in the absence of any details whatsoever it is perhaps improper to dismiss it out of hand; especially since we have not had the views of our members on this novel idea. As mentioned, we think farming and conservation can work together, but inserting farming into existing parkland is a radical proposition requiring extensive community discussion. Moreover, we are concerned that this proposal stems from the unsupported suggestion that there is a shortage of agricultural land available for farming.

Similarly, we have grave concern about, and cannot support, the proposed changes to the Land Use Bylaw and the Official Community Plan as set out in sections 13.8, 14.1 and 14.8 of the draft Farm Plan. The recommendation in 13.8 to “prohibit the conversion of farmland within and outside the ALR for non-farm use such as parks” appears to us to be unwarranted and unduly sweeping. Perhaps it, too, is based upon the assumption that there is insufficient farm land available on Denman. In any event, such a provision would have drastic consequences and likely signal the end of further conservation efforts on Denman. Furthermore, it is probable that such a prohibition would be beyond the powers of the Local Trust Committee.

The suggestions to give priority to agriculture over other uses and other values as put forth in 14.1 and 14.8 also seem to us to be unnecessary and overly broad. Presumably this super priority is designed to displace other uses and values such as conservation, the protection of the environment and safety. These provisions may also offend the Islands Trust Act which establishes a form of statutory priority by explicitly stating its object: “to preserve and protect the trust area and its unique amenities and environment”. To stipulate priority to agriculture implies that the environment is secondary. We cannot agree with that.

Respectfully submitted,

Denman Conservancy Association

Per _____
David Critchley, Chair

From: [Des and Sandy Kennedy](#)
To: [Courtney Simpson](#)
Subject: Denman Farm Plan
Date: August-31-12 10:26:40 AM

Hello Courtenay,

A few comments on the draft Denman Island Farm Plan.

Overall I support the draft Plan and appreciate the work of the individuals and groups responsible for it.

However, it has certain shortcomings, and I object to several specific items in 8.4 Regulatory Restrictions:

* Item 11. *Promote the Active Use of Farmland* contains two references to the potential use of parkland for farming purposes. The availability of farmland is not a current or foreseeable constraint against local farming, as less than 20% of ALR lands are currently being farmed. Over 50% of the ALR is neither in park status nor in active use as farmland. Programs and policies to facilitate the use of idle ALR lands are far preferable to considering agricultural incursions into parklands.

* Item 13. *Implement Zoning Updates through the Land Use Bylaw* recommends (13.8) prohibiting the conversion of farmland within and outside the ALR for non-farm uses such as parks.

While acknowledging that the wholesale inclusion of ALR lands into the recently created provincial park, with no community consultation, was one of many problematic issues in that initiative, I nevertheless find this blanket recommendation equally wrongheaded. Had it been in place previously, a number of the island's most significant conservation areas, including lands now held by the Islands Trust Fund, would not have been preserved from potentially inappropriate development.

Both of the above recommendations hint at a disturbing and frankly outdated attitude that farming should trump all other land uses, including habitat protection, and if there is an overall criticism to be made against the draft Plan it is in its failure to position agriculture within a broader context of ecosystem sustainability. The failure to consider either Denman Conservancy Association or the Residents Association as potential participants on the Implementation Body also seems symptomatic of this attitudinal shortfall.

* Item 12. *Undertake a Review of Additional Housing on Farmland* wisely suggests a review of the thorny issues of farm worker housing and agritourism, rather than recommending specific OCP and re-zoning initiatives. As noted in Appendix “F”, previous experience has made abundantly clear that the provision of “farm worker housing” is something easily abused by landowners more interested in illegal second dwellings than in farming. I appreciate the provisos included in the Plan’s “Potential Zoning and OCP Updates” but would like to see some firmer language with respect to dissuading the abuse of these initiatives.

* Item 13.4 recommends increased height provisions for silos and grain bins of up to 41 m. I don’t find any rationale for this particular suggestion elsewhere in the Plan, but it seems to me a rather grand scale for our wee isle.

All best,

Des Kennedy

Denman Island

August 31, 2012

Dear Trustees and Planners,

The **Grow your own Fuel** project is an initiative of Transition Denman Island (TDI), a local non-profit society. TDI is a member of the Transition Towns movement, formed in response to the challenges of global warming, depletion of fossil fuels, threats to food and water supplies, and the need for sustainable local solutions to all of these problems. Our mission is to create a community that, while remaining part of our broader society, is as self-reliant as possible.



Clearly, a strong and sustainable agriculture industry on Denman Island is a critical element of our mission.

As the Leadership Team of Grow your own Fuel (GyoF), we wholeheartedly support the Denman Island Farm Plan, and applaud the Islands Trust and the other sponsors for developing this strategic viewpoint.

Our project will determine whether it is economically and socially feasible to grow feedstock, process it into ethanol, and distribute it as an alternative to gasoline, all on Denman Island. Our main goals are to:

- provide a clean, sustainable alternative fuel
- provide local jobs for farming and processing the feedstock
- be more self-sufficient for our local energy needs
- educate our community and reduce our carbon footprint
- serve as a model for other Transition Towns and share our experience.

We are working with the Hornby Denman Growers & Producers Alliance (HDGPA) to plan our project, and will be forming partnerships with local farmers to test feedstocks, optimize growing practices, and assess the potential value to growers. We believe that we can:

- find a mix of feedstocks that will provide reliable net returns far greater than traditional crops, using permaculture approaches to ensure sustainability
- develop a business model that will encourage both large- and small-scale participation, and establish on-island processing and distribution facilities
- create a high-value, stable local market for Denman Island farmers.

Here are our comments on the recommendations of the Denman Island Farm Plan.

Make farm products more accessible to the Denman Island Community

We recognize that this goal summarizes a fundamental issue – there is insufficient demand on Denman Island for many potential crops, so unless farmers can compete successfully by selling their product elsewhere, the crop is not grown locally. Our project aims to address this issue by building a local market for ethanol and providing the capability for processing of locally-grown feedstocks. Any initiative that aligns local supply and demand will benefit our community. In particular, we would have an interest in a Community Supported Agriculture program.

Establish facilities to support food processing and storage

Adding value to a primary product is one of the best ways for rural communities to succeed economically. For decades, the small towns of British Columbia prospered by milling timber and producing pulp. The recent decline of the forest product industry is a result of unsustainable practices, but the principle of local processing is sound. We support the efforts of the HDGPA to establish shared storage and processing facilities, and anticipate that farmers will see financial gains at the same time that local jobs are created. GyoF plans to acquire facilities and tools for harvesting, rough processing, feedstock storage, sugar / starch extraction, fermentation, distillation, ethanol storage and mixing and distribution. We believe that this is the most important of the Farm Plan's recommendations when considering the overall viability of agriculture on the island.

Increase the availability of food-related workshops and courses

Develop and support farm to school programming

Educate and support new and current farmers

Everyone on Denman Island is aware of its agricultural heritage and has some appreciation of the current scale of farming, but few of us understand the strengths and weaknesses of the industry. The data presented in the Farm Plan provides a wonderful base of knowledge from which to build. We agree that these recommendations are valuable – it will be critical to engage the community to support and participate in agriculture. Part of the GyoF plan is to conduct a program of community information, education and input to ensure the social and environmental suitability of our project, and we hope that in doing so we will contribute to these worthy goals.

Promote the active use of farmland

Hay fields, while pleasantly rustic, do not provide enough revenue to sustain farming families. It is no surprise that a large area of former fields has reverted to trees and that much of the agricultural land on the island is left fallow. Clearly, if farmers could make sufficient profit by working this land, they would. But the issues addressed in your other recommendations, such as the alignment of products to the market, costs of transportation and lack of processing and storage facilities make it uneconomic.

We hope to provide an incentive for the active use of farmland, by offering growers a new range of crops with local processing and a local market. We estimate that if every vehicle on Denman Island ran on 50% ethanol, we would require approximately 125 acres of farmland under cultivation to provide the feedstock - readily available as shown in Table 3 of the Farm Plan. At today's prices, the product would have a retail value of over \$300,000 per year, more 1.5 times the entire gross receipts of farming on the island in 2006. Our project is designed to verify economic feasibility, as we examine the profitability of the candidate feedstocks. We support the recommendation, and hope that other projects will arise that will increase the amount and value of farm production on the island.

We agree with all of the other recommendations of the Denman Island Farm Plan, as they form a cohesive strategy that addresses all of the elements needed to sustain and enhance local agriculture. We hope to be significant contributors to the implementation of these recommendations.

Here are some additional comments about the detailed wording of the Farm Plan:

- Throughout the plan, such as the Vision Statement (*"An Island where we feed each other abundantly because farming is a viable and valued foundation of our sustainable community."*) and in the definition of sustainability (*"Sustainability also encompasses food security and sovereignty and is capable of being maintained indefinitely."*) you link farming exclusively with food production. We believe that the scope of farming should be extended to include the growing of crops to provide materials for clothing, housing, fuel, personal care and decorative uses. We urge you to revise the plan to refer to farm products in a generic manner, not just as food.
- In section 4.4 you discuss the urgent problem of climate change. We agree that local solutions must be found so that every community contributes to averting severe global consequences; this was one of the sparks that started the GyoF project, and a key incentive for the contributions of our volunteers is our anticipation of the benefits of a carbon-neutral fuel economy.

- Although the scale may be modest, we believe that our goal of sharing our results with other Transition Towns and groups interested in ethanol production will bring visitors to the island. We hope that our farming and production operations will provide useful examples and plan to welcome anyone who wishes to view them firsthand. You may wish to extend the discussion of agri-tourism in the Farm Plan to include visits to learn about farming and food production, not just to enjoy the products and the ambience.
- While we have not finalized our long-term plans, we believe that our project will evolve into a co-operative when we move from feasibility study to steady-state operation. We encourage the creation of supportive organizational and legal structures such as farming co-operatives as a means of implementing the recommendations and ensuring continuity of attention to the health of the agriculture industry.
- We strongly support action item 13.3 to establish an Agricultural Enterprise Zone. We believe that this will be essential to the development of value-added processing capability on the island, and will have a direct impact on the viability of the Grow your own Fuel project.

Although our project is just starting, we believe we have a significant part to play in the future of farming on Denman Island, and would be pleased to be noted among the 'Other Key Players' in the implementation plan in section 9.

Thank you for your attention and all the efforts of you and your contributors to the Denman Island Farm Plan.

Sincerely,

The Grow your own Fuel Leadership Team

Jason Ellis
 Bob Vosburgh
 John Roberts
 Alison Painchaud
 Don Painchaud

From: dean ellis [<mailto:deanonrain@gmail.com>]
Sent: August 27, 2012 8:44 PM
To: Andrea Lawseth
Subject: Re: Reminder: Denman Island Farm Plan

Your report has many fatal flaws beside being just a cut and paste from an earlier Denman Report.

Why have 8 Judges all said the boundaries of many of the Development permit areas should be reviewed. Why has Islands Trust in 2009 said they were going to review these boundaries. These Development Permit areas on ALR make it impossible to farm due to the restrictions, court actions and endless permits required. Oh you forgot to mention this.

Why do most of your suggestions not recommendations read like grant applications for more work. Why no specific recommendations what to grow.

Why were no farmers included in your panels, this is a gardener report.

13.7 you want to increase THE 40 ACRE MINIMUM, any hope of farming will be intensive smaller blocks.

your maps are wrong

I will leave you with a discussion put out by the Islands Trust concerning some farmland not being viable on Denman. If you had done any real research you would have identified these areas and maybe found they are viable or infact are excellent but restricted by your pay masters.

Agricultural Land Commission / Ministry of Agriculture concerns

Concern:

547.0117

- ### Discussion:

Solution:

- ! Solicitor-client privilege
Legal opinion severed.
S. 14

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August 13 2012

Dear Farm Plan folks,

Here are a few of my observations, each one prefaced by an extract, from the excellent Farm Report. I confess some of the observations are opinion. However, in certain spots, I do make factual commentary.

Extract 1

“Many farmers also feel that the cost of the ferries make it challenging to purchase important inputs and supplies from off Denman Island. Furthermore, even though some efforts have been made to fill gaps in farm infrastructure on Denman Island, farmers still feel severely limited in both processing and storage facilities. Currently, many farmers need to send their products off of Denman Island for processing and sale, which can be both cost prohibitive and time consuming.” **pg. 4 Farm Plan**

Observation: While it is noted that some farmers are concerned about the cost in purchasing “inputs and supplies from off Denman Island,” I find it a little odd that “many farmers need to send their products off of Denman Island for processing and sale.” For example, I notice that Okanagan Apples are imported and sold on the Island yet I have difficulty buying local apples.

Extract 2

“Both Denman and neighbouring Hornby Island are part of a group of 13 major islands and more than 450 smaller islands administered by the Islands Trust, a federation of independent local governments.” **pg. 15 Farm Plan**

Observation: Not to put too much of a fine point on it but to suggest that the Denman LTC is an “independent local government” is to defy logic. For example, 1/3 of the membership of the LTC is an off-Island appointee from the Island Trust. Additionally, the LTC has little control of tax dollars and operates at the behest of the Trust.

Extract 3

“Denman Island is home to just over 1,000 full time residents and amenities including: one general store (containing the gas station, propane sales, post office and government liquor store), hardware store, bookstore, craft stores, two bistros, commercial offices, two community halls, a library, a community school, arts centre and a museum.” **pg. 16 Farm Plan**

Observation: It is always difficult to capture everything in one list. Missing from this list are the medical clinic, the adjoining offices of one of the Islands biggest employers, the DHCHCS, a fitness gym, a video store, two Real Estate offices...to name but six. Additionally, though the Seniors Activity centre is by most definitions “a community hall,” it is a privately run, non-tax-payer support structure. While this

makes no sense, it is another in the list of many oddities rampant on Denman. Calling it a Community Building, while no doubt spiritually correct, suggests an ownership not yet formalized.

Extract 4

“This cooperative group of farmers is also selling products to a local restaurant that promotes these products on their menus and in their dishes. ” **pg. 25 Farm Plan**

Observation: Both local restaurants (bistros) purchase local eggs and produce though some of these smaller Island suppliers may not belong to the HDGPA. Additionally, the Chuckwagon at the Piercy Farm utilizes locally produced items when possible. There are a number of caterers on the Island who presumably use local produce as often as possible.

Also, there is an implication, likely unintentional, in the placement of the word “cooperative” that other farmers may not be cooperative.

Extract 5

“DICES: Denman Island Community School ” **pg. 73 Appendix A: Abbreviations Farm Plan**

Observation: DICES stands for the Denman Island Community Education Society and operates within, and in partnership with, The Denman Island Community School.

Additionally, DIRA, the Denman Island Residents Association, is mentioned a couple of times within the report (too infrequently to my way of thinking) but is not listed on this section.

Extract 6

“A major concern raised by the participants during the forum and focus group sessions was the lack of provision for housing for agritourism activities and temporary farm workers. ” **pg. 100 Farm Plan**

Observation: I may have missed it but I glean no idea from this report of the current level of farm workers employed in farming on Denman. Additionally, I believe this Island has a number of volunteers from WWOOF (the ubiquitous wwoofer) visiting Denman annually. A number of our current citizens came here as wwoofers. I think the report should reflect them in some way.

I hope these observations are helpful.

Yours,

Bill Engleson, consumer

250-335-0897

From: [Sarah Joyce](#)
To: [Courtney Simpson](#)
Subject: Fwd: overdue comments
Date: September-02-12 10:14:17 AM

Begin forwarded message:

From: Sarah Joyce <common.r@mac.com>
Date: September 2, 2012 8:47:40 AM PDT (CA)
To: csimpson@islandstrusts.bc.ca
Subject: overdue comments

Hello,

I realize my comments are overdue and you probably won't be able to include them. But I am against increasing the amount of animal farming and slaughter on Denman Island.

If Denman Island actually wants to support saving the environment then we cannot continue to increase our consumption of meat. Saving the environment and increased meat consumption are just not compatible. Scientific evidence shows us this. We must realize that a 'back to basics' approach cannot include increased meat consumption. It follows that I cannot support a mobile abbatoir.

Huge populations around the world live well on a vegetarian diet. The healthiest and longest lived people on earth are consistently found to have lived well on a vegetarian or vegan diet. Why is it so difficult for us to think of cutting back on our meat consumption or becoming largely vegetarian? Are we simply so addicted to the taste of meat? Because it is certainly not a healthy choice.

Thank you. I would be delighted if you would include my point of view but understand if you cannot due to the deadline.

Sincerely,

Sarah Joyce

Tiresias Reach Farm



3900 Lacon Road
Denman Island
British Columbia
V0R 1T0

Tel: 250.335.2691
E-mail: tiresiasreach@uniserve.com
Web: <http://mypage.uniserve.com/~tiresiasreach>

August 28, 2012

Courtney Simpson, Island Planner
700 North Road
Gabriola Island, BC V0R1X3

Sorry to be slow providing feedback to the Denman Island Farm Plan Draft. One hundred and four pages is not exactly a user friendly publication and this is a very busy time of year for individuals with crops and livestock. I will skip itemizing text errors (of which there are very few) with the exception of 4.4 Climate Change (p.14) which should read **The existence of** “climate change has become a widely accepted phenomenon...”

I attended the bulk of Agriculture Plan Steering Committee meetings and the subsequent public forums. In the past, I have been a Local Trustee, an APC member, and a participant in both the last major review and subsequent minor reviews of the Denman Island Official Community Plan. My land is classified as ALR and my farm income accords with BC Assessment guidelines.

After reviewing the Denman Island Farm Plan Draft, I have three major areas of concern:

1) 8.0 Recommendations (p. 32 - 39): Before the draft process goes further, 8.0 recommendations including Item H “use of parkland for farming purposes” (p. 53) should be extracted and publicized. All residents and landowners should receive a copy and be invited to comment because the Denman Island Farm Plan will direct the Local Trust Committee (and by extension the Denman community) to alter the Land Use Bylaw and the Official Community Plan. This may cause a delay and have consequences for funding and the consultants’ time frame; however, the changes recommended in the Draft are too profound and far reaching to cite inconvenience.

2) 2.0 Vision and Guiding Principles and 3.0 Definitions (p.11- 12): These pages seem to most accurately reflect the work of the committee and much of what I heard in both the public and farm forums, while the remainder of the Draft seems primarily focused on farm profitability. If **sustainability, small scale, food security and sovereignty, ecosystems** plus a **Denman vision of agritourism** are essential components, these issues/values should retain substance when the Draft shifts to 7.0 Key Issues and Opportunities, 8.0 Recommendations and 9.0 Implementation Plan.

3) Missing “issues and opportunities” : (i) The Draft does not address the impact of the recent decade’s soaring land prices, the wall of food regulations which defeats small producers and the verifiable encroachment, and subsequent effects of climate change. (ii) Water is relegated to 14.12 (p. 39) to “discuss”, whereas a) lack of water appears in the *Agriculture Strategy* as one of three concerns identified by farmers, b) significant regulatory conflicts exist which hamper preserving wetlands/water resources, and c) water availability is the tipping point for all life on Denman Island. (iii) A snapshot of farming on Denman Island should include the productive, cooperative, eco-sensitive and feisty network which already exists without need of bureaucratic organization.

* May I add one comment as a Board member of Denman Community Land Trust - until the Board has had the opportunity to discuss 12. B (p. 54) which deals with “camping or temporary structures,” I would prefer that DCLTA not be listed as a Key Player given that the “Action” appears in conflict with DCLTA’s mandate.

Harlene Holm

Peter Karsten, 5741 Stanehill Place, Denman Island BC.

Attn. Courtney Simpson, Island Planner
Island Trust Northern Office
700 North Road,
Gabriola Island, B.C. V0R 1X3

August 31, 2012

Re .: Denman Island Draft Farm Plan (DIDFP)

Dear Ms. Simpson,

I am submitting my comments as a concerned Islander.

I just became aware of the recommendation in the DIDFP to convert protected lands (parks) into farms. My interaction with farmers and related researches has been positive and has built a sense of trust and security to see the farming community as a partner in protecting and preserving a healthy and productive environment for its biodiversity and human wellbeing as noted in their "guiding principles: *Recognizing the importance of healthy ecosystems and their interrelationships with farming*". (page 11)

This led to complacency on my part to study the Denman Island Draft Farm Plan.

I missed the opportunity to bring the document to the attention of the Parks Committee of DIRA. The Committee did not meet in August, but will meet September 4th. There is no comment from the Parks Committee.

The plan is for the most part comprehensive, informative and well presented.

As a trained agriculturist and long time operator of a small orchard and food producing garden on Denman I am concerned about any macro landscape changes that reduce the water storage capacity of protected parklands and in particular wetlands.

The DIDFP makes ample reference to water shortage as the main limitation for agriculture, further aggravated by the effects of the predicted climate change (page 14).

While the plan has some data on water consumption and percentage of operators dependent on irrigation it fails to present water requirements for units of crop production or acreage to illustrate the draw of fresh water from the water table and or wetlands to support sustainable crop production. Our "protected" lands are storage

"sponges" for our water household. Long term strategies to preserve water tables must become paramount.

A case in point: We use .5 gallon per square meter/day for the summer season of approx. 85 days. Our 150 square meter vegetable garden receives about 7,000 gallons of water per season which is pumped from a 20,000 gallon storage pond fed by roof drains. Even at that, the crop production is below capacity due to the need to ration water. The pond serves a dual function by producing rainbow trout for consumption. Our two wells no longer support crop production.

Considering that only 236 ha of land in and outside the ALR is in (crop) production (Uitto 2011, page 19) suggests that much less than 10 % of the ALR land is used for agriculture. This leaves more than 70 % of available lands unutilized. I can see no urgency whatsoever to convert any of the 20 % of protected lands area (parks) into agricultural crop production.

I do not support the recommendation in 13.8 to "prohibit the conversion of farmland within and outside the ALR for non-farm use such as parks" without a demonstrated need for it.

Sincerely

Peter Karsten

From: ktvogt@telus.net
To: [Courtney Simpson](#)
Date: July-02-12 4:43:45 PM

Hi Andrea,

One thing that I'm not sure is in the farm plan that I've been thinking about quite a bit is the possibility of providing food feed for various cattle/chicken farms on the Island. I'm noticing that the price of corn is skyrocketing and its getting harder to find non-gmo food feed. i was thinking a subsidized business would be great on Denman, somewhere I could buy cheap good food for chickens.

Thanks,

Katherine Vogt

From: [Bryanna Clark Grogan](#)
To: [Courtney Simpson](#)
Subject: Re: Denman Island Farm Plan
Date: August-31-12 9:26:00 PM

To:

Courtney Simpson, Island Planner, Islands Trust Northern Office

We are emphatically **not** in favor of a mobile abattoir on Denman Island. Instead of encouraging more meat consumption or raising animals on Denman, we should be transitioning **away** from animal agriculture. (We state this as former small homesteaders who used to raise animals for meat, dairy and eggs.)

The global livestock sector is growing faster than any other agricultural sub-sector. But, according to a United Nations Food and Agriculture Organization report, *Livestock's Long Shadow –Environmental Issues and Options*, such rapid growth exacts a steep environmental price. "The environmental costs per unit of livestock production must be cut by one half, just to avoid the level of damage worsening beyond its present level," it warns. Islands Trust members can read the report here: <http://www.fao.org/docrep/010/a0701e/a0701e00.HTM>

Water issues should be of upmost importance in the Farm Plan. Livestock production, growing animal feed, and also animal slaughter require a great deal of water. There is abundant evidence that animal agriculture is wasteful of water (also polluting) and that the world will have to make some radical changes in the near future. http://www.theecologist.org/News/news_analysis/1566070/food_shortages_could_force_world_into_vegetarianism_warn_scientists.html

In addition, the FAO says: "Livestock are one of the most significant contributors to today's most serious environmental problems. Urgent action is required to remedy the situation." Read <http://www.fao.org/newsroom/en/news/2006/1000448/index.html>

We recommend that the Denman Island Veganiculture Association (DIVA) should definitely be in the Farm Plan's on-island list of agricultural initiatives, as this organization can provide up to date information on stock-free farming. Furthermore, we urge that Denman Island park land **not** be used for agriculture.

Thank you sincerely,

Brian Grogan and Bryanna Grogan

1721-C Scott Rd.

Denman Island, BC

August 27, 2012

TO: Courtney Simpson, Trust Planner
FROM: Patti Willis
Denman Island
250-335-0351; pccdsres@telus.net
RE: **Denman Island Farm Plan – DRAFT**

I am generally supportive of the 14 recommendations and associated actions as noted on page 4 of the *Denman Island Farm Plan – DRAFT*. Having said this, I do have some concerns as follows:

Pg 35 – “Appoint an Agricultural Advisory Planning Commission (AAPC) that would include local farmers once the Agriculture Plan Steering Committee is dissolved.” Given the points that follow and the Islands Trust mandate, I would recommend that the AAPC membership be expanded to include representation from conservation interests.

Pg 36 - “Encourage the province to create financial deterrents, profit recapture taxes, or penalties applied to farmland that is for sale for non-agricultural land use.” I am supportive of the intent of this recommendation; however, there may be cases where farmlands with high conservation values (e.g. wetlands) require protection. If such lands are for sale, it might be entirely appropriate for such lands to be purchased by conservation organizations or agencies and such values protected.

Pg 38 – “13.8 Prohibit the conversion of farmland within and outside the ALR for non-farm uses such as parks.” I am concerned about the impact of such a blanket prohibition on lands with high natural values that would be best served by conservation protection. Such a prohibition does not support flexibility or creative scenarios for progressive land use.

Pg. 39 – “14.8 Include a policy in all existing DPAs that agriculture is recognized as the priority use in the ALR, and that agricultural uses should not be effectively prohibited, as a consequence of protecting other values.” This recommendation could have serious implications to lands within the ALR with conservation covenants. This requires careful scrutiny.

I am among long-time owners of a large farm, two-thirds of it in ALR, and have a natural sympathy for initiatives that encourage farming. At the same time, I am supportive of Island Trust, Island Trust Fund, Nature Conservancy of Canada, and Denman Conservancy Association’s efforts over the past 35 years to preserve lands with important natural values. I would worry if the Farm Plan impeded those continuing efforts.

From: [Jenny Balke](#)
To: [Courtney Simpson](#)
Subject: Re: Denman Farm Plan Comments
Date: September-04-12 8:42:05 PM

Sorry Courtney,

Had a meeting this am and had too many duties on Monday. So have missed the window. It seems others may have covered many of the comments, but I will just add a couple of general thoughts anyway.

While the plan clearly represents a lot of work, in general, I think this plan really needs to represent what Denman feels about using agriculture on Denman land to "feed ourselves". Agriculture, other than agro-business has never been about "making money". Farming is a lifestyle with very hard work and if there's a lucky year there may be some small profits (usually to pay bills left from other years). But the life is healthy, the food is great, the air is clean and one has to be dedicated to do it... most farmers these days have other jobs (off the farm) to make the additional money to live a more modern lifestyle...that's the reality. So to me a farm plan for Denman, where we have a vast numbers of creeks and wetlands compared to other Gulf islands and in an era where we have a large and growing number of "species at risk" remaining on the island, would be a plan that carefully and with details tries to integrate our specific valuable natural features, with agricultural practices and existing farms/ALR lands that could be used to feed ourselves. Protecting the environmental features, particularly water sources is as important for agricultural interests as it is for all others on Denman. It seems as though this plan may be considering the environment in opposition to agriculture instead of an integral part of a sustainable Denman-scale agriculture.

Some ideas perhaps could do with a lot more thought before being tossed into a plan. Things like agro-tourism may be just new ways to promote tourism income rather than a good way for agriculture to actually feed ourselves. Tourism brings in money to a few individuals but overall also taxes the island services, the food resources and the environment. It takes considerable time that is at a premium on farms and consumes farm land. And have we assessed / shouldn't we assess, the level of tourism that the island can sustain as a separate issue from agriculture, before proposing new ways to increase it. Tourism on animal farms is the antithesis of what is desirable...since 2011 I have been employed by the BC Min. of Agr. to go around the province to teach sheep and goat farmers about biosecurity and being strict about limiting access to their farms as much as possible.

Overall the plan might be better if it focused more on Denman specifically with specific consideration of realistic, practical small scale sustainable agriculture of today/2012 that is or could work on Denman - examples, ideas + a what where how & what would help Denmaners feed themselves. The plan begins in some ways to do this and then seems to lose its way.

Cheers Jenny

----- Original Message -----

From: [Courtney Simpson](#)
To: [Jenny Balke](#)
Sent: Tuesday, September 04, 2012 9:04 AM
Subject: RE: Denman Farm Plan Comments

Hi Jenny,

I'm compiling the comments this morning to be sent to the Steering Committee. If you can get

your comments in to me ASAP I will include them. If not I'll still email them to the Steering Committee when I receive them but would appreciate it if you can get them to me this morning.

Thanks,
Courtney

From: Jenny Balke [mailto:jbalke@island.net]
Sent: August-29-12 8:00 AM
To: Courtney Simpson
Subject: Denman Farm Plan Comments

Hi Courtenay,

I wish to request that my submission of comments on the farm plan please be accepted on Monday as I am away and would like to send my response written at home. If this is possible, I would greatly appreciate it. There are a number of things suggested in this farm plan that are in my opinion divergent from the mandate of the Islands Trust and certainly from what we have worked on for many years in the Denman OCP. I feel the community would benefit from hearing these divergent ideas before they become enshrined in a "community document". Also, as a long time large animal vet and a current education contractor for sheep and goat health for the BC Min of Agriculture, one of the things that is really important and shared by farmers is the pressing need to protect and enhance the environment together with the agricultural practices, particularly with regard to water bodies.

I hope that I may be able to submit more complete comments.

Thank you for your consideration of this request,

Cheers Jenny



Agricultural Land Commission

133 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

14th September 2012

Reply to the attention of Roger Cheetham
ALC File: 46482

Mrs. Courtney Simpson
Islands trust
700 North Road
Gabriola Island, BC
V0R 1X3

Dear Madam:

Re: Draft Denman Island Farm Plan

With reference to your letter dated 25th July 2012 we have reviewed the plan and are pleased and encouraged by its recommendations which identify many key issues relating to farming on Denman Island. We are particularly pleased to note the recognition in the plan of the need to establish an Agricultural Advisory Planning Commission and the importance of monitoring and evaluating progress in implementing the recommendations in the plan.

Our comments on specific recommendations relating to the Commission's interests are as follows:

Page 27. The comments relating to the opportunities for small scale agritourism on properties that do not have farm assessment are noted. The intention of the Commission's regulations in listing the criteria under which agritourism activities will be permitted without the need for a specific application to the Commission is to ensure that agritourism remains ancillary to the agricultural use and does not become the main activity on a property. The Commission would be willing to discuss a review of its regulations with a view to accommodating a limited amount of agritourism commensurate with the extent of farming activity and provided that it remained ancillary to the farming activity, as intended by the regulations should the issue on Denman Island warrant such review. It is suggested that if the Local Trust Committee (LTC) believes that the issue is worthy of pursuing the matter be further discussed with the Commission.

Page 34. Engaging the ALR and the Ministry of Agriculture in an on-farm processing discussion. The Commission recognizes the importance of processing facilities and is often sympathetic to the establishment of such facilities within the ALR where the facility uses more than 50% of off farm product and the approval of the Commission is thus required. The Commission would be pleased to participate in discussions with the LTC and the Ministry of Agriculture relating to this issue.

Page 38. 13.7. We support the suggested provision. You may like to add a comment that also enables the LTC to pass on applications that may be less than the minimum parcel size but which may be in the interests of agriculture. We have in mind subdivisions that comply the Commission's Homesite Severance Policy.

Page 38. 13.8. The prohibition of the conversion of farmland within the ALR to parks is supported.

Page 38/39 14.1 The inclusion of the policy statement is supported.

Page 39 14.9 It is suggested that clarification be provided with regard to which bylaw provision this policy is intended to apply.

Page 75. As most decisions of the Commission are at present made by either the full Commission or by panels that include members from more than one region it is suggested that the comments relating to the Commission's responsibilities be couched in more general terms and refer to the Commission as a whole.

We look forward to working with the LTC in the implementation of those aspects of the plan that involve the Commission.

Yours Truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:



Roger Cheetham, Regional Planner

cc

rc/ 46482m1

Green Shores/Integrated Watershed & Shoreline Mapping

REQUEST FOR A PUBLIC EDUCATION/CONSULTATION EVENT

External funding for the public outreach and education is currently only available until December 31. Once the participating LTC's and possible dates for events are known, we will revisit the funding timelines and amounts with funders.

All LTC's are asked to decide whether to participate, find possible dates, and complete and return the preliminary project plan to their Regional Planning Manager

Goal:

Using the completed shoreline mapping products and funding for engaging expert consultants:

- Provide opportunities for engagement with the public in order to:
 - increase awareness about shoreline issues,
 - identify the issues of most concern to the community, and
 - receive input on mapping products to improve the level of accuracy.
- Work in partnership with other stakeholders and to ensure professional experts are involved with the community dialogue.
- To provide the Local Trust Committees with a comprehensive source of technical and science based knowledge of shoreline dynamics and features, and with consideration of community input, determine an implementation strategy appropriate for each Local Trust Area.

Content of workshops/presentations, messages:

- Introduction and Overview of Integrated Watershed & Shoreline Mapping, and of the Green Shores for Homes Program.
- Mapping component, show shoreline features and the interrelationships between them.
- Where is the shoreline most vulnerable? Understanding the conditions that make one type of shoreline more sensitive than others. Where are the critical areas locally?
- What are the aspects or shoreline features of most importance to individual community members?
- What has history taught us? Experience that has resulted in the Green shores movement to a softer, more effective method of dealing with coastal forces when necessary. Understanding of why past practices have often had untoward impacts with unexpected results.
- How can we continue to use the shoreline and marine environment with minimal impacts?
- What can we do as a community to provide better understanding of coastal processes and provide protection of the shoreline? Depending on local priorities, refer to stewardship measures or related regulations.
- Receive feedback, including critique and additions to maps.

PLEASE COMPLETE AND RETURN THIS SECTION TO YOUR REGIONAL PLANNING MANAGER

LTC _____

Planner: _____

Has a resolution been passed to hold the workshop? _____

Target Audience: **Yes/No**

- All residents – foreshore is public land/shoreline as community amenity.
- Waterfront property owners – impacts of upland development.
- Builders and Developers – advise clients of best practises
- The boating community – impacts of marine activities
- Fishers – impacts on fisheries from alterations to shoreline.....
- Regional Districts & Municipalities – responsibilities in adjacent areas.....
- First Nations –aboriginal rights / archaeological sites.

Outreach and Education Methods (funding available) **Yes/No**

Community information meeting and presentation by consulting experts -
education for the public and input from the public. (posters/mapping provided)

Consultant preferences:

Murdoch de Greef (mapping consultants).....

Will Marsh (UBC School of Architecture).....

Both, if possible (pending availability and funding).....

Other (pending availability and funding).....

Informing Target Audiences of the Event

Check preferred method:

_____ News release to local paper (depending on publication dates)

_____ E-mail only

_____ E-mail & news release

_____ Paid advertising (no external funding)

_____ Mail out – targeted invitation to attend meeting

_____ Other: _____

A generic news release can be developed by TAS, describing the shoreline mapping program and the importance of shoreline stewardship. Local versions for each island can be done locally or in cooperation with TAS (pending confirmation by Lisa/Laura).

Possible Locations for the Event: _____

Timing of Event

Possible dates before December 15: _____

Possible dates before February 28*: _____

(*pending funder approval of extension of deadline)

Denman Island Visitor Accommodation Bylaw Meeting 7PM- 9PM October 25, 2012

Meeting Notes:

Attendance: 48 residents including Island Trustees: David Graham and Laura Busheikin; facilitator David Stapley of Insight Facilitation

Agenda

1. Introduction, purpose of meeting
2. Explanation of current bylaw and process for amending bylaw
3. Explanation of proposed amendments
4. Open Forum to hear residents views
5. Next Steps and Closing Comments

Meeting Notes:

1. Purpose of the meeting:
 - a) To inform residents of the current Visitor Accommodation bylaws and proposed amendments to the bylaw form Denman Works!
 - b) Provide an opportunity for residents to present their views
 - c) Provide an opportunity for Island Trust representatives and Denman Works! to hear residents views.
2. & 3. Explanation of current and proposed bylaws

Laura Busheikin with assistance from David Graham provided clarification about the current bylaw and the process for amending it. Simon Palmer provided clarification of the proposed amendments and the rationale. See pages for the handout provided to residents.
4. Resident Forum

Residents' feedback regarding the current bylaw and proposed amendments was transcribed on flip charts by the Facilitator. He summarized and clarified each of the comments and tested them for the level of support in the room. A high number of comments were received most receiving unanimous agreement. The following table lists the comments and level of support received: *(starts next page)*

Comments	Level of agreement
Auxiliary rental buildings should be allowed cooking facilities	100%
There needs to be a clear definition of cooking facilities	100%
We don't like the way residential densities are defined in a modern community	100%
There should be no mention of beds in the bylaw	50%
Suggestion to include the term "bed units" in the bylaw	1 person
Separate kitchens should be allowed in primary dwellings for caregivers	100%
Bed and Breakfasts should be registered and conform to regulations	100%
Bed and Breakfasts should be allowed facilities for guests to cook	100%
Don't want bylaw enforcement officer making inspections of Bed and Breakfasts	100%
Keep visitor accommodation rules separate from rental accommodation rules	100%
Owner must be on site in any building for short term vacation rentals, or have a caretaker on site. (short term vacation rentals are for terms of less than 1 month)	100%
Removal of time limits regarding guest accommodation and accessory building use	Most in favour
Bed and Breakfast visitor accommodation should be allowed in accessory buildings with kitchen facilities. The number will be dependent on size of property	Most in favour
Want to be able to achieve sustainability/ environmental goals through innovative approaches to building/ waste/ water. Perhaps a sustainability scale?	100%
Want to be able to eat/ buy/ cook food dinner after 4 pm	100%

5. Next Steps/ Closing Comments

The residents asked the Island Trustees to make addressing the residents' concerns and suggestions for bylaw amendments a high priority for Islands Trust.

Trustees committed to bringing forward concerns at the November Trustees meeting.

Meeting adjourned at 9.03 PM

(See meeting hand out from DenmanWorks! And Laura Busheikin on pages 3 and 4)

Local Islands Trust Regulations for visitor accommodation – highlights:
our Official Community Plan asks us to...

“...ensure that tourism is managed in a way that respects our community's foremost function as a home for its residents”

“...support types of tourism that are low impact, environmentally sensitive and educational and that provide local employment”
provide tourist accommodation primarily in home-based guest accommodation

keep economic activity on a small scale and look closely at negative impacts of traffic, noise and artificial light

our Land Use Bylaw says...

You are allowed to provide accommodation for paying guests in your home as long as you, or someone, is living there

You can have up to three bedrooms with up to two beds each

You can serve meals to paying guests

Renting out your whole home to short-term guests is not permitted

Renting out an accessory cabin or trailer to short-term paying guests is not permitted

You can't put “a set of cooking facilities” into a B&B space because this will classify it as a secondary suite, which is not permitted

“A set of cooking facilities” is defined according to the dictionary definitions of these words.

By - Laura Busheikin, Denman Island Trustee

Visitor Accommodation Bylaw - Proposed Amendment Highlights

Request of Denman Island Trustees re Bylaw 186 -

- a. Guest accommodation in secondary suites with "cooking facilities" be permitted when within a principal dwelling unit so long as the premises comply with water and septic regulations and such other conditions as the Trustees might prescribe;***
- b. Guest accommodation in accessory buildings with cooking facilities be permitted, so long as the premises comply with water and septic regulations and such other conditions as the Trustees might prescribe;***
- c. Definition of 'cooking facilities' in Land Use Bylaw 186;***
- d. Accessory buildings that are currently non-conforming as guest accommodation to be permitted where such exist as of December 1 2011 (or such other date that the Trustees choose) and are subsequently registered with Islands Trust;***
- e. Removal of time limits regarding guest accommodation and accessory building use.***

Reason for Request -

1. Bylaw is very restrictive & contradicts OCP support for a diverse, self-reliant community
2. It limits the ability of a few to make a living providing guest accommodation
3. It discourages visitors who bring economic benefit to the broad Denman community
 - Benefit to farmers, growers, potters, artists, retailers, service providers
4. It unreasonably limits owners from full use of their property
 - For friends, relations, caregivers, those needing care, partners
5. It is out of date in these economic times, with a shrinking & ageing island population and ever-increasing property prices
6. It is wise & responsible to periodically re-examine Bylaws that affect the socio-economic welfare of the community

Note -

1. Amending a Bylaw to be less restrictive does not mean "opening the floodgates".
2. Trustees are quite capable of writing limits into any amended Bylaw

by Simon Palmer, Denman WORKS!

Notes for Bylaw 186 Forum on 102512

First of all thank you for coming. The fact that so many of you are here is clear justification for the many hours spent by Denman WORKS! in bringing the need for this Bylaw amendment to the attention of your Island Trustees.

1. First a bit of background:

Last year, 2011, 6 visitor accommodation providers received letters from the Islands Trust enforcement officer threatening \$2,000 per day fines for allegedly operating their businesses contrary to Bylaw 186. (By the way these are by no means the first such letters sent out by the enforcement officer.) It is important to note that these enforcement letters were sent in reaction to one person's complaint. You may draw the distasteful but obvious conclusion.

Concerned that they could lose their businesses & so quite possibly have to move off island, HDTSS, representing these accommodation providers, approached Denman WORKS! requesting that we look into the wording of the Bylaw & come up with amendments that would allow reasonable people, behaving responsibly, to make a modest living.

Because Denman WORKS! is tasked with improving the socio-economic health of the island, of which visitors & their accommodation comprise one important segment, we agreed to help.

After exhaustive examination it became clear to Denman WORKS! that the Bylaw is highly restrictive to one particular home occupation, namely fee-paying guest accommodation, that it contains contradictory language and that amendment is needed. To take just one example, whereas a principal residence of any size is not permitted cooking facilities in a secondary suite, a neighbour is allowed to operate a welding shop or a car repair business. You must agree, the logic is hard to spot.

2. So we are here tonight to air opinions on this subject. Not to rewrite the Bylaw, Islands Trust has skilled staff, quite capable of doing that, but for the community to demonstrate that we care about the fragile economy of Denman, that Bylaws made years ago need revisiting in light of changing social and economic conditions, that visitors & their accommodation bring much needed income to a wide spectrum of island businesses, that just as we value our farmers, our growers, artists and small retailers, so are the few, unobtrusive providers of visitor accommodation an important part of our island life & economic fabric and have as much right as anyone to make a living.

3. Finally there is the social aspect of this Bylaw, which currently restricts use of your home or cabin and which our Denman Trustees must surely address alongside the visitor-related one.

It is a statistical fact that the island's population is ageing, that a lower proportion of the community is of working age, that school pupil numbers are down and housing is yearly becoming less affordable.

Whilst Bylaw amendment will not be a cure-all, it would surely help. It would help an ageing owner, living in a house or on a property that is difficult to maintain, to stay there by having a friend, relation, caregiver, in a cabin or in-law suite. The alternative being to sell & move off-island as many have already been obliged to do.

It would help someone with the same kind of house accommodate an older family member in need of care or a second person to share the costs.

It would help someone find affordable accommodation and so continue living on the island.

Surely in a compassionate, civilized community we should be able to find ways to help such people, maybe people such as ourselves one day?

Surely our Trustees are capable of crafting language that will achieve such a noble purpose whilst continuing to preserve & protect the island we all love so much?

It is a question that is being addressed on Hornby, Galiano, Gabriola, Mayne, Salt Spring & surely other islands too. It is one that we are

asking our Trustees to put on their agenda for next year, one that I am sure many of you will support tonight.

And, by the way, I have here a petition to this effect, addressed to our Trustees, with the names & signatures of over 200 people who support this Bylaw amendment proposal. And there are surely many more.

Thank you for your time & again for demonstrating your concern by coming out tonight.



Islands Trust

Preserving **island** communities, culture and environment.

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Population (2011):

Approximately 1,022

Size:

5,108 hectares (12,622 acres)

Location:

22 kilometres south-east of Courtenay on Vancouver Island.

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Denman Island Local Trust Committee

Latest News

In this section you will find current news items that are relevant to your Local Trust Area and your community. [Subscribe](#) to the Denman Island Latest News updates and receive the latest information on official community plan reviews, staff reports, notifications and other documents published in the latest news section.

June 2012

- The [draft Denman Island Farm Plan](#) is available for public comment. Read the [cover letter](#) to find out how to submit your feedback or pick up a hard copy of both at Abraxas Book.

January 2012

- [Denman Island Farm Plan Blog is launched as a way of sharing information and gather feedback from the community on the farm plan currently being developed](#)

November 2011

- [Denman Island Community Heritage Register has been adopted, commemorating the Denman Island Community Hall and the Marcus Isbister Old School Centre](#)

October 2011

- [Food and Farming on Denman Island: Consumer and Producer Perspectives - Report now available](#)

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Denman Island Local Trust Committee Standing Resolutions

- [Home Based Guest Accommodations - May 1, 2012](#)

Denman Island Farm Plan

- [Draft Denman Island Farm Plan for public comment and cover letter for comments](#) - Copies also available at Abraxas Books
- [Visit the Farm Plan Blog for updated information, next meeting date, and opportunities to post comments](#)
- [Denman Island Farm Plan Public Consultation Brief - November 30th, 2011](#)
- [Food and Farming on Denman Island: Consumer and Producer Perspectives - Report](#)
- [Terms of Reference for Agriculture Plan Steering Committee](#)
- [Agriculture Plan Steering Committee Minutes](#)
- [Denman Island Agriculture Strategy | Land Use Inventory Map | Crop Map | Pasture/Forage and Livestock Map | Soils Map](#)
- [Islands Trust Report: Exploring Food Security In the Islands Trust Area](#)

Rezoning Application for Affordable Housing from Denman Community Land Trust Association (DE-RZ-2011.1)

- [Staff Report for meeting of January 24, 2012](#)
- [Staff Report for meeting of October 13, 2011](#)
- [Staff Report for meeting of September 12, 2011](#)
- [DCLTA Tenant Selection Criteria](#)
- [Application form and package](#)
- [Mapping and Preliminary Biological Description of DCLTA Keystone](#)

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Project Property

Watercourse Mapping

- [Riparian Areas Regulation Implementation on Denman Island - Fact Sheet January 2012](#)
- [RAR Stream Identification of the Morrison Marsh System](#)

Ecosystem Mapping

- [Denman Island Local Trust Area ecosystem maps and feedback form](#)

Land Use and Development Information

- [Denman Island Development Permit Brochure](#)
- [Regulation of Land Use on Denman Island](#)
- [Denman Island Siting and Use Permit Brochure](#)

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Denman Island Density Potential Mapping

- [Density Potential Map - October 2010](#)

Relevant Research and Reports

- [Housing Needs Assessment on Hornby and Denman Island - Final Report](#)

Map of New Ministry of Environment Protected Area showing the North Denman Lands

- [Denman Island Protected Area Acquisitions 2010](#)

Shoreline Management Resources

- [Coastal Shores Stewardship](#)
- [Caring for our Shores](#)
- [Greenshores](#)

Denman Island Community Profile

Denman Island Community Heritage Register

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