



**DENMAN ISLAND
LOCAL TRUST COMMITTEE
AGENDA**

**REGULAR BUSINESS MEETING
OF THE DENMAN ISLAND LOCAL TRUST COMMITTEE**
held on Tuesday, December 11, 2012 at the Denman Seniors Hall,
1111 Northwest Road, Denman Island, BC

LATE ITEMS, ADDITIONS

**AMENDMENTS/ADDITIONS
TO ITEMS:**

6. BUSINESS ARISING FROM MINUTES

6.2 Integrated Shoreline Mapping Workshop - *discussion*

9. TOWNHALL DISCUSSION

9.1 Submission from Denman WORKS! regarding Corlan Vineyard Siting and Use Permit
- Concerning Special Events - *attached*

9.2 Submission from Selwyn and Patricia Jones regarding Corlan Vineyard Siting and Use
Permit - Concerning Special Events- *attached*

9.3 Submission from Selwyn and Patricia Jones regarding Corlan Vineyard Siting and Use
Permit - Concerning Special Events- *attached*

9.4 Submission from Graeme Tait regarding Protection of Marine Ecosystem - *attached*

10. CORRESPONDENCE

10.3 Letter dated December 9, 2012 from Denman Conservancy Association regarding
Request for Letter of Endorsement to Habitat Stewardship Program- *attached*

13. NEW BUSINESS

13.2 Participation in Island Studies Conference - *discussion*

Denman WORKS!

P.O. Box 99, Denman Island BC, V0R 1T0
www.denmanworks.com : denmanworks@gmail.com

Denman Island Local Trust Committee

December 10 2012

Dear Trustees,

It has been brought to our attention that a request by Selwyn & Pat Jones, owners of Corlan Vineyards on Denman Island, for permission to hold special events such as birthday celebrations, weddings etc at which wine would be sold, has been denied by Islands Trust per their letter DE-SUP-2011.05 dated March 9 2011, a copy of which is in your hands.

May we request that this ruling be reviewed, as there may be some misunderstanding involved. This because the sale of agricultural products, produced on-site, is specifically allowed per 2.4.2 of Bylaw 186.

If it is the 'special event' aspect of the request that is the problem then we would ask that some logic or reason be applied to this ruling. For what is the difference between a Saturday Market gathering and a wedding party, between a ticketed Christmas dinner and a birthday celebration, other than the venue?

And if that is the sticking point, then indeed we and you our Trustees have yet another problem with Bylaw 186, another instance in which the declared OCP & Trust policy of support for activities of economic benefit to the island rings hollow when faced with Bylaw reality or at least its interpretation.

Because this request of Corlan Vineyards is precisely the kind of benign, eco-friendly economic activity that Denman needs and Islands Trust must encourage.

We look to Islands Trust to kindly interpret Bylaws with a keen eye on the fragility of our island economy, on the need to encourage small businesses, particularly those that do not in any way impact the environment either human or natural. Because without your active support islanders will be discouraged from trying to develop new sources of income and the young families that we need on-island will have yet another reason for not coming.

Thank you for your attention, thank you more for assisting in making Denman an economically as well as environmentally healthy place to live.

Simon Palmer - President



Islands Trust

Preserving Island communities, culture and environment

Victoria Office

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Denman, Gabriola, Gambier,
Hornby, Lasqueti, Thetis

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC 1.800.863.7867

Siting and Use Permit Application Form

Office Use Only

Fee Paid: Receipt No.: File No.:

Have previous Siting and Use Permits been issued for the property subject to this application? Yes No

If "yes", please list the permit numbers: UNKNOWN

SECTION 1: DESCRIPTION OF PROPERTY

(AS INDICATED ON STATE OF TITLE CERTIFICATE)

Lot/Parcel 1 Plan 24836 Block District Lot/Section 6 DENMAN ISLAND
Range Other Description
Street Address or General Location 8441 MCFARLANE ROAD, DENMAN ISLAND (SOUTH DENMAN)
Jurisdiction and Folio Number 06771 07083.00515 (From Property Assessment/Tax Notice)
Parcel Identifier (PID) 002 - 824 - 191 (From State of Title Certificate)

SECTION 2: OWNER INFORMATION

(ADD ADDITIONAL PAGE IF MORE THAN TWO OWNERS)

First Owner Information

Name R. SELWYN JONES
Street Address 8441 MCFARLANE ROAD
City DENMAN ISLAND Region BC
Postal/Zip Code V0R 1T0
Telephone 250-335-9132
Fax
E-mail corlan@telus.net

Second Owner Information

Name PATRICIA JONES
Street Address 8441 MCFARLANE ROAD
City DENMAN ISLAND Region BC
Postal/Zip Code V0R 1T0
Telephone 250-335-9132
Fax
E-mail corlan@telus.net

SECTION 3: APPLICANT INFORMATION

(IF DIFFERENT FROM OWNER)

Name Street Address
City Region Postal/Zip Code
Telephone Fax E-mail

Freedom of Information and Protection of Privacy

Personal information contained on this form is collected under the Local Government Act for the purpose of responding to this application, or for purposes directly connected with this application. Information on your application form may be available to the public upon request under freedom of information legislation. Please contact a Deputy Secretary at one of the above noted offices if you have any questions

The processing of your application will be delayed if it is incomplete. Please read the guide before you complete the application form. Keep the guide for your reference during the application process. Contact a staff person for assistance.

Mail or deliver the completed application form, fee, plans and supporting material to the Islands Trust Office. The fee is payable to the Islands Trust. Contact Islands Trust staff for the current fee prior to submitting your application as fees may change annually.

SECTION 4: Describe the present use of the property, including a description of any home occupation:

Our property is a certified organic farm with raspberries, 6 acres of wine type grape vines, thornless blackberries and blueberries. There is a market garden and greenhouse propagation operation. There are also sheep and chickens with farm gate sales of eggs. We have also completed an Environmental Farm Plan (# 5153)

SECTION 5: Describe any existing building(s) on the property and their present use:

There is a single family home (2 Bdrm); a greenhouse and tool and implement storage (same building) woodshed, small barn, fuel shed and original home (we believe) currently used for storage.

SECTION 6: Describe the proposed use of the property including a description of any home occupations:

The property will continue as a farm and vineyard operation with wine propagation as well as miscellaneous propagation of other saleable products. We propose to establish a winery in the original home, which will be refurbished to include a tasting room. We also request permission for a public area and to be able to hold special events - e.g. celebration of life, birthday, anniversaries, weddings.

SECTION 7: Describe the type, number and height of all proposed buildings and structures:

The building proposed for the winery already exists, the height would remain the same. The building proposed for farm implement storage would be 10' high on the open side (with a shed roof) to allow the tractor to back implement in safely.

SECTION 8: Provide three copies of a site plan (8.5 x 11) with this application, drawn to a suitable scale, showing lot dimensions as shown on the Land Title Office Plan including the following:

- the location, dimensions, floor area and uses of existing buildings and structures
- existing uses of the land and buildings
- proposed uses of land and proposed buildings
- height of proposed buildings
- the location of any existing and proposed septic tanks and fields, and of any existing and proposed wells and water lines on both the subject property and all neighbouring properties (if applicable)
- the locations, dimensions and uses of the proposed buildings
- the locations of all watercourses, ponds, lakes and wetlands
- the minimum setback distances from each existing and proposed building or structure to any wells, disposal fields, property lines and natural features such as a cliff edge or the natural boundary of the sea, lake, creek etc.
- setback of all existing and proposed septic field from the natural boundaries of lakes, watercourses, and the sea, where applicable, and from the edge of any cliffs on the property
- setback of privy from property lines (where applicable)
- setbacks of all existing and proposed buildings from any park boundary (where applicable)
- setbacks of agricultural uses from the natural boundaries of lakes, watercourses, the sea, and from all property lines (where applicable)
- existing and proposed driveways, off street parking, loading and outdoor storage areas



Islands Trust

Northern Office

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**

Email northinfo@islandstrust.bc.ca

Web www.islandstrust.bc.ca

March 9, 2011

File No.: DE-SUP-2011.05

Selwyn and Patricia Jones
8441 McFarlanhe Road
Denman Island, BC V0R 1T0

Dear Selwyn and Patricia Jones

**Re: Siting and Use Permit
PID 002-824-191
Lot 1, Section 6, Denman Island, Nanaimo District, Plan 24836**

Your siting and use permit No. DE-SUP-2011.05 has been approved for the above-noted property and a copy is enclosed.

We note that this siting and use permit is for the approval of a number of existing buildings, the alteration of an existing building, and a new accessory building, all for the purposes of residential and agriculture uses. All buildings outlined in your application have been approved. However, please note that although the uses of a residence and a vineyard and a winery all meeting the bylaw requirements, the Denman Island Land Use Bylaw does not permit an area to be used for the purpose of holding special events for commercial purposes.

If you have any questions, please contact Linda Prowse. For toll-free access, request a transfer to 250-247-2200 via Service BC: by calling 1-800-663-7867. Please quote the above-noted file number on any correspondence or inquiries you may have.

Yours truly,

Becky McErlean
Planning Secretary

Enclosures

cc: Denman Island Local Trustees
Jim Stewart, BC Assessment Authority
Keir Cordner, VIHA (Owner Telephone No.250-335-9132)
Bob O'Brien, Ministry of Transportation and Infrastructure
Frank Zentner, Homeowner Protection Office

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

CORLAN VINEYARD AND FARM

8441 McFARLANE ROAD

DENMAN ISLAND

VOR 1T0

corlan@telus.net

Dear Trustees,

I would like to thank you for this opportunity.

There is another aspect of this rejection that worries us. We wanted to have other events such as informative gatherings for propagation, grafting, pruning, creation of a hybrid vine, vineyard and greenhouse seminars.

These activities dovetail with the concept of agricultural education while giving us the opportunity to showcase our wine. We have attended many such seminars at other vineyards on Vancouver Island and they have the authority to market their wines at the vineyard during these events.

Respectfully,

Selwyn and Patricia Jones



CORLAN VINEYARD

8441 McFARLANE ROAD

DENMAN ISLAND

VOR 1T0

corlan@telus.net

Dear Trustees,

As an owner of Corlan Vineyard and Farm I would ask you to investigate the reason why our request for permission to hold special events at our farm was turned down. We believe our request to be in line with activities allowed on the farm, and is a natural adjunct to the vineyard and winery.

We already show economic benefit in direct wages to islanders we have employed: in 2011 this was \$3472.00; in 2012 we spent \$7268.00. Special events would necessarily involve employment of yet another segment of Denman's residents, aside from economic benefits to the restaurants and B&B's.

Would you, as our trustees, please investigate why we were turned down and consider amending the decision to allow this activity at our farm.

Thank you for your time and consideration

Selwyn and Patricia Jones

Dear Trustee Busheikin and Trustee Graham,

Our island's beaches and waters are worthy and in need of protection. I support and urge you to take whatever measures are necessary to preserve and protect a healthy, diverse, and vibrant marine ecosystem for now and the future.

You are the voice that must be heard by those who do not wish to listen.

Signature Graeme Tait Name(print) GRAEME TAIT

Address 2026 Scott Rd. Denman Is. B.C. V0R 1T0

CORRESPONDENCE TO BE SUBMITTED FOR THE DECEMBER 11 DENMAN ISLAND LTC MEETING

From: silvpine@island.net [silvpine@island.net]

Sent: December 9, 2012 8:09 AM

To: David Graham; Laura Busheikin

Cc: Andrew Fyson; Annie Corddry; DD Fuchs; Doug Bell; Jay Thornton; Jennifer Balke; John Dillon; John Millen; Ron Shepherd; Susan-Marie Yoshihara

Subject: DCA HSP Grant Applictaion

Dear Laura and David,

On behalf of the Denman Conservancy Association (DCA) I respectfully request a letter of endorsement for DCA's grant application to the Habitat Stewardship Program. The Expression of Interest is attached to give you an overview of the contribution by the DCA to provide assistance in the conservation of the Taylor's Checkerspot Butterfly (*Euphydryas editha taylori*) and other meadow species. The scope of the proposed project compliments and dovetails with other conservation initiatives by the Ministry of Environment and BC Parks with emphasis on lands managed by the DCA, suitable habitats on private lands, advancement of scientific research and protocols to preserve the species and their environment as well as critical public education.

The DCA looks forward to work with you and your colleagues in good partnership to achieve our common long term goals in conservation.

Your letter of endorsement would be directed to Kerry Woo, Pacific Wildlife Research Centre, Environment Canada, Canadian Wildlife Service, 5421 Robertson Road, RR 1, Delta, BC V4K 3N2, ph.: (604) 940-4722 and can be sent as an electronic letter to Kerry.Woo@ec.gc.ca<mailto:Kerry.Woo@ec.gc.ca>

Thank you for your consideration.

Sincerely

Peter

Peter Karsten, Chair DCA
Cc Board of Directors, DCA