



Denman Island Local Trust Committee

Regular Meeting Agenda

Date: December 1, 2015
Time: 10:30 am
Location: Denman Seniors Hall
1111 Northwest Rd, Denman Island, BC

	Pages
1. CALL TO ORDER	10:30 AM - 10:45 AM
2. APPROVAL OF AGENDA	
3. TOWN HALL AND QUESTIONS	
4. COMMUNITY INFORMATION MEETING - none	
5. PUBLIC HEARING - to start at 10:45 am	
5.1 Recess for Public Hearing	
5.1.1 Bylaw No. 216	
5.2 Recall to Order	
6. MINUTES	
6.1 Local Trust Committee Regular Meeting Minutes dated October 27, 2016	4 - 16
6.2 Local Trust Committee Special Meeting Minutes dated November 3, 2015	17 - 23
6.3 Section 26 Resolutions-Without-Meeting Report dated November 18, 2015	24 - 24
6.4 Advisory Planning Commission Minutes - none	
6.5 Marine Advisory Planning Commission Minutes - none	
7. BUSINESS ARISING FROM MINUTES	
7.1 Follow-up Action List dated November 18, 2015	25 - 27
7.2 Ministry of Aboriginal Relations and Reconciliation	
George McRae, Senior Negotiator and Sarah Cavanagh, Negotiator regarding Update on the K'omoks First Nation Negotiations.	
8. DELEGATIONS	

9. CORRESPONDENCE

(Correspondence received concerning current applicaitons or projects is posted to the LTC webpage)

10. APPLICATIONS AND REFERRALS

- | | | |
|--------|---|---------|
| 10.1 | DE-DVP-2015.2 (Wilshire - 5621 Lacon Road) | |
| 10.1.1 | Staff Report dated October 14, 2015 | 28 - 43 |
| 10.2 | Pesticide Use Permit Application (Ministry of Environment, Ecosystems Protection and Sustainability Branch) | |
| 10.2.1 | Memorandum dated November 9, 2015 | 44 - 67 |

11. LOCAL TRUST COMMITTEE PROJECTS

- | | | |
|--------|---|---------|
| 11.1 | Aquaculture Practices (Driving on the Foreshore) | |
| 11.1.1 | Bylaw No. 207 | 68 - 69 |
| 11.2 | Marihuana for Medical Purposes Regulation | |
| 11.2.1 | Staff Report dated November 9, 2015 | 70 - 75 |
| 11.3 | Bylaw No. 216 | |
| | Bylaw No. 216 cited as "Denman Island Land Use Bylaw 186, Amendment No. 1, 2015" - for consideration of third reading and submission to Executive Committee for approval. | |

12. REPORTS

- | | | |
|--------|--|---------|
| 12.1 | Work Program Reports | |
| 12.1.1 | Top Priorities Report dated November 18, 2015 | 76 - 76 |
| 12.1.2 | Projects List Report dated November 18, 2015 | 77 - 78 |
| 12.2 | Applications Report dated November 18, 2015 | 79 - 83 |
| 12.3 | Trustee and Local Expense Report dated October, 2015 | 84 - 84 |
| 12.4 | Adopted Policies and Standing Resolutions | 85 - 86 |
| 12.5 | Local Trust Committee Webpage | |
| 12.6 | Chair's Report | |
| 12.7 | Trustee Reports | |
| 12.8 | Electoral Area Director's Report | |
| 12.9 | Trust Fund Board Report - none | |

13. BREAK (20 Minutes)

14. NEW BUSINESS

14.1 Coastal Douglas-Fir Conservation Strategy

14.1.1 Briefing Report, November 10, 2015

87 - 112

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Tuesday, January 12, 2016 at 10:30 am at the Denman Seniors Centre, 1111 Northwest Road, Denman Island, BC

16. TOWN HALL

17. CLOSED MEETING - none

18. ADJOURNMENT



Denman Island Local Trust Committee Minutes of Regular Meeting

Date: October 27, 2015
Location: Denman Seniors Hall
 1111 Northwest Rd, Denman Island, BC

Members Present Susan Morrison, Chair
 David Critchley, Local Trustee
 Laura Busheikin, Local Trustee

Staff Present Rob Milne, Island Planner
 Miles Drew, Bylaw Enforcement Manager
 Vicky Bockman, Recorder

Others Present Approximately eight (8) members of the public - am
 Approximately three (3) members of the public - pm

1. CALL TO ORDER

Chair Morrison called the meeting to order at 10:30 am. She welcomed the public and introduced herself, Trustees, staff and recorder. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 13.1.3 Initiation of Meeting with K'omoks Treaty Negotiators
- 13.9 October, 2015 Trust Fund Board Report
- 14.2 Letter of Welcome to New Member of Parliament Gord Johns
- 14.3 Community Support Draft Letter re: Denman Community Land Trust Association's (DCLTA's) Application for Canada Housing and Mortgage Corporation (CMHC) Seed Funding

By general consent the agenda was adopted as amended.

Chair Morrison commented that late items to the agenda should be limited to those that are time-sensitive in order to provide the public with adequate opportunity to review them.

3. TOWN HALL AND QUESTIONS

Graham Brazier expressed concern that the Strategic Plan adopted at the last Trust Council did not include a fully developed approach to the issue of foreshore protection even though there was significant public input on this matter and the item is a Top Priority for Denman Island. He noted that there was little change from past Strategic

Plans on this topic, while another issue that he considers to be less critical, the Victoria Office Relocation Study, has been fast tracked. He hoped that there would be opportunity to address and change this at the next Trust Council. He suggested that the addition of an action item including terminology such as “develop a tool kit for protecting the foreshore” would be useful.

Chair Morrison responded that the Strategic Plan has been adopted, however, it is a fluid document and can change over the course of the term. She advised that she will be asking for public feedback on the Victoria Office Relocation Study to advise of next steps.

Trustees observed that the issue of foreshore protection is addressed in the Plan in broad terms, with a strategy of advocating for nearshore ecosystems and reduction of negative impacts of shellfish aquaculture and other industrial marine activities. They encouraged Mr. Brazier to share his viewpoint with the Trust Council as a whole.

Dean Ellis submitted a list of three questions for the Denman Local Trust Committee (LTC).

Chair Morrison answered that the LTC will not be responding to these questions as legal advice has been received that recommends that the LTC decline to discuss any matter that is currently in litigation or that has been litigated.

Mary Reid asked if there are any new developments in the medical marihuana grow-op issue that was discussed at the last LTC meeting.

Trustees responded that there is a staff report that will be providing information on the matter later in the agenda.

Harlene Holm, speaking on behalf of the Denman Community Land Trust Association (DCLTA), requested a letter of support from the LTC to support the group's application for a Canada Housing and Mortgage Corporation (CMHC) Seed Funding grant.

By general consent agenda item 14.3 was moved to follow item 3.

14.3 Community Support Draft Letter re: Denman Community Land Trust Association's (DCLTA's) Application for Canada Housing and Mortgage Corporation (CMHC) Seed Funding

Harlene Holm provided information regarding the uses of the funding being requested in response to a Trustee's inquiry.

DE-2015-067

It was **MOVED** and **SECONDED**, that the Denman Island Local Trust Committee supports the application of Denman Community Land Trust Association for seed funding from the Canada Housing and Mortgage Corporation.

CARRIED

Trustees discussed the request for a support letter. They noted their need to remain neutral and not fetter their discretion on the project at this point and

acknowledged that while there is no application before them for their consideration, there is a demonstrated need in rural areas for seniors' affordable housing projects, and the Official Community Plan does include supporting policies.

DE-2015-068

It was **MOVED** and **SECONDED**, that the Denman Island Local Trust Committee direct the Chair to sign a letter of support to Canada Housing and Mortgage Corporation in the form of the letter attached.

When asked by the Chair if there was any discussion on the motion, Trustees requested amendments to the text of the attached draft letter. The question on the following main motion, as amended, was then called.

DE-2015-068

It was **MOVED** and **SECONDED**, that the Denman Island Local Trust Committee direct the Chair to sign a letter of support to Canada Housing and Mortgage Corporation in the form of the letter attached, amended as follows:

- first paragraph, last line: delete "in the village area";
- last paragraph, last line: delete "an ideal location";
- last paragraph, fourth line: change "will be" to "are proposed to be";
- inclusion of a caveat stating that this support does not guarantee future approval of any application.

CARRIED

4. COMMUNITY INFORMATION MEETING - none

5. PUBLIC HEARING - none

6. MINUTES

6.1 Local Trust Committee Minutes dated September 8, 2015 – for adoption

By general consent the Local Trust Committee meeting minutes of September 8, 2015 were adopted.

6.2 Local Trust Committee Public Hearing Record dated September 8, 2015 - for receipt

The Public Hearing Record was received.

6.3 Section 26 Resolutions-without-meeting Report dated October 8, 2015

Received.

6.4 Advisory Planning Commission Minutes - none

6.5 Marine Advisory Planning Commission Minutes – none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated October 8, 2015.

Planner Milne provided an update on the meeting described under the September 8, 2015 Activity column, reporting on the stakeholders invited and responses received thus far.

Trustees noted that neither the K'omoks First Nation (KFN) nor the Aboriginal Aquaculture Association have responded yet. Possible approaches were suggested to engage their participation as well as the consideration of the invitation of additional groups of interest if appropriate. LTC members agreed that it might be effective for a Trustee to contact a known individual in the KFN Band and Trustee Busheikin offered to do so.

7.2 Marihuana for Medical Purposes Regulation

7.2.1 Staff Report dated September 28, 2015

Planner Milne presented the staff report outlining the background and an analysis of the issues regarding production of marihuana on Denman Island. He advised that options include regulating, limiting to specific zones, or prohibiting as appropriate with the exception of lands within the Agricultural Land Reserve (ALR), subsequent to the required public process.

Regarding the complaints of a marihuana operation in the Fillongley neighbourhood, Planner Milne reported that a review shows that the current Land Use Bylaw (LUB) does not contain regulations which would prohibit the proposed use in its location.

Trustees discussed possible approaches to address the growing of marihuana that included zoning or limiting the permitted number of plants to be grown in a variety of zones. Trustees expressed concern with a strategy that might have the unintended consequence of affecting small scale agriculture and acknowledged the complexities of the issues.

Bylaw Enforcement Manager Drew advised that gardens are regulated as an accessory to principal residential use, however, suggested that the concern is with the commercial aspect of marihuana growing operations and the intensive scale that those entail. He indicated that Bylaw Enforcement would not be in favour of regulation by designating a number of plants and provided some examples of his rationale.

Planner Milne commented that there would be a relevant report provided by the Bylaw Enforcement Manager in a closed meeting to occur later in the LTC meeting, and suggested that the LTC members may wish to delay any further discussion or decisions until after that information has been received.

By general consent agenda item 7.2.1 was continued after item 17.3.

8. **DELEGATIONS - none**

9. **CORRESPONDENCE - none**

10. **APPLICATIONS AND REFERRALS - none**

11. **LOCAL TRUST COMMITTEE PROJECTS**

11.1 Riparian Areas Regulation (RAR) - Public Hearing Report

11.1.1 Staff Report dated September 22, 2015

Planner Milne presented the staff report that summarizes the results of the September 8, 2015 Public Hearing to consider Bylaw Nos. 212 and 213 and recommends a number of changes based on public input. He provided a submission from the Islands Trust GIS Coordinator that addresses the concerns expressed at the Public Hearing regarding mapping accuracy which indicates that the RAR mapping is accurate to a very high degree while property boundary accuracy is more variable.

Trustees debated the response to take regarding the issue of RAR mapping concerns:

- a trustee supported taking steps to respond to concerns of the public by allowing for the opportunity to ensure that the maps are as accurate as possible before the bylaw process is final. It was suggested that the time and cost of this process would likely not be excessive and would eliminate the financial burden on the property owner to correct any errors;
- it was noted that the proposed bylaws have been available to the public for months with minimal concerns expressed about the mapping, that staff would walk a property should this consideration be necessary in an application process, and that the additional process might be lengthy and complicated; and
- a Trustee supported moving forward with the current mapping, observing that mapping is always evolving, that the current mapping is more accurate than previous map data, and that priorities and the LTC's work plan must be considered.

DE-2015-069

It was **MOVED** and **SECONDED**, that Schedule 1 of Bylaw No. 212 be amended by the insertion of the word "qualified" between the words, "another professional" in the last sentence of the second paragraph of the "Category" section of the bylaw.

CARRIED

DE-2015-070

It was **MOVED** and **SECONDED**,
that Attachment 1 of Bylaw No. 212 be amended to graphically represent
the ALR portions of the following properties which are identified in Section
4.4.2, "Exemptions" of Schedule 1 of Bylaw No. 213 as "seasonally
flooded agricultural fields:

- Lot A, Section 32, Denman Island, Nanaimo District, Plan VIP 61295;
- Lot 1, Section 17, Denman Island, Nanaimo District, Plan 43576;
- Lot 2, Section 17, Denman Island, Nanaimo District, Plan 43576;
- The South East $\frac{1}{4}$ of Section 26, Denman Island, Nanaimo District;
- The North West $\frac{1}{4}$ of the North West $\frac{1}{4}$ of Section 22, Denman Island,
Nanaimo District; and
- The South West $\frac{1}{4}$ of Section 13, Denman Island, Nanaimo District.

CARRIED

DE-2015-071

It was **MOVED** and **SECONDED**,
that the Denman Island Local Trust Committee give third reading to Bylaw
No. 212, cited as the "Denman Island Official Community (Denman
Island) Plan Bylaw No. 185, Amendment No. 2, 2014", and Bylaw No.
213, cited as the "Denman Island Land Use Bylaw No. 186, Amendment
No. 2, 2014.

CARRIED

Trustee Critchley Opposed

DE-2015-072

It was **MOVED** and **SECONDED**,
that the Denman Island Local Trust Committee submit Bylaw No. 212,
cited as the "Denman Island Official Community (Denman Island) Plan
Bylaw No. 185, Amendment No. 2, 2014", and Bylaw No. 213, cited as
the "Denman Island Land Use Bylaw No. 186, Amendment No. 2, 2014 to
Executive Committee for approval.

CARRIED

Trustee Critchley Opposed

DE-2015-073

It was **MOVED** and **SECONDED**,
that the Denman Island Local Trust Committee submit Bylaw No. 212,
cited as the "Denman Island Official Community (Denman Island) Plan
Bylaw No. 185, Amendment No. 2, 2014 to the Minister of Community,
Sport and Cultural Development for approval.

CARRIED

Trustee Critchley Opposed

11.2 Visitor Accommodation Review

11.2.1 Staff Report dated October 7, 2015

Planner Milne presented the staff report which reviews the outcome of the agency referrals for Bylaw No. 216. He confirmed that the Islands Trust Policy Statement Directives Only Checklist did not contain any relevant policies.

Trustees noted that the referral response from Vancouver Island Health Authority did not express any concerns and observed that the lack of response from the BC Assessment Authority was not considered to be an impediment to moving forward.

DE-2015-074

It was **MOVED** and **SECONDED**, that the Denman Island Local Trust Committee confirms that it has reviewed the Directives Only Policies and that Bylaw No. 216 is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

DE-2015-075

It was **MOVED** and **SECONDED**, that the Denman Island Local Trust Committee Bylaw No. 216, cited as "Denman Island Land Use Bylaw 186, Amendment No. 1, 2015" be read a second time.

CARRIED

DE-2015-076

It was **MOVED** and **SECONDED**, that the Denman Island Local Trust Committee proceed to a Public Hearing for Bylaw No. 216 to be held prior to the regular meeting of the Local Trust Committee to be held on December 1, 2015.

CARRIED

12. BREAK

By general consent the meeting was recessed at 12:02 pm and reconvened at 12:15 pm.

13. REPORTS

13.1 Work Program Reports

13.1.1 Top Priorities Report dated October 8, 2015

Planner Milne reviewed the Top Priorities Report. Trustees noted that the item stated as No. 3 on the report: "Development of a Memorandum of

Understanding with K'omoks First Nation" was resolved to be moved to the Projects List at the previous meeting and Planner Milne confirmed that he would make that correction.

Trustee Busheikin updated the LTC members on her efforts to contact a representative from the K'omoks First Nation, noting that she has not had success thus far. She observed that a past meeting with the Federal Treaty Negotiators had included K'omoks First Nation and suggested that initiating another such meeting might be an effective way to engage with a representative from the K'omox First Nation. LTC members agreed with this strategy.

DE-2015-077

It was **MOVED** and **SECONDED**, that the Denman Island Local Trust Committee request staff to set up a meeting with representatives of the Federal Treaty Negotiation team for the K'omoks Band.

CARRIED

Trustees confirmed that the purpose of the meeting is for an update on the K'omoks First Nation Treaty Negotiation process. They indicated their preference for a meeting prior to the holiday season with allowance for inclusion of other parties if suggested.

13.1.2 Projects List Report dated October 8, 2015

Trustee Busheikin advised that a report on Alternative Dispute Resolution (ADR) is scheduled to be presented at Executive Committee and that there may subsequently be more information for the LTC to review on the topic.

Bylaw Enforcement Manager Drew commented that the ADR process might be best initially explored by commencing with a single Local Trust Area rather than Trust-wide. He added that it might be difficult to apply the ADR approach to land use issues, although it might prove to be more effective in resolving nuisance issues.

13.1.3 Initiation of Meeting with K'omoks Treaty Negotiators

This item was discussed under agenda item 13.1.1.

13.2 Applications Report dated October 8, 2015

Planner Milne presented the Applications Report and provided updates.

13.3 Trustee and Local Expense Report dated September, 2015

Received.

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 Local Trust Committee Webpage

Planner Milne advised that Trustee Notebook submissions may be sent to him and he will ensure that they are posted to the website.

13.6 Chair's Report

Chair Morrison reported that she is now a member of the Victoria Office Relocation Study Committee. She commented that this project is stated to be for the benefit of constituents in the Trust Area and that she will be asking for feedback from communities to assess the public interest in this undertaking. In Executive Committee news, she remarked that their agendas are now being distributed to Trustees for input and work is now being conducted on the December Trust Council agenda. She noted that the September Trust Council was successful and that the Natural Area Protection Tax Exemption Program (NAPTEP) has been extended throughout the entire Trust Area.

13.7 Trustee Reports

Trustee Busheikin reported that her work with Executive Committee and the Chief Administrative Officer Hiring Committee is ongoing. She provided a summary of the recent Ferry Advisory Committee meeting that she attended. She commented that she recently attended the annual meeting with the Comox Valley Regional District (CVRD) which she felt was productive. She remarked that she attended the recent Denman Island Residents Association meeting and expressed her appreciation for the work that this group does for the community.

Trustee Critchley noted that he held Trustee Office Hours twice and attended the Trust Council on Bowen Island. He reported on meetings with several groups including the Baynes Sound Initiative; Ministry of Transportation and Infrastructure to discuss their policies regarding access, barriers and signage; the CVRD for the annual meeting; and the South Sewer Project. He commented that he attended the opening ceremony of the Denman Island Natural Burial Cemetery.

13.8 Electoral Area Director's Report - none

13.9 Trust Fund Board Report

Chair Morrison summarized the October, 2015 Trust Fund Board Report.

14. NEW BUSINESS

14.1 Denman Island Local Trust Committee Tentative Meeting Schedule for 2016 - To be distributed at meeting

Trustees reviewed the proposed 2016 meeting schedule and there were no apparent conflicts in the dates suggested. They expressed their appreciation to staff for arranging the schedule.

DE-2015-078

It was **MOVED** and **SECONDED**, that the Denman Island Local Trust Committee schedule its 2016 regular business meetings at the Denman Activity Centre, 1111 Northwest Road, Denman Island, beginning at 10:30 am on the following dates:

Tuesday, January 12, 2016
 Tuesday, March 15, 2016
 Tuesday, April 19, 2016
 Tuesday, May 17, 2016
 Tuesday, July 5, 2016
 Tuesday, September 20, 2016
 Tuesday, October 18, 2016
 Tuesday, November 15, 2016

CARRIED

14.2 Letter of Welcome to New Member of Parliament (MP) Gord Johns

Trustee Busheikin suggested the LTC send a letter of welcome to the in-coming MP for the riding of Courtenay-Alberni, Gord Johns, and LTC members agreed with this initiative.

DE-2015-079

It was **MOVED** and **SECONDED**, that the Denman Island Local Trust Committee send a letter signed by the Chair to Member of Parliament Elect Gord Johns congratulating him on his election.

CARRIED

15. UPCOMING MEETINGS

Trustees confirmed that the next regular meeting is scheduled for Tuesday, December 1, 2015 at 10:30 am at the Denman Seniors Centre, 1111 Northwest Road, Denman Island, BC.

A Public Hearing for Bylaw No. 216 is scheduled to be held prior to the regular LTC business meeting on December 1, 2015.

By general consent, agenda item 16 was moved to follow the continuation of 7.2.1

17. CLOSED MEETING

17.1 Motion to Close the Meeting

DE-2015-080

It was **MOVED** and **SECONDED**, that the meeting be closed to the public in accordance with the *Community Charter*, Part 4, Division 3, s.90(1)(d) for the purpose of Adoption of In-Camera Meeting Minutes dated July 21, 2015 and s.90(1)(f) for the purpose of law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment, and that staff attend the meeting.

CARRIED

The meeting closed to the public at 12:53 pm.

17.2 Recall to Order

The meeting was reopened to the public at 1:09 pm.

17.3 Rise and Report

Chair Morrison reported that in the closed meeting the LTC adopted In-Camera minutes of July 21, 2015 and received a staff report regarding marihuana growing on Denman Island that included the following information:

In the A, F, R1, R2, R3 and RE zones one of the permitted accessory uses is "horticulture and agriculture, other than intensive agriculture, accessory to a principal residential use". The bylaw defines agriculture, accessory and horticulture as below:

Agriculture means the use of land, buildings or structures for any of the following activities:

- Growing, producing, raising or keeping animals or plants, including mushrooms, or the primary products of those plants or animals;
- Clearing, draining, irrigating or cultivating land;
- Using farm machinery, equipment, devices, materials and structures;
- Applying fertilisers, compost, manure and other growing agents; storage, processing or direct marketing by a farmer of farm products.

Accessory in relation to a use, building or structure means ancillary, secondary and exclusively devoted to a principal use, building or structure expressly permitted by this bylaw on the same lot or, where the accessory use, building or structure is located on common property in a bare land strata plan, on a strata lot in the same strata plan.

Horticulture means the growing of flowers, fruits, vegetables and other plants and includes the sale of such products when grown by the landowners on their lot.

The LUB does not differentiate marihuana plants from any other type of plant. Notwithstanding the Health Canada or even the Criminal Code of Canada regulations concerning marihuana growing given the above, it is not a violation of the Denman Island LUB to grow and sell marihuana. Therefore, the LTC has no ability to prevent marihuana cultivation and selling it in the zones which permit agriculture or horticulture. Enforcement of Health Canada and Criminal Code rules is in the hands of the federal government or the police.

7.2.1 Staff Report dated September 28, 2015 - Continued

Trustees continued their discussion of the possible approaches to address the regulation of intensive marihuana growing operations on Denman Island. They indicated their preference to initiate the process with a public meeting to assess the direction that the community might favour. They noted that in light of uncertainty and change in other government levels and the possibility of intentional misuse of bylaws in the interim, a strategy was suggested that might initially prohibit intensive growing in all zones except the ALR and then hold public consultation to consider a Light or Semi-Industrial zone or other strategies. LTC members expressed their support for the creation of a Project Charter for this initiative to create the opportunity for a thoughtful community process.

DE-2015-081

It was **MOVED** and **SECONDED**,

that the Denman Island Local Trust Committee direct staff to prepare a bylaw that contains the following elements:

1. a prohibition on the intensive growth and production of marihuana in all zones except the Agricultural and Light Industrial zones;
2. a definition of "Intensive Marihuana Production" that defines it to be production of an amount in excess of ten plants; and
3. to include a Project Charter.

CARRIED

16. TOWN HALL

Orla Haagerup asked for an update on the marihuana growing operation on Baikie Road and if they had a permit to operate.

Trustees and Bylaw Enforcement Manager Drew responded that the permit for this operation was granted under older regulations and the operator is in the process of transferring that permit, however, went on to explain that the enforcement of the regulations is outside of the LTC's jurisdiction. They clarified that the Denman Island regulations currently permit the growing of plants without differentiating what type of plants, and they recommended that the neighbours work with the RCMP and other agencies to address their concerns.

Mary Reid asked for clarification of the status of Denman bylaws regarding the regulation of marihuana production.

Chair Morrison and Bylaw Enforcement Manager Drew responded that the process to address this through a change in the bylaw has been initiated and will include public consultation. A potential timeline was offered for the process, however, it was clarified that the operation in the Fillongley subdivision would be considered “grandfathered” under current regulations as the intent has been established.

Bill Warren expressed his appreciation for the LTC taking steps to address this issue, however voiced his concern that this will take time and the local grow-op will continue to increase its operation. He asked if there is an interim measure that could be undertaken to manage this situation, given the concern of the neighbours.

Bylaw Enforcement Manager Drew responded that the activity cannot be prohibited retroactively and that the federal government has the ability to manage this. Trustees suggested various agencies that might be contacted to address their concerns.

18. ADJOURNMENT

By general consent the meeting was adjourned at 2:02 pm.

Susan Morrison, Chair

Certified Correct:

Vicky Bockman, Recorder



Denman Island Local Trust Committee Minutes of Special Meeting

Date: November 3, 2015

Location: Denman Seniors Hall
1111 Northwest Rd, Denman Island, BC

Members Present Susan Morrison, Chair
David Critchley, Local Trustee
Laura Busheikin, Local Trustee

Staff Present Rob Milne, Island Planner
Ann Kjerulf, Regional Planning Manager
Vicky Bockman, Recorder

Others Present Kel Kelly, Facilitator, Insight Facilitation
Shelley Jepps, Senior Shellfish Aquaculture Biologist, Fisheries and Oceans Canada (DFO)
Lesley Fettes, Section Head, Aquaculture, Ministry of Forests, Lands and Natural Resource Operations (FLNRO)
Tallina McRae, Operations Manager, Ministry of Transportation and Infrastructure (MOTI)
Shelley McKeachie, Association for Denman Island Marine Stewards (ADIMS)
Edi Johnston, Association for Denman Island Marine Stewards (ADIMS)
Anne McDonald, General Manager, Planning & Development Services, Comox Valley Regional District (CVRD)
Doug Wright, Independent Grower
Michael Dickson, Independent Grower
Members of the public: approximately three (3)

1. CALL TO ORDER

Chair Morrison called the meeting to order at 10:30 am. She welcomed everyone and acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. She introduced the Islands Trust Planner, Regional Planning Manager, Trustees, Recorder and Kel Kelly of Insight Facilitation who acted as facilitator for the meeting.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. BUSINESS ITEMS

3.1 Bylaw No. 207 Aquaculture Practises Stakeholder Discussion

3.1.1 Roundtable Meeting Agenda

Kel Kelly explained that the purpose of the meeting was to learn about draft Bylaw No. 207 and to hear perspectives on the strengths, weaknesses and possible omissions in the bylaw. He explained his role in the process and noted that the intent is to inform Trustees as they consider next steps prior to public consultation. He proposed a general outline of the scope of the meeting that would include the opportunity for everyone to participate. The Roundtable participants introduced themselves.

Planner Milne provided information as to those who had been invited, however, had not been able to attend or did not respond. He presented draft Bylaw No. 207 and summarized the Land Use Bylaw Water Zoning Tables, pointing out zone locations on a large-scale map that had been provided. He clarified the types of vehicles and land-based machinery proposed to be regulated and indicated that the intent of the draft bylaw is to prohibit transit from upland areas or by crossing other areas to reach tenures, however, would still allow the operation of those vehicles on the tenured area.

The floor was opened for Roundtable discussion and comments regarding the draft bylaw.

Doug Wright expressed his viewpoint that this regulation would have the greatest impact on small operators without boats, commenting that this might put their ability to conduct business and their large financial investment at risk. He indicated reasons for use of vehicles and observed that most growers try to avoid driving on spawning habitat. He proposed that more information on habitat locations would be useful.

Michael Dickson agreed with Doug Wright's comments. He related his experience of accessing his tenure for over twenty years by truck following best practice guidelines, and identified his reasons for needing the truck including bringing and removing necessary supplies.

Shelley McKeachie expressed support for the draft bylaw, citing her opposition to driving on the beach and the need to protect forage fish and other marine life as well as salt marshes that are being destroyed. She suggested that ways to eliminate driving on the beach without compromising growers might be explored.

Edi Johnston supported the draft bylaw, commenting that elimination of unnecessary driving on the beach would benefit the ecosystem including forage fish that spawn up to the high tide mark. She remarked that all vehicles, regardless of size, cause compaction and damage.

Michael Dickson commented that requiring small growers to access tenures by boat would create a safety concern due to the need to work at night during the winter. He noted that while large operations can vary what tenures they might choose to work in in poor conditions, the small grower does not have that flexibility.

Lesley Fettes noted that the draft bylaw references aquaculture licenses issued by DFO, however, Planner Milne made reference to linking it to the tenure. She clarified that FLNRO issues authorization for the land use and DFO issues the license for operations. She expressed concern that the bylaw does not provide an ability to review cases that have an extreme effect on a grower and suggested that linking the regulation to the land tenure rather than the aquaculture license might provide options to review special cases. She observed that the province has long-standing tenures for aquaculture use and although they do not usually speak to access, there is some expectation of access. She remarked that she would be concerned if the bylaw were to have a large impact on that land use and effectively make it unviable.

Shelley Jepps agreed that when DFO issues a license there is an assumption of access. She explained that linking the license to the tenure is important as the tenures are issued for a longer length of time than licenses. She added that DFO has jurisdiction to control the license conditions only on the tenure. She stated that the goal is environmental and economic sustainability, and observed that while some impacts are inherent, it is the scale and scope of those impacts that are important. She remarked that viewing relevant mapping would be helpful in determining access points and the types of substrates that might be more resilient to the impacts. She suggested that the impacts of using alternative access points should also be investigated. She supported balancing protection of the forage fish and the environment with economic sustainability, however, noted the difficulty of the monitoring and enforcement component of the draft bylaw.

Trustee Critchley inquired if the Local Trust Committee (LTC) has the ability to issue a permit that would coincide with the term of a nine-year license and define an access point.

Planner Milne responded that this is potentially an option; however, work would need to be done in advance to determine appropriate access points. Regional Planning Manager Kjerulf observed that Temporary Use Permits are issued for a three-year period and can be renewed once before a re-application would be required.

Tallina McRae noted that regulating vehicle access through highways road access points is possible, however, questioned how that authorization would be put in place. She added that consideration would have to be given to maintaining the ability of the public to access the beach and indicated that environmental and economic sustainability are her agency's mandate as well.

Regional Planning Manager Kjerulf asked how the length of the tenure term is determined. She also asked for confirmation of her understanding that a condition on the leases is that the lessee must comply with local government bylaws.

Lesley Fettes responded that the maximum term of 30 years is provided through legislation and commented that the operational land use policy establishes criteria. She noted that new applications are generally granted maximum terms as the benefits, such as mortgages that are associated with the longer term, are important to some operators. She confirmed that a standard clause provides that the licensee comply with all local bylaws.

Anne McDonald observed that key elements to a perfect solution would include components that are not yet available, such as knowing the carrying capacity of Baynes Sound, the number of growers needing access, coordinating the license and tenure, and regulating access. She speculated that the industry will likely continue to grow and suggested that addressing how the operators access their tenures rather than prohibiting all access might be a reasonable approach for consideration at this point in the process.

Edi Johnston maintained that beaches are parks and that municipalities generally do not allow driving on the beaches. She commented that if all habitats are considered, there is not an acceptable place to drive and

favoured the development of appropriate access points. She acknowledged that management and enforcement will be a concern.

Michael Dickson commented that getting to his lease requires driving on some area that is not on the lease area. He explained that generally it is in the best interest of operators to take the route on the substrates with the lowest impact. He suggested that existing accesses and routes be reviewed with discussion of possible changes that might be made to lessen the impact.

Shelley McKeachie reported that the final results of the forage fish survey are not yet available, however, observation shows that there is no positive evidence of spawning in areas that are being driven on regularly. She noted that although driving on beaches has occurred on Denman Island for years, it is an unusual situation.

Trustee Busheikin expressed her interest in working together to assess what changes industry can make to address these environmental concerns as well as what can be done to help those in the industry. She observed that the Official Community Plan does recognize the need for balance between the environment and the economy as it relates to the shellfish industry and indicated that she is interested to hear ideas from this Roundtable of how this might be accomplished.

Trustee Critchley asked if an approach that included FLNRO looking at access points and routes for all leaseholders would be feasible.

Lesley Fettes responded that FLNRO does not have sufficient staff or the necessary information to make that possible.

Shelley Jepps reported that her team did make an effort to identify the area of shoreline on Denman Island where vehicular activity is taking place, has a map showing areas under tenure, and has identified every access point. She offered to bring this information for further discussion if useful, and when asked, responded that she will provide information on the number of growers that would be affected by this bylaw. She noted that risk management must be a consideration and commented that scale, scope and what is reasonable are important elements.

Planner Milne distributed and read a submission from Hollie Wood, an independent grower who was unable to attend. She considered prohibiting vehicular access to tenures to be unrealistic. She noted that growers need access, however, not all growers have boats. She

suggested that there could be maintenance standards on equipment used and restrictions on areas of the beach that are of special interest.

Kel Kelly asked if there were other comments and hearing none, suggested a Roundtable exploration of ideas as to how the bylaw might be implemented in a manner that protects the environment and allows growers access for their livelihood. Following are the ideas that were generated:

1. DFO to bring “access map” to the group again for discussion;
2. All levels of government open up accesses that will help growers;
3. Identify the number of growers that need a vehicle; identify the closest access; identify what needs to be developed and what gear needs to be brought in;
4. Explore options for a collective, co-op growers’ boat;
5. Identify forage fish cycles and provide information to growers;
6. Review best practices for growers’ access (code of practice);
7. Review other best management practices that apply to driving on beaches;
8. Create a development permit area, obliging more conversation between operators, LTC, CVRD and other agencies and creates the ability to set conditions such as access;
9. Identify salt marsh areas and provide information to DFO who will assist in protection if possible. Use a collaborative approach to protect and remediate salt marshes as a high priority;
10. Community/aquaculture operators to identify special areas and convey this information to DFO;
11. Identify “work windows” to exclude driving on the beach during set spawning times, usually winter nights when there is typically less activity;
12. Include upland beach cleanup as a condition of license;
13. DFO/LTC to provide education of best practices to growers; and
14. Phase out driving on beach over time.

Chair Morrison thanked Kel Kelly for his facilitation of the meeting and Roundtable participants for their input. She assured everyone that Trustees had heard all viewpoints and will be considering these as they work to determine the best path forward.

4. ADJOURNMENT

By general consent the meeting was adjourned at 12:28 pm.

Susan Morrison, Chair

Certified Correct:

Vicky Bockman, Recorder



Islands Trust

Print Date: November 18, 2015

Resolutions Without Meeting

Denman Island

Resolution #	Action	Resolution Description	Resolution Date
2015-06	In Favour	THAT the Denman Island Local Trust Committee authorizes the expenditure of up to \$1,000 from the LTC Meeting Budget for the purpose of engaging Kel Kelly to provide facilitation services for a meeting with local Aquaculture Industry Stakeholders.	10-Oct-2015
2015-07	In Favour	THAT the Denman Island Local Trust Committee schedule a special meeting to be held on November 3, 2015 for the purpose of engaging with local Aquaculture Industry Stakeholders.	14-Oct-2015

Follow Up Action Report

Denman Island

20-Jan-2015

No.	Activity	Responsibility	Target Date	Status
1	that staff work on the Housekeeping Project as their time permits	Rob Milne		On Going

03-Mar-2015

No.	Activity	Responsibility	Target Date	Status
1	Staff were directed to advertise for membership in a Board Of Variance appointed jointly with other local trust committees in the Northern Region.	Lisa Webster-Gibson		On Going

21-Jul-2015

No.	Activity	Responsibility	Target Date	Status
1	Bylaw Nos. 219 and 220 (Pandesign)received second reading and a public hearing was delegated for September 8th to be held if the statutory restrictive covenant is available for public review	Rob Milne		On Going

08-Sep-2015

No.	Activity	Responsibility	Target Date	Status
1	Staff were directed to arrange a public meeting specifically inviting the Shellfish Growers Association, Fisheries and Oceans Canada, independent shellfish growers having tenures on Denman Island, K'omoks First Nation, the Aboriginal Aquaculture Association, Ministry of Forests, Lands & Natural Resource Operations, and a representative from the Association for Denman Island Marine Stewards to discuss the content of proposed amended Bylaw No. 207.	Rob Milne		Done



Follow Up Action Report

1	That the Denman Island Local Trust Committee hire a facilitator for the round table meeting about proposed Bylaw No. 207 and that staff be requested to organize the meeting within the next 60 days.	Rob Milne	Done
1	Staff were directed to: ·add to the Top Priorities list an amendment to the Denman Island Bylaw No. 186 regarding the production of marijuana; ·provide further information on limiting the use by any means available to us; and ·provide further information regarding other provisions such as minimum lot size, setbacks and screening.	Rob Milne	Done

27-Oct-2015

No.	Activity	Responsibility	Target Date	Status
1	DE-2015-072 that the Denman Island Local Trust Committee submit Bylaw No. 212, cited as the 'Denman Island Official Community (Denman Island) Plan Bylaw No. 185, Amendment No. 2, 2014', and Bylaw No. 213, cited as the 'Denman Island Land Use Bylaw No. 186, Amendment No. 2, 2014 to Executive Committee for approval. - update - sent to EC. DE-2015-073 that the Denman Island Local Trust Committee submit Bylaw No. 212, cited as the 'Denman Island Official Community (Denman Island) Plan Bylaw No. 185, Amendment No. 2, 2014 to the Minister of Community, Sport and Cultural Development for approval.	Becky McErlean Rob Milne		On Going
1	DE-2015-076 that the Denman Island Local Trust Committee proceed to a Public Hearing for Bylaw No. 216 to be held prior to the regular meeting of the Local Trust Committee to be held on December 1, 2015.	Becky McErlean Rob Milne		On Going
1	DE-2015-077 that the Denman Island Local Trust Committee request staff to set up a meeting with representatives of the Federal Treaty Negotiation team for the K'omoks Band.	Rob Milne		On Going

Follow Up Action Report

- | | | |
|---|--|----------------------------------|
| 1 | <p>DE-2015-081 that the Denman Island Local Trust Committee direct staff to prepare a bylaw that contains the following elements:</p> <ul style="list-style-type: none">1. a prohibition on the intensive growth and production of marihuana in all zones except the Agricultural and Light Industrial zones;2. a definition of "Intensive Marihuana Production" that defines it to be production of an amount in excess of ten plants; and3. to include a Project Charter. | <p>Rob Milne</p> <p>On Going</p> |
|---|--|----------------------------------|
-

October 14, 2015

File No.: DE-DVP-2015.2

To: Denman Island Local Trust Committee
December 1, 2015

From: Rob Milne
Island Planner
Local Planning Services

CC Ann Kjerulf, Regional Planning Manager

Re: Development Variance Permit

That Part of Lot 9, Sections 5 and 6, Denman Island, Nanaimo District, Plan 6404, Lying to the South West of Lacon Road as Said Road is Shown on Said Plan

5621 Lacon Road; PID 005-299-161

Owner: Gillian Wilshire
Applicant: Ed Hoepfner
Location: 5621 Lacon Road , Denman Island

THE PROPOSAL:

The applicant seeks relief of the provisions of Section 2.3(3), "General Setback Regulations" of Bylaw No. 186 being the Denman Island Land Use Bylaw which states, in part:

Setbacks and Elevations from the Sea

- 3 *The minimum setback from the natural boundary of the sea for buildings and structures, except for a boathouse, fence, or access stairway is:*
- 30.0 metres for a sewage disposal field or alternate sewerage system

The stated purpose of the application (Attachment 2) is to allow for the replacement of "the existing non-comforting septic system with a new septic tank and field that will be installed to current standards".

A copy of the proposed development variance permit is attached (Attachment 1) to this report.

SITE CONTEXT:

The subject property is one of a number of waterfront lots created by Plan 6404 which fronts onto Lacon Road and runs in a south westerly direction toward Bayne Sound. The elevation drops 30m from Lacon Road to the natural boundary. The unopened Tanner Road right of way runs the length of its left boundary from Lacon Road to the natural boundary of Baynes Sound. (Figure 1).

The property is largely well treed and drops 30m in elevation from Lacon Road down to waterfront. Property improvements including the house, existing septic field and parking area

are located along the waterfront area (see Attachment 3). The site improvements are located to the westerly (water) side of a documented midden that runs generally parallel to the coastline.

CURRENT PLANNING STATUS OF SUBJECT LANDS:

Islands Trust Policy Statement:

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

Official Community Plan:

Denman Island Official Community Plan Bylaw No. 185, 2009

The subject property is located in the “Residential” designation.

Land Use / Zoning Bylaw:

Denman Island Land Use Bylaw No. 186, 2008

The subject property is zoned Residential (R1). Residential uses include residential, parks and utilities.

Other:

Covenants:

There are no covenants relevant to this application registered on the title.

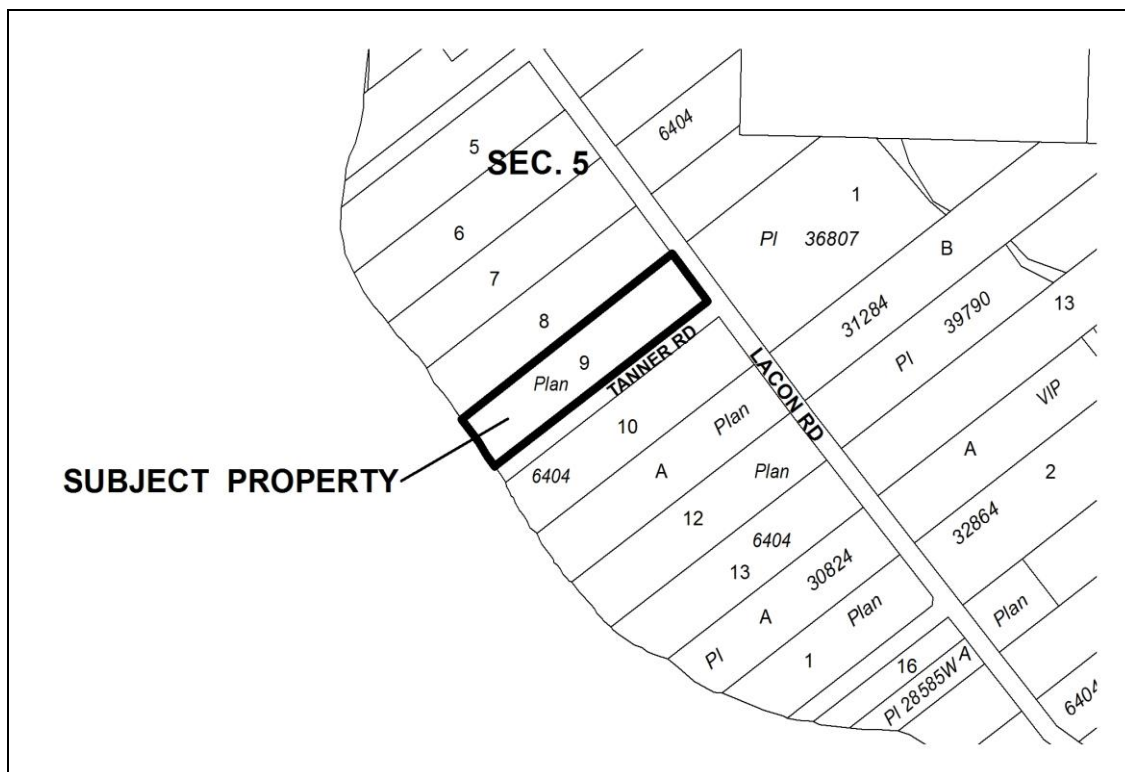


Figure 1 - Subject Property

COMMUNITY INFORMATION MEETING

A community information meeting is not a requirement for a development variance permit application.

RESULTS OF CIRCULATION

Notification, required pursuant to the LGA and Islands Trust policies and bylaws, will take place from November 20, 2015 to November 30, 2015. The proposed permit is attached to this report as Attachment 1. Any correspondence received on this application will be provided to the Local Trust Committee at the December 1, 2015 meeting.

STAFF COMMENTS

Development Variance Permit application DE-DVP-2015.2 seeks to obtain relief of the provisions of Section 2.3, "General Setback Regulations", Subsection 2.3.(3) "Setbacks and Elevations from the Sea" of Bylaw No. 186 being the Denman Island Land Use Bylaw which states, in part:

Setbacks and Elevations from the Sea

- 3 *The minimum setback from the natural boundary of the sea for buildings and structures, except for a boathouse, fence, or access stairway is:*
 - 30.0 metres for a sewage disposal field or alternate sewerage system

As previously noted, the stated purpose of the application is to allow for the replacement of the existing non-comforting septic system with a new septic tank and field that will be installed to current standards. It is proposed that the new system will be installed as close as 19.3 metres to the natural boundary of Baynes Sound. Staff has confirmed that as per Table II-19 of the BC Sewerage System Standard Practice Manual Version 3, Volume II the minimum required horizontal separation between a dispersal system and a marine water body is 15 metres. The proposed siting exceeds this minimum requirement.

As also noted in the application materials, a midden is located in close proximity to the proposed location of the new disposal system. Staff have contacted the BC Archaeological Branch who have confirmed that no approval is required from that Branch in order to proceed with the installation. However, Branch staff did advise that if any shell remnants or other artifacts are encountered during the installation of the system that work would have to cease and the Archaeological Branch would have to be notified.

In summary, aside from the requirements of the land use bylaw, there are no evident regulatory hurdles preventing the installation of the new disposal system. The application in question seeks a variance to the setback provisions of the land use bylaw that currently prevent the proposed siting of the disposal system.

RECOMMENDATIONS

It is the recommendation of staff the Denman Island Local Trust Committee:

1. Approve Development Variance Permit DE-DVP-2015.2 to Gillian Wilshire for PID: 005-299-161; That Part of Lot 9, Sections 5 and 6, Denman Island, Nanaimo District, Plan 6404, Lying to the South West of Lacon Road as Said Road is Shown on Said Plan.

Respectfully submitted by:

Rob Milne

November 5, 2015

Rob Milne
Island Planner

Date

Reviewed by:

Ann Kjerulf

November 5, 2015

Ann Kjerulf
Regional Planning Manager

Date

Attachments

1. Proposed permit
2. Application
3. Site Plan
4. Detailed site plan
5. Sectional Drawing- Septic placement
6. Elevation to shoreline



DENMAN ISLAND LOCAL TRUST COMMITTEE

DEVELOPMENT VARIANCE PERMIT

DE-DVP-2015.2

TO: Gillian Wiltshire

1. This Development Variance Permit applies to the land described below:

PID: 005-299-161

That Part of Lot 9, Sections 5 and 6, Denman Island, Nanaimo District, Plan 6404, Lying to the South West of Lacon Road as Said Road is Shown on Said Plan

2. Pursuant to Section 922 of the *Local Government Act*, the first bullet of Section 2.3, "General Setback Regulations", Subsection 2.3(3), "Setbacks and Elevations from the Sea" of Bylaw No. 186 being the Denman Island Land Use Bylaw is varied to reduce the minimum setback of a sewage disposal field or alternate sewerage system to the natural boundary of the sea from 30.0 metres to 19.3 metres and to read as follows:

- *19.3 metres for a sewage disposal field or alternate sewerage system*

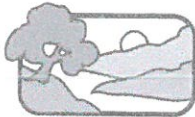
3. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of Denman Island Land Use Bylaw No. 186, 2008 and to obtain other appropriate approvals necessary for completion of the proposed development.

AUTHORIZING RESOLUTION PASSED BY THE DENMAN ISLAND LOCAL TRUST COMMITTEE THIS _____ DAY OF _____, 2015.

Deputy Secretary, Islands Trust

Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE _____ DAY OF _____, 2017 THIS PERMIT AUTOMATICALLY LAPSES.



Islands Trust

Preserving Island communities, culture and environment

Victoria Office
200 - 1627 Fort Street
Victoria, BC V8R 1H8
Telephone: 250.405.5151
Fax: 250.405.5155
information@islandstrust.bc.ca
North Pender, South Pender, Galiano,
Mayne, Saturna, Executive

www.islandstrust.bc.ca

Salt Spring Office
1 - 500 Lower Ganges Road
Salt Spring Island, BC V8K 2N8
Telephone: 250.537.9144
Fax: 250.537.9116
ssiinfo@islandstrust.bc.ca
Salt Spring

Northern Office
700 North Road
Gabriola Island, BC V0R 1X3
Telephone: 250.247.2063
Fax: 250.247.7514
northinfo@islandstrust.bc.ca
Denman, Gabriola, Gambier,
Hornby, Lasqueti, Thetis

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

Development Variance Permit Application Form

Office Use Only

Fee Paid:

715.00

Receipt No.:

2923

File No.:

DE-DVP-2015.2

SECTION 1: DESCRIPTION OF PROPERTY

(AS INDICATED ON STATE OF TITLE CERTIFICATE)

Lot/Parcel 9 Plan 6404 Block SEC. 5+6 District Lot/Section NANAIMO DIST.
Range DENMAN ISLAND Other Description SOUTHWEST OF LACON RD.
Street Address or General Location 5621 LACON RD., DENMAN IS., B.C.
Jurisdiction and Folio Number 0677107056.00019 (From Property Assessment/Tax Notice)
Parcel Identifier (PID) 005-299-161 (From State of Title Certificate)

SECTION 2: OWNER INFORMATION

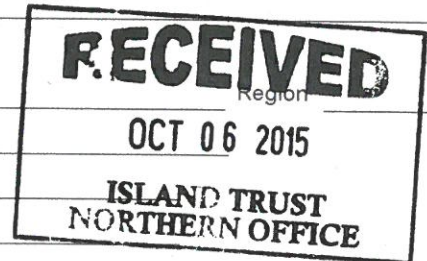
(ADD ADDITIONAL PAGE IF MORE THAN TWO OWNERS)

First Owner Information

Name GILLIAN WILSHIRE
Street Address 5621 LACON RD.
City DENMAN ISLAND Region B.C.
Postal/Zip Code VOR 1T0
Telephone (250)335-1611
Fax _____
E-mail gillian.wilshire@gmail.com

Second Owner Information

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



SECTION 3: APPLICANT INFORMATION

(IF DIFFERENT FROM OWNER)

Name ED HOEPPNER Street Address 5005 ARTHURS RD.
City HORNBY IS. Region B.C. Postal/Zip Code VOR 1Z0
Telephone (250)335-2037 Fax (250)335-2037 E-mail ed@aquariansystems.net

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: Provide one full-scale, and three (3) reduced (11 x 17) copies of a detailed site plan and other drawings that must include the following:

- ☒ existing and proposed uses on parcel
- ☒ existing bylaw requirements and proposed variance with accurate dimensions
- ☒ uses of existing and proposed buildings
- ☒ dimensions and/or floor areas of existing and any proposed buildings
- ☒ height of existing and proposed buildings/additions
- ☒ setbacks for all existing and proposed buildings to property lines, natural boundary of sea, watercourses and cliffs
- ☒ setback of existing and proposed septic field to natural boundary of the sea and watercourses (where applicable)
- ☒ parking areas including numbered parking stalls, aisle widths, stall dimensions (where applicable)
- ☒ all wetlands, sewage disposal field(s), septic tanks, wells, drainage areas, ponds and topography
- ☒ landscaping showing existing and proposed landscaping. Also, include an estimate of the cost of landscaping, provided by a Landscape Architect or qualified professional. This estimate will be used to determine the amount of any security required.
- ☒ elevation plan

If the space provided below for each section is not sufficient, please attach additional information using a Microsoft Word, Excel, Text or a separate PDF Document.

SECTION 5: Describe the current uses of the land and buildings on the property.

THE CURRENT USE OF THE LAND AND BUILDINGS ARE A 3 BEDROOM RESIDENCE AND ATTACHED GARAGE AND STORAGE AREA. CURRENTLY THERE IS ONE FULL TIME RESIDENT.

SECTION 6: Describe the proposed uses of the land and buildings, and show on your site plans the location of any proposed buildings or structures. If required, submit an elevation plan showing side views of the proposal.

IT IS PROPOSED TO REPLACE THE EXISTING NON-CONFORMING SEPTIC SYSTEM WITH A NEW SEPTIC TANK AND FIELD THAT WILL BE INSTALLED TO CURRENT STANDARDS.

SECTION 7: Describe the proposed variances to the bylaw requirements that are needed for the proposed development of the property. On your site plan, show the existing bylaw requirement and your proposed variance with accurate dimensions.

IT IS PROPOSED TO REDUCE THE SETBACK REQUIREMENT FROM MARINE SHOVELINE FROM 30 METERS FOR A SEWAGE DISPOSAL FIELD TO 19.3 METERS, WHICH EXCEEDS SETBACK REQUIREMENTS IN THE B.C. SEWERAGE SYSTEM REGULATION.

SECTION 8: Describe the reasons for the proposed variance and why the current bylaw requirements cannot be met in the proposed development.

SEE ATTACHED PAGES.

SECTION 9: Describe how the property and the surrounding lands may be affected by the proposed variance, show any of the affected features on your site plan, and describe how you propose to mitigate.

THE PROPOSED SEWAGE DISPOSAL FIELD WILL BE ELEVATED BY APPROX. 30 CM FROM THE EXISTING FLAT LAWN AREA. THE NEW FIELD WOULD BE SEEDED WITH GRASSES.

SECTION 10: Describe any consultation you have undertaken with your neighbours and strata corporation (if applicable).

THE NEIGHBORS TO EITHER SIDE HAVE WRITTEN LETTERS IN SUPPORT OF THE PROPOSED PROJECT.

SECTION 11: APPLICATION COMPLETION CHECKLIST

- ☒ I have completed all sections of this application form
- ☒ I have included detailed site plans and elevation drawings as required in Section 4 of this application form
- ☒ I have included recent State of Title Certificate (not more than 30 days old)
- ☒ I have included copies of all covenants registered against this title
- ☒ All owners listed on the title have signed the application
- ☒ I have included the correct fee (Contact Islands Trust staff for current fees)

IMPORTANT: Your application will not be considered complete unless it contains all of the information above.

A Note about Obtaining State of Title Certificate and Covenants: State of Title Certificate and covenants may be obtained from the Land Title Office or through your local government agent office for a fee.

SECTION 12: OWNER'S CONSENT AND AUTHORIZATION

(Signature of all registered owners is required. For additional owners, including Strata Corporations, attach a separate sheet)

In order to assist Islands Trust Planners in the review and evaluation of my application, by signing below, I authorize the Planners assigned to this application to enter onto the land at reasonable times, after making reasonable efforts to arrange to schedule a convenient time for such a visit, to inspect the land. I acknowledge a right, if a convenient time can be scheduled, to accompany the Planner on the site visit.

By signing below, I authorize the Applicant named in Section 3 of this application to represent this application:

First Consent and Authorization

Gillian Wilshire
Consent and Authorization Signature

Wilshire
Date
Sept 30/15

Second Consent and Authorization

Consent and Authorization Signature

Date

Contaminated Sites Regulation

Please note that pursuant to Section 4(4) of the Contaminated Sites Regulation, B.C.Reg. 375/96, site profile is not required and will not be accepted by the Islands Trust. If you have any questions, please contact the Islands Trust office.

Gillian Wilshire

Development Variance Permit Application

SECTION 8:

The reasons that a variance is being applied for and why the current bylaw can not be met are:

1. The proposed system will significantly improve wastewater treatment and bring the property up to current B.C. Sewerage standards.
2. The proposed sewerage system will move the dispersal area further away from the shoreline than the current existing system.
3. The area immediately uphill from the proposed site is classified as midden and as such the Denman Island Official Community Plan specifies:

Archaeological, Historic and Natural Heritage Sites – Policies

Policy 4 The Local Trust Committee should consider variances to setbacks, heights or parking requirements in the zoning regulations to promote the restoration, enhancement or preservation of a heritage building or feature.

4. Area for the proposed replacement septic field is already flat and no vegetation has to be removed or disturbed.
5. Further uphill beyond the midden is quite steep terrain, variable topography, and is heavily forested with mature trees, generally not very suitable for an onsite wastewater system.
6. The Denman Island Community Plan specifies the hillside of this area of the island as sensitive eco system and discourages development.

1. DEVELOPMENT PERMIT AREA NO. 3: LACON ROAD

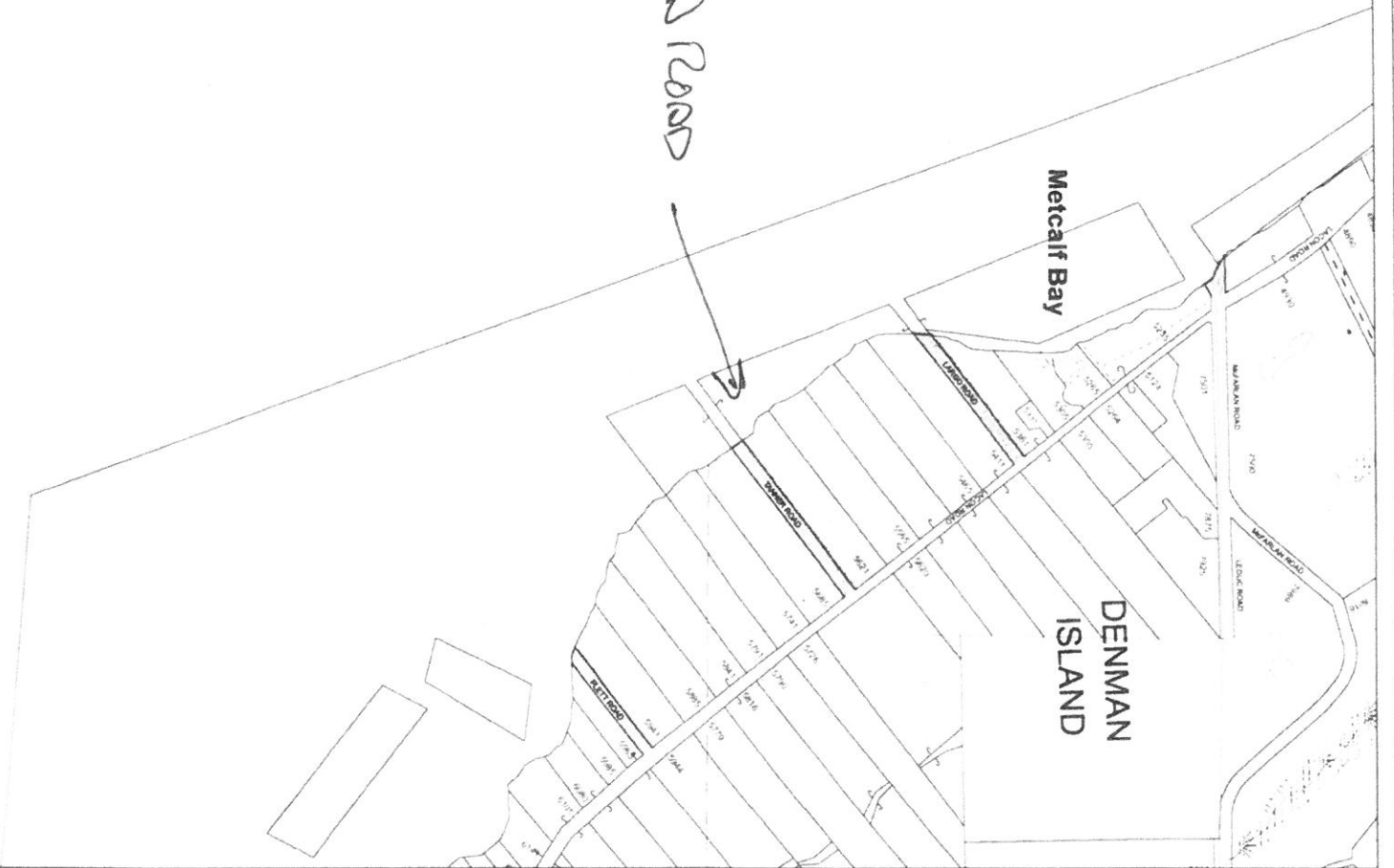
The objectives of this development permit area are as follows:

- 1. To protect areas of unstable terrain from increased risk of slope failure and/or erosion due to development*
- 2. To protect the natural environment, its ecosystems and biological diversity from adverse impacts of land alteration*
- 3. To retain large old trees for their ecological and habitat value*

7. Installing the new system further up the hill would be financially onerous for the home owner.

8. The most recent version of the Sewerage Practice Manual, SPM3, specifies a horizontal setback for a dispersal field from a marine shoreline of 15 meters. The proposed siting of the replacement is greater than 15 meters and hence would conform to setback requirements of SPM3.

9. The area in which the proposed dispersal field would be located is flat, quite level with, and defined at the shore line by a concrete block breakwater. The breakwater consists of 2 layers of blocks 75cm x 75cm x 160cm. The drop from the top of the blocks to top of ground below is approx. 110 cm. Test pits were dug to determine the nature of the soils as being suitable for wastewater treatment. The bottom of the test pits were at 160 cm. with the soils at this depth being sandy gravel with the soils above demonstrating a good percolation rate for both treatment and drainage. Also, there are roots at this depth demonstrating that the seasonal high water table is below this depth. As the bottom of the drainage area as seen in the test pits is deeper than 160cm it can be concluded that any horizontal movement of treated effluent would be well below the top of the foreshore terrain and hence not present an issue as per breakout potential.



TO THE EAST SEE: 092F 047 3 4

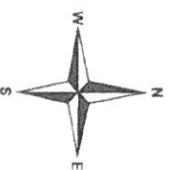


Denman Island
House Numbers

Legend

Driveway

Closed RRW



Baynes Sound

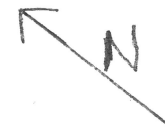
WILSHIRE RESIDENCE 5621 LACON RD
DRAWN BY: ED HOEPFNER ROUNP
AQUARIAN SYSTEMS INC.

LACON ROAD



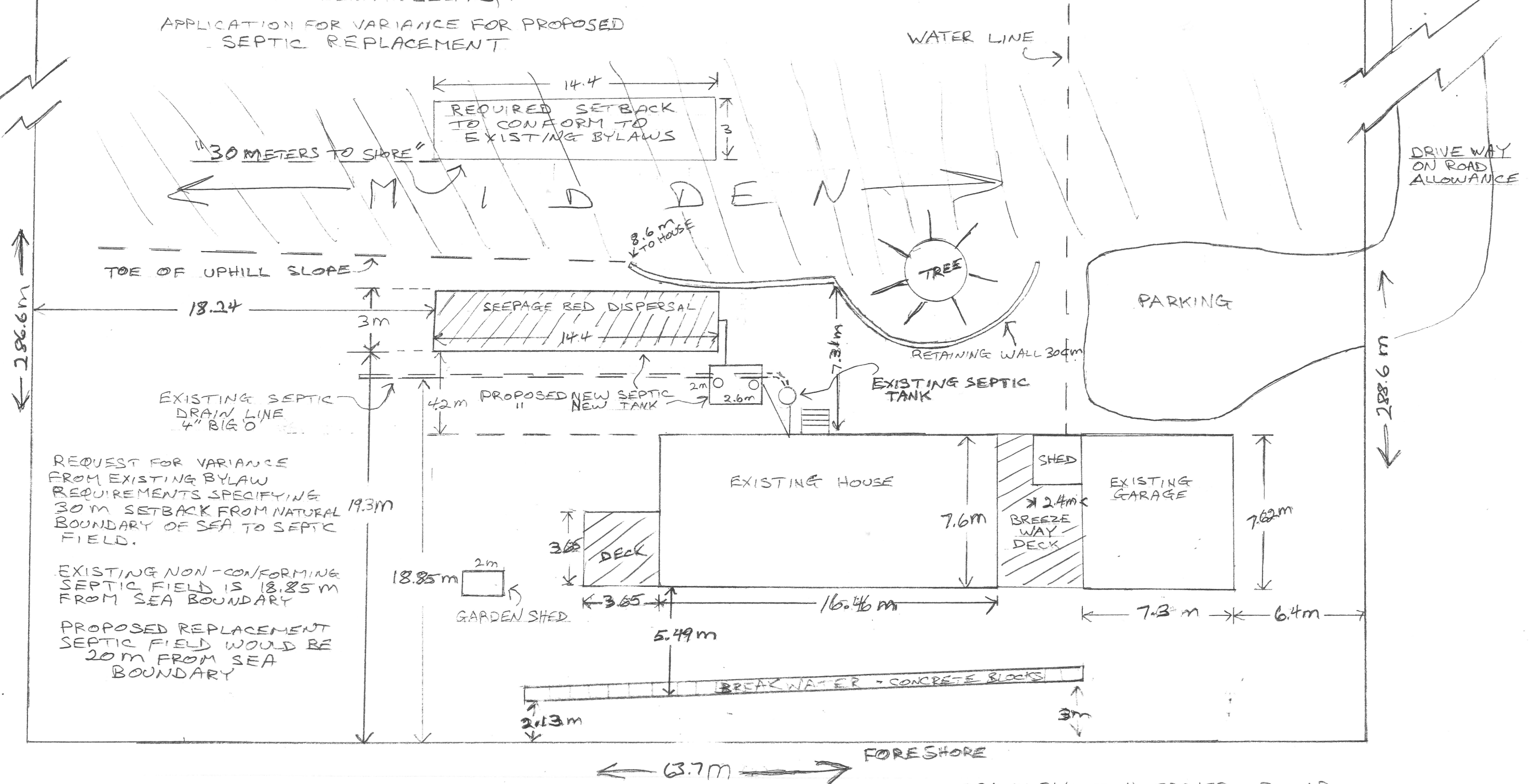
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LACON RD.



WILSHIRE RESIDENCE
5621 LACON RD.
DENMAN ISLAND, B.C.

APPLICATION FOR VARIANCE FOR PROPOSED
SEPTIC REPLACEMENT



REQUEST FOR VARIANCE
FROM EXISTING BYLAW
REQUIREMENTS SPECIFYING
30 M SETBACK FROM NATURAL
BOUNDARY OF SEA TO SEPTIC
FIELD.

EXISTING NON-CONFORMING
SEPTIC FIELD IS 18.85 M
FROM SEA BOUNDARY

PROPOSED REPLACEMENT
SEPTIC FIELD WOULD BE
20 M FROM SEA
BOUNDARY

DRAWN BY: ED HOEPFNER ROWP
AQUARIAN SYSTEMS INC.
(250) 335-2037
aquariansystems@telus.net

1:200

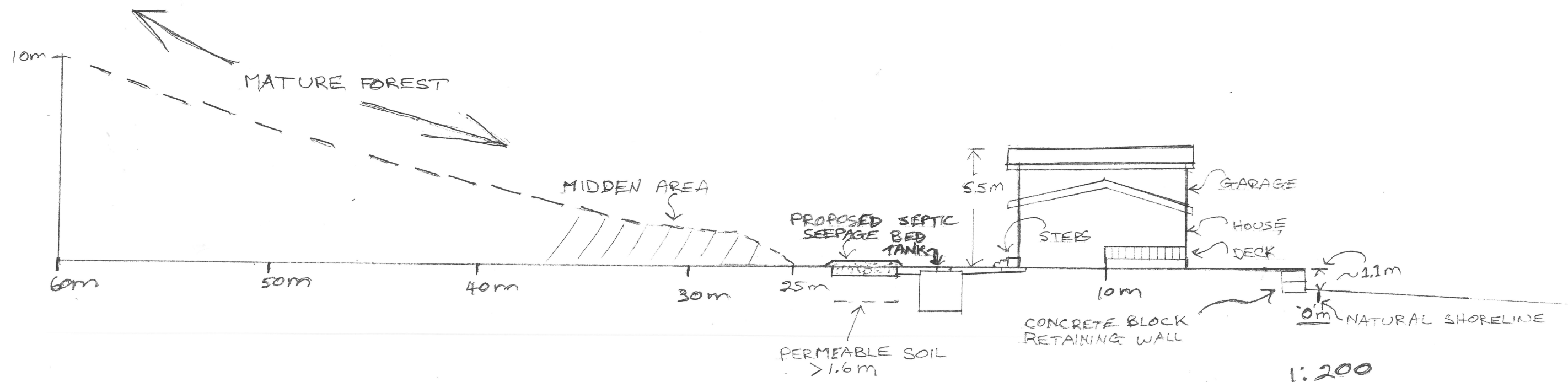
WILSHIRE RESIDENCE - 5621 LACON, DENMAN ISL.
DRAWN BY ED HOEPPNER - AQUARIAN SYSTEMS INC.

SECTIONAL DRAWING SHOWING PROPOSED SEPTIC REPLACEMENT
SHOWING A PORTION OF THE LONGITUDINAL SECTION OF PROPERTY FROM 0 → 60 METERS

LANDSCAPING:

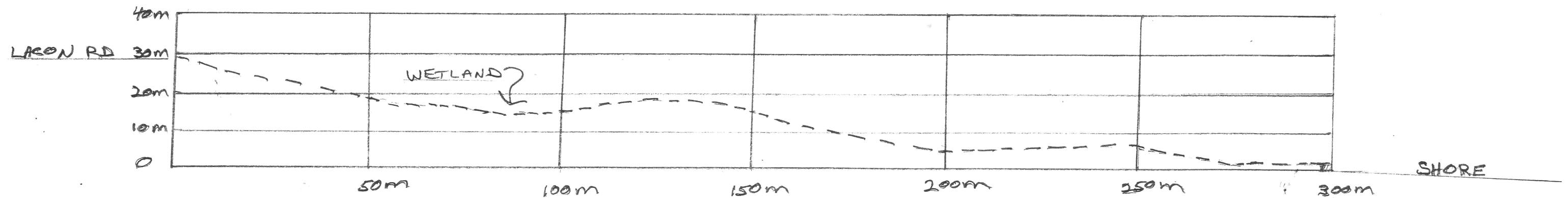
OTHER THAN THE RETAINING WALL SHOWN AROUND THE TREE IN DRAWING (2) THE ONLY EXISTING LANDSCAPING IS THE FLAT LAWN AREA BETWEEN THE TOE OF THE HILL, THE HOUSE, AND BREAK WATER. THE ONLY PROPOSED CHANGE TO THIS WOULD BE THE SLIGHTLY RAISED (~30 CM) SEWAGE DISPOSAL FIELD.

COST FOR THE NEW WASTEWATER SYSTEM ~ \$25,000 TO \$30,000



WILSHIRE RESIDENCE 5621 LACON RD. DENMAN ISLAND
APPLICATION FOR VARIANCE
TOPOGRAPHICAL SECTION

~30 m ELEVATION DROP - LACON RD TO SHORELINE



1:300



Memorandum

Date November 9, 2015 File Number 3445-40
Provincial Referrals

To Hornby Island Local Trust Committee; Denman Island Local Trust Committee

From Ann Kjerulf
Regional Planning Manager
Northern Planning Office

Re Pesticide Use Permit Application (BC Ministry of Environment, Ecosystems Protection and Sustainability Branch)

The BC Ministry of Environment, Ecosystems Protection and Sustainability Branch, has submitted a Pesticide Use Permit (PUP) application to the Ministry of Environment, Integrated Pest Management Program (the Province). The intent is to eradicate invasive intertidal cordgrasses (*Spartina*) through selective herbicide application in Boundary Bay, Robert's Bank and Burrard Inlet. Pending the outcome, treatment may expand to sites located in Sturgeon Banks and on the central east coast of Vancouver Island, including Comox, Courtenay, Deep Bay, Denman Island, Hornby Island and Sea Island. The proposed timing of pesticide applications is during the growing season at low tide from June 1, 2016 to May 31, 2019. Further details of the proposal are provided in the attached referral letter, application, and FAQ document. The current permit is also attached for reference.

Under the BC Integrated Pest Management Act, pesticide application in aquatic areas must be conducted under a PUP, granted for a three year term. If approved, the new PUP will replace the existing PUP which will expire December 30, 2015. Consultation regarding the proposed application is required with affected local governments, First Nations, the public and other stakeholders. While jurisdiction over pesticide use rests with the Province, Islands Trust Local Trust Committees are able to comment on the PUP application. Comments are requested by December 2, 2015.

Attachments

Attachment 1 – Referral Letter
Attachment 2 – PUP Application
Attachment 3 – FAQ Document
Attachment 4 – Current PUP



File Number: 15460-07/PUP-MOE-16-19

November 2, 2015

To: Ann Kjerulf, Regional Planning Manager (Northern), Islands Trust Denman and Hornby

Via Email: akjerulf@islandstrust.bc.ca

Re: Consultation on the BC Ministry of Environment, Ecosystems Protection and Sustainability Branch, Application for a Pesticide Use Permit to Eradicate Invasive Intertidal Cordgrass Infestations

Dear Ann Kjerulf:

The BC Ministry of Environment, Ecosystems Protection and Sustainability Branch (the applicant), has submitted an application for a Pesticide Use Permit (PUP) to the BC Ministry of Environment, Integrated Pest Management Program (i.e. the Province). Under this legislation it is a requirement that an applicant for a PUP conduct Public, Identified Stakeholder and First Nations consultations within the areas proposed for pesticide use. This letter will initiate the consultation process with Local Governments and Identified Stakeholders. This application is very similar to the previous application that Local Governments and Identified Stakeholders received in a letter dated February 26, 2013 for the existing PUP that expires on December 30, 2105. Consultation with the general public will be accomplished by placing an advertisement in local newspapers within the proposed treatment areas for public input.

BC has committed to eradicate invasive *Spartina spp.* by 2018 under the *Westcoast Governors' Agreement on Ocean Health* and the *Pacific Coast Collaborative Agreement*:

www.pacificcoastcollaborative.org/Documents/Q006922%20Action%20Plan%20CCCA_MOU_WEB.pdf

Under provisions of the *BC Integrated Pest Management Act*, applications of pesticides to aquatic areas must be conducted under a PUP, which is granted for a three year term. If approved, this three year PUP will replace the existing PUP which is set to expire on December 30, 2015. Independent of preparing this replacement PUP, an application will also be made to Health Canada to grant a further Emergency Use Registration (EUR) for the single herbicide proposed for use under the PUP. EURs are issued for a one year term, the current EUR will expire on December 31, 2015.

SMC Consulting has been retained by the permit applicant to act as their agent in ensuring that the required consultations with Local Governments, First Nations, Identified Stakeholders, and the Public are carried out.

Invasive *Spartina spp.* are designated provincial noxious weeds under the *BC Weed Control Act*. These *Spartina spp.* disrupt the ecology, structure and function of mudflats and intertidal habitat that provide the basis for a complex food web that includes invertebrates, fish, shorebirds and waterfowl, as well as eliminating rearing habitat for clams and mussels.

The purpose of the PUP application is to eradicate, by selective herbicide applications, invasive intertidal cordgrasses (*Spartina spp.*) from cobble beaches, salt marshes, and intertidal mudflats located in Boundary Bay, Robert's Bank and Burrard Inlet. Overtime and pending the outcome of current mechanical efforts, these treatments may expand to include sites located in Sturgeon Banks and on the central east coast of Vancouver Island, including Comox, Courtenay, Deep Bay, Denman Island, Hornby Island and Sea Island. All areas within the proposed PUP boundary where selective herbicide treatments may be carried out are shown in maps on the attached PUP application.

The proposed selective application of the herbicide product Habitat (active ingredient imazapyr) listed in the PUP application will supplement the existing on-going mechanical removal methods. Total area proposed for herbicide treatment will be a maximum of 22 hectares annually spread across more than 17,000 coastal hectares, and will be applied by hand held spray bottles, backpack sprayers, or mounted sprayers. Annual mapping activities will identify specific treatment locations within the boundaries defined in the PUP. The proposed timing of pesticide applications will occur during the growing season at low tide from June 1, 2016 to May 31, 2019.

To assist in expediting the consultation process, please find attached:

- PUP application with maps defining the proposed treatment boundary and locations of invasive *Spartina spp.*; and,
- The document "Cordgrasses – Frequently Asked Questions".

The existing PUP authorization (effective June 1, 2013 – December 30, 2015) provides further details regarding the guidelines and restrictions under which the PUP was granted. The existing PUP can be viewed at:

www.for.gov.bc.ca/hra/Plants/publications/PMPs/PUP_804_0004_2013-2015_Amendment.pdf

The Permit applicant is requesting a response from you to this request by **December 2, 2015**.

Please direct all written responses or enquiries about this request to:

Stuart M. Craig,
SMC Consulting,
Agent for the Pesticide Use Permit Applicant,
1582 Lawrence Avenue,
Penticton BC V2A 3C1
Tel/Fax: (250) 492-6193
E-mail: smcconsulting@shaw.ca

If you would like to speak to a representative from the BC Ministry of Environment directly about the proposed pesticide use outlined in this letter, please contact:

BC Ministry of Environment
Integrated Pest Management Program
10470 152nd Street
Surrey BC V3R 0Y3 Tel: (604) 582-5200

Respectfully submitted,

Stuart M. Craig, B.Sc., M.Sc.
SMC Consulting



Ministry of Environment

Pesticide Use Permit Application

This application is submitted under the *Integrated Pest Management Act* to obtain a permit for the use of pesticides as prescribed under the Integrated Pest Management Regulation (IPMR) Section 18. Following the submission of this application, the applicant will be provided an application number by ministry staff and instructed to consult the public in accordance with IPMR Section 60. The applicant must submit evidence of consultation and a statement of action proposed in response.

**Permit
Application
Number:**

15460-07/PUP-MOE-16-19

Pesticide use may not proceed unless a permit has been issued.

A fee of \$1,000 must be submitted with this application. The fee is non-refundable once processing has occurred.

PLEASE PRINT CLEARLY. PROVIDE ADDITIONAL SHEETS IF REQUIRED.

1. Full Legal Name of Applicant

This name must be a Limited or Incorporated Company registered with the BC Registrar of Companies. Please provide the name exactly as registered along with the incorporation registration number. **If the applicant is not a Limited or Incorporated Company use full personal name.**

Leif-Matthias Herborg				
Applicant's Name		B.C. Incorporation Registration #		
B.C. Ministry of Environment		Leif-Matthias Herborg		
Business Operating Name, if different from above (i.e. Doing Business As)		Name of the Contact Person for the Permit		
4 th Flr – 2975 Jutland Road	Victoria	British Columbia	V8T 5J9	
Suite #	Street Name and Number	City	Province	Postal Code
Matthias.Herborg@gov.bc.ca	250-356-7683			
E-mail Address	Area Code + Telephone #	Area Code + Cell Phone #		

2. Name of the Owner or Manager of the Treatment Location

B.C. Ministry of Forests, Lands and Natural Resource Operations

3. Purpose of Proposed Pesticide Use

Eradication of invasive intertidal cordgrasses (*Spartina anglica*, *S. patens*, *S. densiflora*) by 2018, Premier's commitment under the West Coast Governor's Agreement on Ocean Health and the Pacific Coast Collaborative Agreement; designated provincial noxious weeds under the B.C. *Weed Control Act*. This is the second 3-year Pesticide Use Purpose pursued toward this purpose; the first permit (#804-0004-13/15) was granted from 2013 to 2015.

4. Proposed Start and End Date of Pesticide Use

	2016	June	01		2019	May	31
Commencement Date	Yr.	Mo.	Day	Completion Date	Yr.	Mo.	Day

5. Description of the Geographic Area to be covered by the Permit

Describe the location of the proposed treatment area:

Overall, invasive *Spartina* is known to occupy less than 22 hectares spread across more than 17,000 coastal hectares. Herbicide treatment will focus on sites located primarily in Metro Vancouver, including Boundary Bay, Robert's Bank and Burrard Inlet, but may expand over time to include sites located in Sturgeon Banks and on the central east coast of Vancouver Island, including Comox, Courtenay, Deep Bay, Denman Island, Hornby Island and Sea Island. Specific locations are refined following annual mapping of individual plants and clones. Mapping occurs each June and will identify the specific treatment locations in each area. See attached for location descriptions and maps (Note: Sites are subject to shift from one year to the next).

For MOE IPM Office Use Only			
Date received:		Date permit mailed:	
Payment	OK ()	Not Attached ()	Incomplete () or Incorrect ()
Log No.:	Permit Expiry Date:	Permit No:	
Application Processed by:	Referral to BCPCC () Regions () () ()	Region(s):	

6. Type of Pesticide Use Requiring a Permit

Please check the category below that corresponds with your intended pesticide use. Note: the category must be for a pesticide or pesticide use as prescribed under the Integrated Pest Management Regulation Section 18.

- a) ☐ Permit-restricted pesticide
b) ☐ Aerial application of a pesticide
c) ☒ Use of a pesticide in or on a body of water
d) ☐ Use of a pesticide on public land not prescribed as requiring a licence or confirmation
e) ☐ Use of a pesticide under a confirmation or licence requiring an exemption from the applicable prescribed standards in Division 7, Part 2 of IPMR

If the prescribed use for which a permit is required falls under e) above, provide details of the regulated standard that the permit applicant considers impractical to meet and why. Propose alternative terms and conditions that in the opinion of the applicant will not cause unreasonable adverse effects.

This application seeks approval to apply herbicide to invasive *Spartina* under a time limited federal Emergency Use Registration for the product Habitat (a.i. imazapyr), in combination with surfactant Ag-Surf II (a.i. alcohol ethoxylate). This product is registered for aquatic use in the U.S. and will be applied in sparse amounts, using selective methods, to infestations of *Spartina* occurring on cobble beach, salt marsh and intertidal mudflats in B.C. Selective treatments will occur during low tide to ensure sufficient drying time prior to the incoming tide.

7. Pesticide Information

a. Active Ingredient (common name)	b. Pesticide Trade Name	c. P.C.P. No.	d. Application Rate (kg a.i./ha)	e. Treatment Area (ha)	f. Quantity (kg a.i.)
Imazapyr	Habitat	30841	1.12-1.68 kg a.i./ha	22	24.6-37.0 kg
Alcohol ethoxylate	Ag-Surf II	30266	0.5% v/v	22	30.8 kg

8. Application Method

Selective treatments will occur during low tide to ensure sufficient drying time prior to the incoming tide. Specific timing of the applications will be dependent upon low tides, location of target plants in the tidal zone and sufficient plant height, and will follow recommendations developed by the Washington State Government. There will be one application of herbicide to each *Spartina* plant annually. Hand held spray bottles, backpack sprayers or mounted sprayers will be used to apply the herbicide. A total of less than 22 hectares of invasive *Spartina* are known on BC's coastline. Prior to the previous 3-year PUP, mechanical removal methods were used for 7 years in B.C., resulting in a continual increase in distribution and density of invasive *Spartina*. Areas consistently treated using chemical methods from 2013 to 2015 have seen an overall decreasing trend in the size and density of *Spartina*. This trend is expected to continue with the consistent application of herbicide. Systemic herbicide is the only way to effectively prevent the spread of rhizomatous plants such as *Spartina*. The risk of not containing *Spartina* could have catastrophic outcomes for B.C.'s coastal ecosystems, navigation, fisheries and tourism. The risk of applying small quantities of herbicide to these sensitive sites has been demonstrated to be low and may be further minimized using best practices established by the U.S.

9. Signature

The undersigned declares that the use of pesticides under the authority of this permit will comply with the *Integrated Pest Management Act and Regulation*.

Print Name: Leif-Matthias Herborg

Position Title: Aquatic Invasive Species Coordinator

Signature: _____

Date: _____

For MOE IPM Office Use Only

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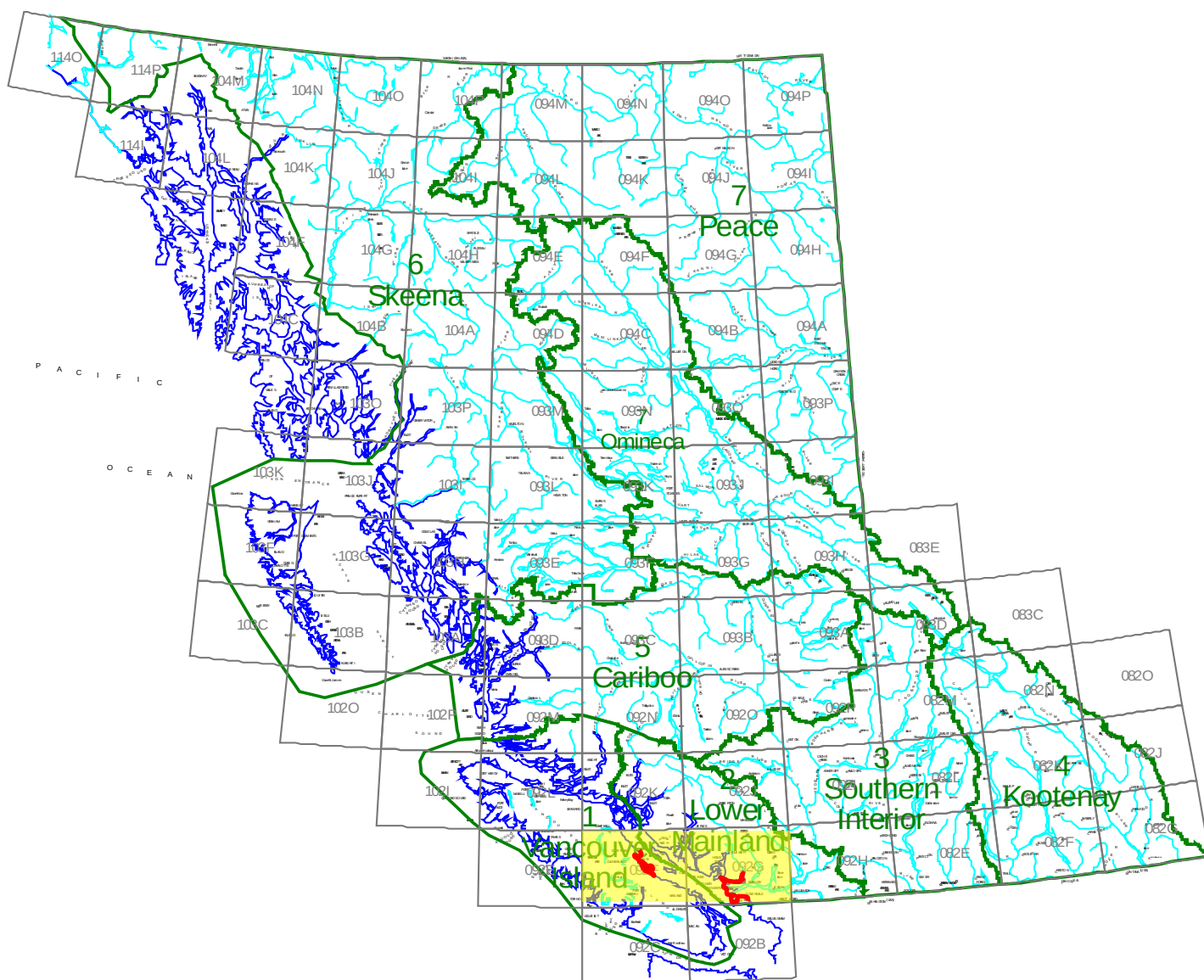
☐ Cheque ☐ Money Order ☐ Credit Card (Please provide credit card information in the area below)

Name as it appears on cheque or money order: _____

Note: Credit card information provided on this form will not be retained. Upon authorization of payment request this page will be destroyed.

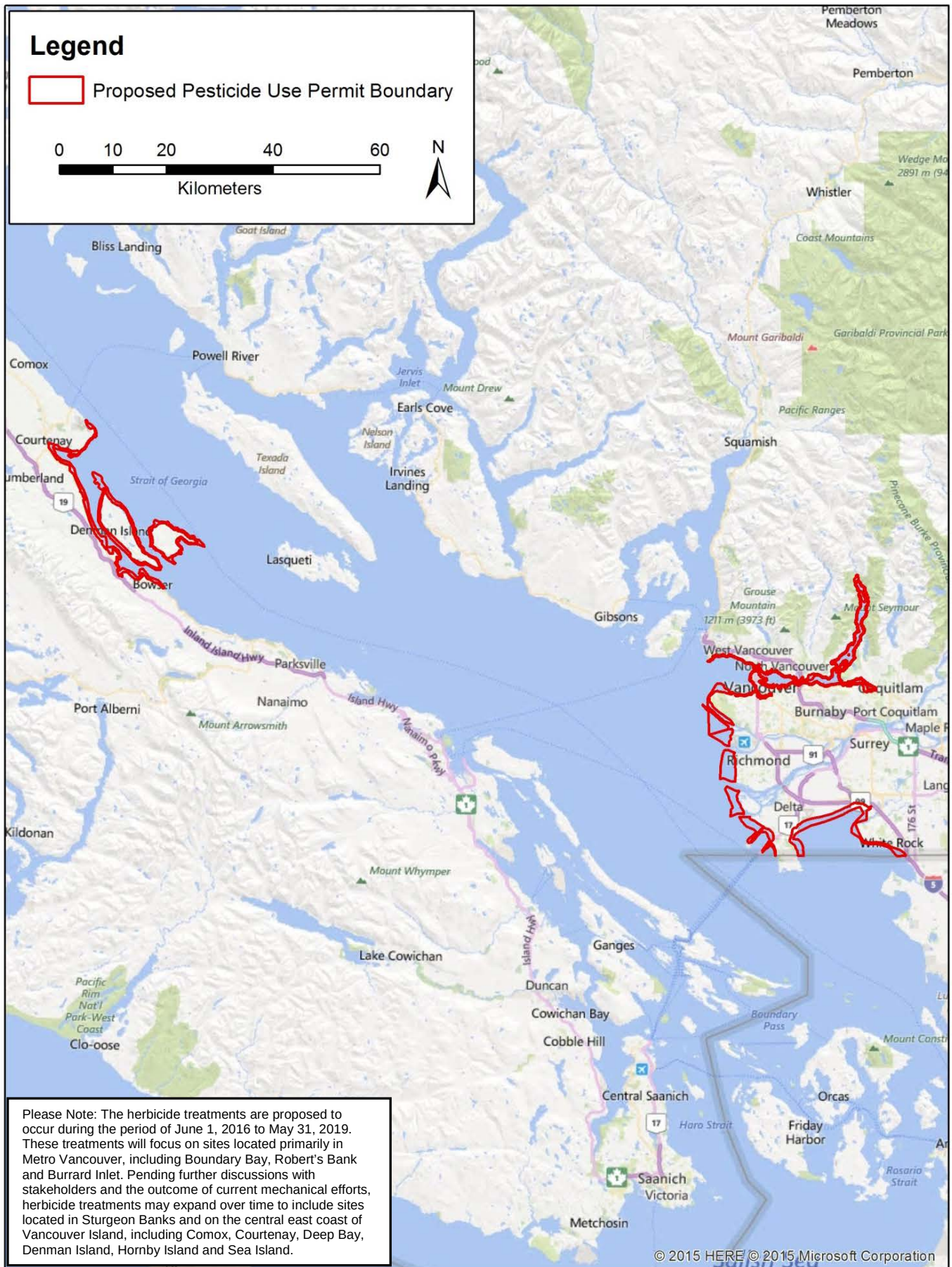
50

Clearly mark the location of sites where pesticide use is intended.



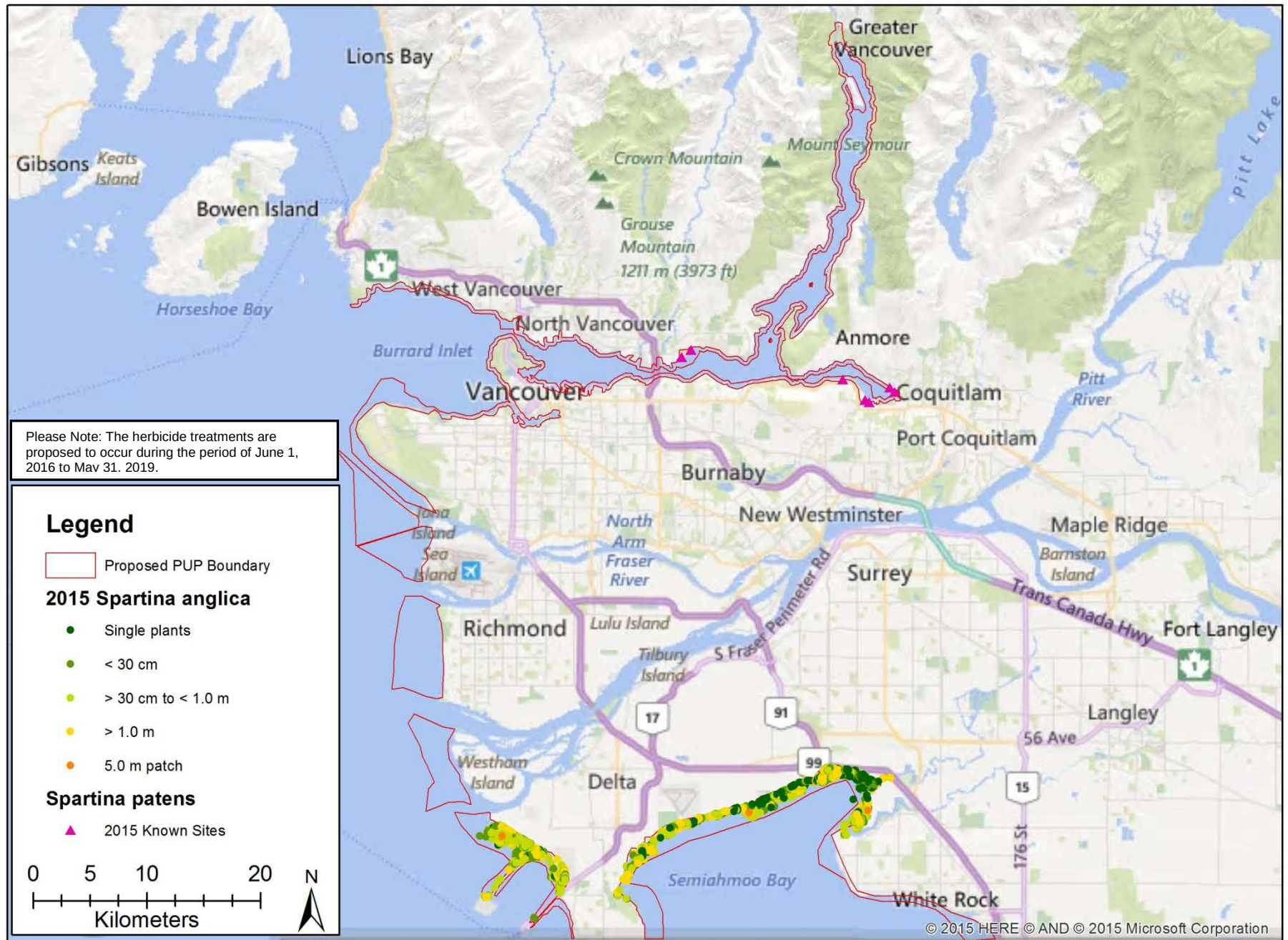
Proposed Spartina Treatment Area - Overview

(PUP Application #10005-40/PUP16HRA100)



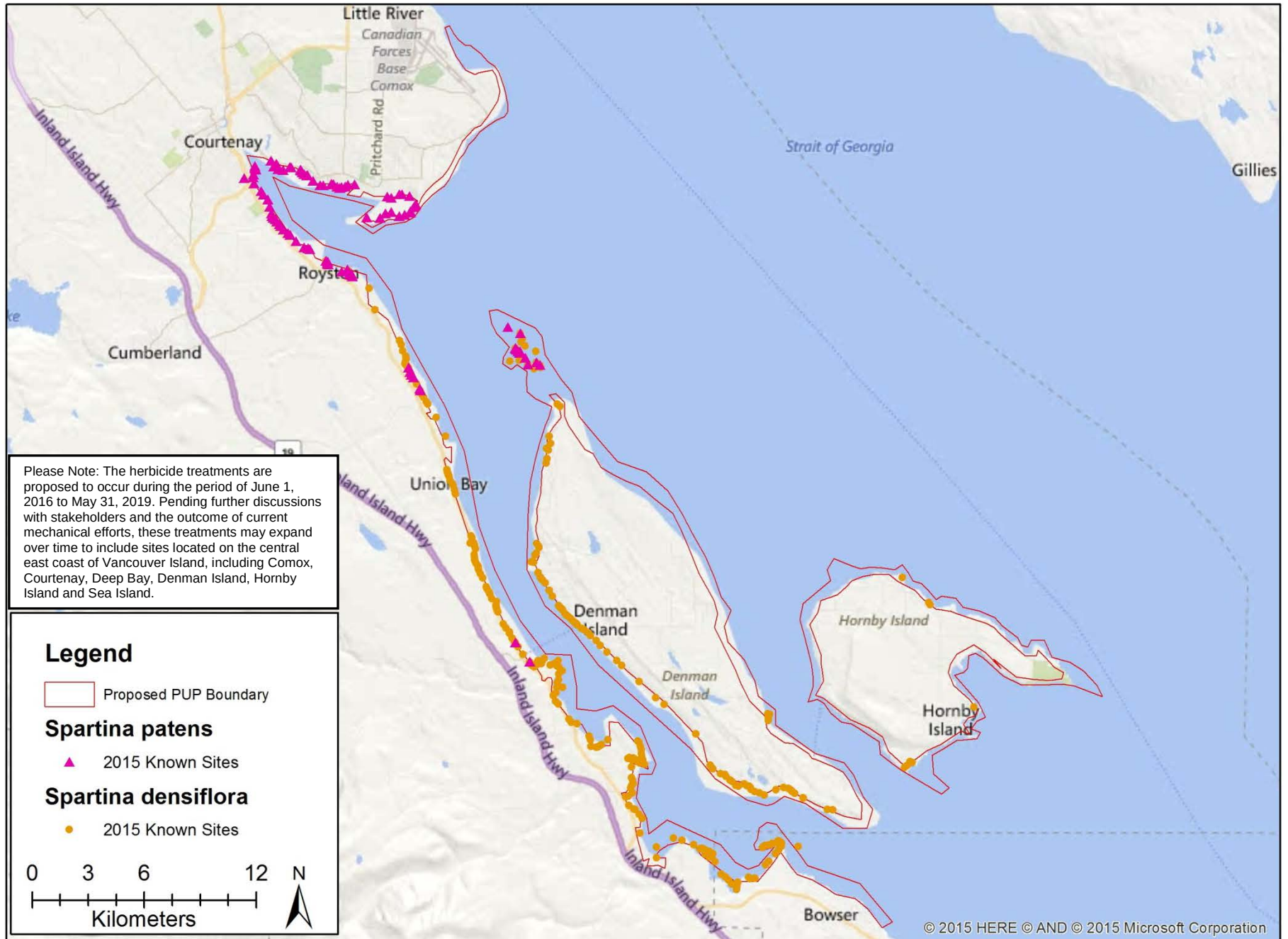
Proposed Spartina Treatment Areas – Metro Vancouver

(PUP Application #10005-40/PUP16HRA100)



Proposed Spartina Treatment Areas – East Coast Vancouver Island

(PUP Application #10005-40/PUP16HRA100)



Prepared by Ducks Unlimited Canada. October 16th, 2015

WHAT IS *SPARTINA*?

Spartina refers to four species of non-native perennial, salt-tolerant cordgrasses invasive to the Pacific Northwest: *Spartina anglica* (English cordgrass), *S. densiflora* (dense-flowered cordgrass), *S. patens* (salt meadow cordgrass) and *S. alterniflora* (smooth cordgrass). All except *S. alterniflora* have been found in British Columbia.

WHY IS *SPARTINA* A PROBLEM?

If permitted to expand along BC's coast, *Spartina* infestations are likely to:

- Significantly decrease habitat for shorebirds, waterfowl, fish, shellfish;
- Eliminate important intertidal nursery grounds for juvenile fish, clams, mussels, Dungeness crab and other invertebrates;
- Cause sediment accumulation;
- Disrupt tidal drainage patterns;
- Impact coastal based industries, such as shellfish growers, fisheries and tourism (significant risk of losing rearing habitat for clams, mussels and oysters);
- Disrupt the ecology, structure and function of mudflats, salt marshes and other intertidal habitat, which provide the basis for a complex food web, and;
- Alter estuary hydrology resulting in elevation changes that can affect navigation and cause coastal flooding.

HOW WIDESPREAD IS *SPARTINA* IN BC?

These invasive grasses are capable of forming massive; single-species stands in ecologically critical habitat in the intertidal and low marsh communities of estuaries and outlets. They are invading thousands of hectares (ha) of intertidal mudflat along the west coast of the US and rapidly spreading into the Strait of Georgia.

BC *Spartina* infestations are limited to 22 hectares (54 acres); consisting of over a thousand plants dispersed over 17,000 coastal hectares. Multiple small sites along BC's coastline create unique challenges in detecting, accessing and eradicating. Impacted areas include the Fraser Delta (Boundary Bay, Roberts Bank, Burrard Inlet) and the east coast of Vancouver Island (Baynes Sound and Courtney Estuary).

Left uncontrolled, *Spartina* will likely spread in distribution and density across tens of thousands of hectares, leading to loss of migratory bird habitat as observed in estuaries in Washington and California.

	<i>S. ANGLICA</i>	<i>S. DENSIFLORA</i>	<i>S. PATENS</i>	<i>S. ALTERNIFLORA</i>
B.C. LOCATIONS	Fraser River Delta mudflats (Boundary Bay, Robert's Bank, Burrard Inlet).	Baynes Sound on East Coast Vancouver Island.	Port Moody Arm, Comox Estuary, spreading into Baynes Sound.	None known. (Present in WA State)

HOW DOES *SPARTINA* REPRODUCE?

Spartina reproduces by root fragments (rhizomes) and viable seeds. In early spring, new seedlings germinate and rhizomes sprout new shoots. Rapid growth occurs from May to August, with the majority of plants flowering in July and seed setting in September.

	<i>S. ANGLICA</i>	<i>S. DENSIFLORA</i>	<i>S. PATENS</i>	<i>S. ALTERNIFLORA</i>
FLOWERING TIME	June-Sept.	April-July	Late summer.	July –Nov.

HOW DOES *SPARTINA* SPREAD?

Spartina forms thick mats of reproductive roots, rhizomes and seeds. Root fragments and seeds are spread mainly by tidal currents, but also by water birds, ballast water, dredging, aquaculture and intentional plantings for erosion control.

HOW MUCH OF B.C. IS AT RISK OF BEING INVADED BY *SPARTINA*?

A drift card study concluded in 2008, found that ocean currents could carry *Spartina* seeds and root fragments to the full extent of BC's coastline, much of it possessing suitable habitat for *Spartina* establishment.

BC has over 27,000 km of coastline, including 59,300 ha (146,500 acres) of tidal flats and marsh in over 440 estuaries. Approximately 25,000 ha of BC tidal mud flats in the Fraser River delta are internationally recognized as important habitat for fish and migratory birds and support Canada's highest density of wintering waterfowl, shorebirds and raptors.

WHAT DOES *SPARTINA* LOOK LIKE?

In BC, *Spartina* is an erect perennial grass, growing up to 1.5 m tall. It has large, smooth, often in-rolled leaves, angularly orientated along the stems. Flower clusters (inflorescences) occur at the top of the stem and are 2-24 cm long. A single *Spartina* plant, grown from seed, spreads into a circular clone. The clone spreads outward by rhizome, eventually combining with other clones to form a dense meadow mat.

	<i>S. ANGLICA</i>	<i>S. DENSIFLORA</i>	<i>S. PATENS</i>	<i>S. ALTERNIFLORA</i>
LEAVES	Bright green blades grow at distinctive 45-90° angle to stems.	Greyish-green, narrow leaves, rolled inward; 4-8 mm wide; 12-43 cm long.	Rolled inward; 1-4 mm wide; 10-50 cm long.	Robust, green-grey; 2-25 cm wide; 20-55 cm long.
STEMS	1.5 m tall, reddish colour.	1.5 m tall.	Thin and pliant; 1.2 m tall.	7-12 mm wide at base; 60-250 cm tall.
INFLORESCENCES (FLOWERHEADS)	Erect 2-12 "spikes" along one side only (resemble wheat).	2-13 "spikes" grow 60° from central axis.	Droopy, reddish colour.	Many spikes grow tightly together; 10-40 cm long.

WHERE DOES *SPARTINA* GROW?

Spartina grows in intertidal salt marshes and mudflats:

	<i>S. ANGLICA</i>	<i>S. DENSIFLORA</i>	<i>S. PATENS</i>	<i>S. ALTERNIFLORA</i>
HABITAT	High marsh zone to intertidal mudflats, where native plant species will not grow.	Cobble beach to high marsh zone to upper mudflats.	High marsh zone.	High to low marsh zones, incl. mudflats where beneficial species will grow.

HOW CAN I TELL *SPARTINA* APART FROM NATIVE PLANTS?

It can be difficult to differentiate between *Spartina* and beneficial plants growing in cobble beach and coastal marsh zones. The best time to locate *Spartina* is in mid to late fall, as it remains green longer than most native intertidal plants. *S. anglica* is the only plant that will grow in inter-tidal mudflats. Here is a key to common native plant look-alikes:

DON'T MISTAKE THESE BENEFICIAL PLANTS FOR INVASIVE *SPARTINA*!

	<i>SPARTINA</i> (INVASIVE CORDGRASS)	<i>DISTICHLIS</i> <i>SPICATA</i> (SEASHORE SALTGRASS)	<i>TRIGLOCHIN</i> <i>MARITIMUM</i> (SEASIDE ARROW- GRASS)	<i>LEYMUS MOLLIS</i> (AMERICAN DUNEGRASS)	<i>PLANTAGO</i> <i>MARITIME</i> (SEASIDE PLANTAIN)
HABITAT	Cobble beach to marsh zone to intertidal mudflats.	Salt marsh zone.	High intertidal zone only.	Coastal sand dunes, above stranded log line on beaches.	Marsh zone on beaches and rocky areas.
LEAVES	Large, smooth, often in-rolled; branch at 45-90° angle from stem.	Yellowish-green, 2-4 mm wide; finer than <i>S. anglica</i> .	Dark green; narrow, fleshy and vertical (2-120 cm long); do not branch like <i>S. anglica</i> .	Greyish-green; 6-15 mm wide.	Bright, green, fleshy; only 5-25 cm long.
STEM	Up to 1.5 m tall.	Solid, short (10-40 cm); much smaller than mature <i>S. anglica</i> .	Round (it is a rush, not a grass); flowering stem often taller than leaves.	Grows up to 1.8 m tall; smaller plants can be mistaken for <i>S. anglica</i> or <i>S. alterniflora</i> .	Leaves protrude from base of plant rather than branching out from vertical stem as in <i>S. anglica</i> .
LIGULE (JOINT BETWEEN LEAF BLADE AND STEM)	Fine straight hairs.	Ridge with small, dense bristles.	No ligule.	No fine hairs or bristles.	No ligule (it is a herb, not a grass).

ARE THERE ANY NATIVE *SPARTINAS* IN B.C.?

Spartina gracilis (alkali cordgrass) is a native perennial grass known to occur in wet ditches and meadows to dry (often alkaline) areas in the steppe and montane zones; infrequent in south central and southeast BC, rare in northeast BC.

WHERE DO THE INVASIVE *SPARTINAS* COME FROM?

Along the Pacific Coast, there are several species of invasive cordgrass that have invaded thousands of hectares of intertidal mudflat along the west coast of the United States (Washington, Oregon and California) and are currently spreading in the Strait of Georgia mainly by tidal currents.

	<i>S. ANGLICA</i>	<i>S. DENSIFLORA</i>	<i>S. PATENS</i>	<i>S. ALTERNIFLORA</i>
ORIGIN	Fertile hybrid species of <i>S. maritima</i> (native to England) and <i>S. alterniflora</i> (native to eastern US and introduced to England)	South America.	Atlantic Coast of North America.	Atlantic Coast of North America.

HOW LONG HAS *SPARTINA* BEEN IN B.C. AND HOW DID IT GET HERE?

Anecdotal evidence suggests *S. patens* has been present in B.C. since the 1980's, while *S. anglica* was detected more recently in 2003. Historically in other jurisdictions *Spartina* occurred via unintentional planting with other plants during ecosystem restoration, intentionally planted as a grazing crop for animals, as packing for shellfish, and range expansion (rhizome and seedlings).

WHAT IS THE MOST EFFECTIVE WAY TO CONTROL *SPARTINA*?

Rhizomatous plants, such as *Spartina*, may develop new plants by the dispersal of seed or a single root fragment. It is extremely difficult to ensure all root fragments are removed when hand digging *Spartina*. For this reason, manual control is extremely difficult, labour intensive and often ineffective. Digging and burying with an excavator is a more thorough method of removing all root fragments, however using an excavator in sensitive tidal areas can have unintentional impacts.

The most targeted, effective method of containing and eradicating *Spartina* is systemic herbicide treatment. Systemic herbicides are absorbed by the target plant through the leaves and/or roots and transported throughout the internal system of the plant. These herbicides travel through the plant's vascular system and, depending on the mode of action, inhibit and/or eliminate plant growth.

WHAT IS THE COST OF DOING NOTHING?

Delay in addressing the *Spartina* invasion will increase the eradication costs to B.C. several fold. The current eradication plan estimates an annual cost of \$200,000 for 5 years to eradicate *Spartina* from B.C. Washington State initiated an eradication program once infestations had already reached several thousand hectares in area; this has required spending of over \$1 million annually since 2003 to control *Spartina*.

WHAT IS THE PROVINCE DOING ABOUT *SPARTINA*?

BC has committed to eradicate *Spartina* by 2018 under the *West Coast Governors' Agreement on Ocean Health* and the *Pacific Coast Collaborative Agreement* ([http://www.pacificcoastcollaborative.org/Documents/Q006922%20Action%20Plan%20CCCA MOU WEB.pdf](http://www.pacificcoastcollaborative.org/Documents/Q006922%20Action%20Plan%20CCCA%20MOU%20WEB.pdf)). These cross border partnerships with Washington, Oregon and California are aimed at reducing the ecological and economic impacts of invasive species and promoting ocean health. Eradication is still possible in BC, but current treatment options and funding will not be sufficient to achieve this goal.

Since 2004, the BC *Spartina* Working Group has mapped infestations, removed plants by machine and by hand, conducted evaluations on effectiveness and undertaken public education and training, including development of the www.spartina.ca website. In 2010, a *Spartina* Response Plan outlined the issues, treatment options, required funding and recommended next steps. Since its beginning, the Working Group has developed a strong, cooperative relationship with the Washington State Department of Agriculture - the leading manager of *Spartina* for Washington State.

SPARTINA PROGRESS IN BC

From 2003 to 2012 mechanical removal (digging by hand and with machinery) was the only method used to control *Spartina* in B.C.; detailed monitoring indicated that this approach alone was not containing or reducing *Spartina*, with only 10% being removed annually due to limited funds and remaining infestations continuing to expand.

In 2013, based on the recommendations of the *Spartina* Response Plan, the BC *Spartina* Working Group incorporated herbicide into the integrated pest management approach in the Fraser Delta, resulting in an overall decrease in the total area impacted by *Spartina anglica*. Similar approaches in Washington, Oregon and California have resulted in *Spartina* reductions of up to 85%. In Willapa Bay, Washington the removal of *Spartina* from mudflats by either mechanical or chemical means resulted in dramatic increases in shorebird and waterfowl use within several years of treatment.

On Vancouver Island since 2012, the *Spartina densiflora* infestation has been reduced from an estimated 3.0 to 0.5 ha using manual removal methods. However, *Spartina patens* is estimated to cover approximately 11.5 hectares in area and the manual shading techniques are not consistently effective at reducing the population. From 2013 to 2015, the integrated pest management approach has resulted in an overall decreasing trend in the size and density of invasive *Spartina*, including the selective use of herbicide where warranted. This trend is expected to continue with the consistent application of integrated pest management principles.

WHAT IS THE PURPOSE & SCOPE OF THE PESTICIDE USE PERMIT

Support for the use of integrated pest management principles for the purpose of eradicating invasive intertidal cordgrasses (*Spartina anglica*, *S. patens*, *S. densiflora*) by 2018, Premier's commitment under the West Coast Governor's Agreement on Ocean Health and the Pacific Coast Collaborative Agreement.

The Pesticide Use Permit (PUP) public consultation will be completed as required by the BC Ministry of Environment and will include First Nations, stakeholders and the public in the geographic area of Metro Vancouver, including Boundary Bay, Robert's Bank and Burrard Inlet, but may expand over time to include sites located in Sturgeon Banks and on the central east coast of Vancouver Island, including Comox, Courtenay, Deep Bay, Denman Island, Hornby Island and Sea Island. Specific locations are refined following

annual mapping of individual plants and clones. Mapping occurs each year and will identify the specific treatment locations in each area.

The total herbicide treatment area is less than twenty-five hectares, dispersed across thousands of coastal hectares. Treatments will occur in summer and fall between June 01, 2016 and May 31, 2019. The provincial PUP authorization is part of a broader federal time limited Emergency Use Registration (ER) submitted to Health Canada for *Spartina* eradication in BC. Beyond the scope of the PUP consultation, general *Spartina* management information will be communicated to impacted land occupiers and stakeholders province-wide.

WHO IS THE B.C. *SPARTINA* WORKING GROUP?

The Working Group is a partnership of different governments, non-government organizations and industry cooperating to coordinate and improve *Spartina* management in B.C. Ducks Unlimited Canada (DUC) has been leading the BC *Spartina* Working Group in its provincial eradication efforts since 2004, members of the Working Group include:

- Ducks Unlimited Canada
- Canada Wildlife Service
- Fisheries and Oceans Canada
- BC Ministry of Environment
- Metro Vancouver
- City of Surrey
- Corporation of Delta
- City of Port Moody
- Port Metro Vancouver
- BC Ministry of Forests, Lands & Natural Resource Operations
- Vancouver Island Conservation Land Management Program
- Community Mapping Network
- Friends of Semiahmoo Bay Society
- Invasive Species Council of Metro Vancouver
- Coastal Invasive Species Committee

HOW DO I GET INVOLVED IN *SPARTINA* MAPPING OR ERADICATION EFFORTS?

To get involved in *Spartina* mapping or eradication efforts in your community, contact:

Ducks Unlimited Canada
Phone: 604-592-5010; Email: M_Christensen@ducks.ca

HOW DO I REPORT A *SPARTINA* SIGHTING?



Call toll-free: 1-888-WEEDSBC



Online mapping program: <http://maps.gov.bc.ca/ess/hm/iapp/>



Smartphone applications:

iPhone <https://itunes.apple.com/app/report-a-weed/id547471331?mt=8>

Android <https://play.google.com/store/apps/details?id=com.hipwood.reportaweed>



MINISTRY OF ENVIRONMENT
PESTICIDE USE PERMIT
No. 804-0004-2013/2015
Amendment 1

Pursuant to Section 6 of the Integrated Pest Management Act

British Columbia Minister of Environment
P.O. Box 9338 Stn. Prov. Govt.
Victoria, B.C. V8W 9M1

is authorized to use pesticides subject to the conditions listed below. Contravention of any of these conditions is a violation of the *Integrated Pest Management Act* and may result in prosecution.

This amendment replaces the original permit dated June 21, 2013.

Treatment Dates

- A. The pesticide use described herein may be conducted between fifteen days after the date of publication described in Condition C and December 30, 2015 when the permit expires. Pesticide use after December 31, 2014 is subject to the ongoing registration of the specific pesticide products authorized for use in this permit.

Notifications

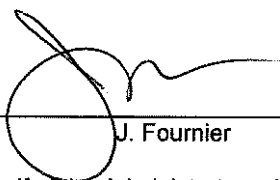
- B. To allow inspection by the public, the permittee shall post a copy of the permit with relevant maps within 7 days of permit issuance at least at: the BC Ministry Of Environment Ecosystems Protection and Sustainability Branch in Victoria, the Forests, Lands and Natural Resource Operations (FLNRO) office Surrey, the FLNRO Invasive Plant Program website, and as available, any publicly accessible facilities proximal to the Boundary Bay and Burrard Inlet treatment areas.

The permit and maps shall remain posted at those locations for at least 30 days or until one week after the treatments for the year have ceased. For the second and third treatment seasons, the permit and associated maps shall be displayed at these locations at least seven days prior to the initial treatment until one week after all pesticide use activities have ceased.

Date Issued:

JUL 02 2014

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J. Fournier

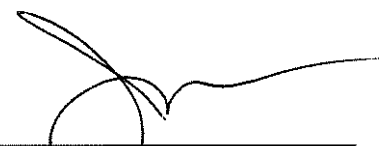
On behalf of the Administrator – *Integrated Pest Management Act*

Permit No. 804-0004-2013/20105

- C. Within 15 days of issuance of the permit, the permittee shall publish a notice in at least one community newspaper circulated within each treatment area. The published notice shall contain the following information:
- (a) Name, address and telephone number of the permit holder,
 - (b) Permit number,
 - (c) Purpose of pesticide use,
 - (d) Pesticides to be used (trade names, P.C.P. No.s and active ingredients),
 - (e) Method of pesticide application,
 - (f) Map(s) showing the location of the treatment area,
 - (g) Projected dates of project commencement and completion,
 - (h) Information on where copies of the permit and map of the treatment area may be examined in detail,
 - (i) Information on how and when the public can contact the permit holder to obtain any pesticide use related information associated with the permitted uses.
- D. Any additional notification arrangement agreed to during the consultation process shall be conducted in the manner agreed upon with the parties involved.
- E. At least 24 hr hours prior to any pesticide use, signs shall be posted at main access points to the treatment area advising of the impending pesticide use. These signs shall be maintained for a period of one month from the date of the use. The signs shall be waterproof and a minimum of 279 mm by 432 mm in size (11" x 17") in size. Each sign shall have the heading "Pesticide Use Notice" (in 2.5 cm lettering) and contain at least the following information:
- (a) The trade names and active ingredients of each pesticide to be used.
 - (b) The date or range of dates for the pesticide use.
 - (c) Precautions to be taken by the public to minimize exposure to the pesticides and residues, including specifying the 48 hour period following the use during which the public should not enter the treatment area.
 - (d) The Pesticide Use Permit number
 - (e) How to obtain additional information about the pesticide or pesticide use.
- F. Detailed information on proposed, current and past pesticide use under this permit shall be made readily available to any First Nations, licence holders and members of the general public that may wish to use the general area. Information must be of sufficient detail to allow individual areas of pesticide use to be accurately located on the ground in a specified section of the treatment area. Where practicable, such information should be made readily available in an electronic format.
- G. Prior to any pesticide use, the Section Head - Integrated Pest Management, Coastal Region shall be given written notification of the name, licence number and valid British Columbia Pesticide Applicator Certificate numbers of any contractors that will be applying pesticides under this permit.

Date Issued:

JUL 02 2014



J. Fournier

On behalf of the Administrator – *Integrated Pest Management Act*

Permit No. 804-0004-2013/2015

- H. Pesticide use will be conducted by applicators with certificates in the Industrial Vegetation and Noxious weeds category plus, additional pesticide product and treatment-specific training provided by the permit holder.
- I. All personnel involved in the project shall be notified of the terms and conditions of the permit and any permit amendments prior to pesticide use.

Authorized Pesticides

- J. The pesticides listed below are approved for use under the terms of this permit. Lowest effective application rates and area of pesticide use must be utilized where project objectives may still be achieved.

Trade Name	Active Ingredient (a.i.)	Product P.C.P. #	Application Rate (litres of product /ha/ year)	Maximum Area of Pesticide Use per year (ha.)	Maximum Quantity of Product to be Used per each year (litres)
Habitat Herbicide	imazapyr	30841	4.67 – 7.0	6	42
Viterra Ag-Surf II	Alcohol ethoxylate	30266	4.67	6	28

Target Pest Species, Treatment Area and Purpose

- K. Pesticide use shall be for the sole purpose of eradicating introduced populations of cordgrass (*Spartina spp.*) from the high marsh and intertidal areas of the location identified Condition L below.
- L. Ground-based spot treatment pesticide use is permitted on lands that are within the boundaries delineated on the maps accompanying this permit and where permission has been granted by the land owner, the land holder, an Order in Council or other applicable legal instrument.

Date Issued:

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 J. Fournier

On behalf of the Administrator – Integrated Pest Management Act

Permit No. 804-0004-2013/2015

Monitoring

- M. The permit holder shall conduct a sampling study to confirm the apparent low risk to humans of the permitted pesticide use, specifically regarding the possible contamination of proximal *Salicornia* plants that may be collected for human consumption.

The study shall be completed to the satisfaction of Section Head - Integrated Pest Management, Coastal Region and shall include, but not be limited to:

1. Develop procedures for sampling, documenting, analyzing and reporting on the concentration of the imazapyr and its primary breakdown products on selected *Salicornia* plants within one to two meters of treated *Spartina* clones.
2. Select, describe and accurately record two intertidal sampling locations that are representative of the treatment areas in Boundary Bay. Develop a sampling design to focus data collection on one representative *Spartina* clone for each area that has numerous *Salicornia* spp plants that are within a two meters radius of it.
3. For each of the selected *Spartina* clones, mark three or more *Salicornia* plants for sampling that are located at approximately one to two meters outward from any *Spartina* that are due for treatment. Prior to any pesticide use, the permit holder must ensure that composite *Salicornia* foliar samples are collected from each marked location.
4. After the initial pesticide use on *Spartina* plants, the permit holder must conduct post treatment daytime sampling of the marked *Salicornia* plants as soon as feasible after each of the first and second sample-plant submersing high tide events. The permit holder must ensure that composite *Salicornia* foliar samples are collected from each marked location.
5. Develop a report on all study procedures, data and findings and provide a report of the study findings to the Section Head - Integrated Pest Management, Coastal Region within 90 days of the original pesticide use.

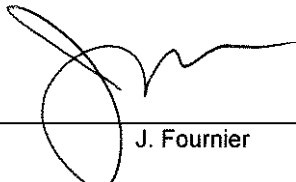
Restrictions

- N. Use of Habitat Herbicide shall be restricted to a 0.52 - 0.75 % concentration in the spray mixture.
- O. Use of Viterro Ag-Surf II shall be restricted to a 0.5% volume to volume concentration in the spray mixture.
- P. In 2014, in areas where plant products are known to be collected for human consumption, the use of the pesticide Habitat Herbicide shall be delayed until after the permitted collector(s) for the area have ceased plant collections for the year.

Date Issued:

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J. Fournier
On behalf of the Administrator – Integrated Pest Management Act

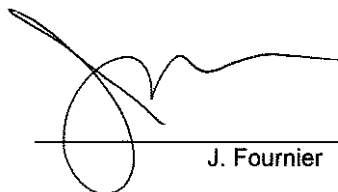
Permit No. 804-0004-2013/2015

- Q. In areas where plant products are known to be collected for human consumption, treated plants are to be marked by a visibly identifiable means to enable persons to avoid collecting plants within 5 meters of treated areas.
- R. After the initial use in 2013, in areas where plant products are known to be collected for human consumption, the use of the pesticide Habitat Herbicide shall only occur after; a) the study outlined in Condition M has been fully reviewed by Section Head - Integrated Pest Management, Coastal Region, and b) any necessary modifications to pesticide use conditions have been implemented.
- S. Pesticide use shall occur on a low or receding tide when practicable.
- T. For each day of pesticide use, physical and/or electronic aids shall be used to ensure pesticide applicators can readily locate the treatment boundaries such that at least 4 hours of drying time can be attained prior to treated plants being contacted by flooding ocean waters.
- U. Pesticide use is restricted to daylight hours and periods when rain is not forecast to occur within 4 hours post treatment.
- V. Pesticide use is restricted to direct spray of individual *Spartina* plant clones utilizing low-drift nozzle and pressure configurations.
- W. Pesticides shall not be applied in areas where wind speeds are greater than 8 km/hr unless shrouds and/or other wind sheltering devices are used that prevent spray drift and non-target pesticide impacts.
- X. The permittee shall take all necessary actions to mitigate spray or spray drift related impacts on any populations of pesticide-sensitive rare and endangered species found to exist within the treatment area
- Y. All spray equipment shall be properly calibrated prior to use.
- Z. All pesticide products and application equipment used shall be maintained in secure conditions that prevent tampering or the introduction of spray contaminants.
- AA. The permit holder must comply with requirements of the labels for the pesticide being used and all other applicable provisions under the *Integrated Pest Management Act*.

Date Issued:

JUL 02 2014

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J. Fournier

On behalf of the Administrator – *Integrated Pest Management Act*

Permit No. 804-0004-2013/2015

Reporting

- BB.** Follow-up reports shall be provided to the Section Head - Integrated Pest Management, Coastal Region on or before December 31, of each calendar year. The reports shall include the quantities of pesticides used, the area treated (ha), a description of the timing of treatments, treatment efficacy information, observed or potential impacts on non-target plants, all pertinent maps and recommended follow-up activities for the treatment area.
- CC.** All monitoring data will be tabulated, analyzed and compiled in a report to be submitted to Section Head-Integrated Pest Management - Coastal Region within 90 days of the date of treatment.
- DD.** Pesticide spills that result in impacts not authorized by or consistent with this permit, shall be immediately reported to the Provincial Emergency Program at 1-800-663-3456. Spill affected areas shall be immediately cleaned-up and decontaminated. The Section Head - Integrated Pest Management, Coastal Region shall be provided with reports on the spill, clean-up activities and decontamination actions as soon as practicable.
- EE.** Permit non-compliance that results in impacts not consistent with the intent of this permit shall be reported to the Section Head-Integrated Pest Management - Coastal Region within 48 hours of the infraction's discovery. Actions, to the satisfaction of the Section Head-Integrated Pest Management - Coastal Region may be required to evaluate the potential impact of the non-compliance on human health and/or the environment.

Date Issued:

JUL 02 2014

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J. Fournier

On behalf of the Administrator – *Integrated Pest Management Act*

Permit No. 804-0004-2013/2015

**DENMAN ISLAND LOCAL TRUST COMMITTEE
BYLAW NO.207**

Schedule 'A'

-
1. Part 3.7, "Water Zoning Tables" is amended by the addition of a new "Table 5 – Prohibited Uses" as shown below:

Table 5 – Prohibited Uses

The regulations listed in this table are intended to be applied in conjunction with the provisions of Table 1, "Permitted Uses" in order to provide additional guidance and clarity on acceptable implementation actions and practices associated with the permitted uses

Zoning code	Regulations
W1, W4	Despite Table 1 of this Section the use of vehicles and ground based machinery on the foreshore is prohibited
W3	Despite Table 1 of this Section the use of vehicles and ground based machinery on the foreshore is prohibited except where specifically authorized by an aquaculture license issued by the Department of Fisheries and Oceans

STAFF REPORT

Date: November 9, 2015 **File No.:** DE-6500-20-(Medical Marihuana)
To: Denman Island Local Trust Committee
For meeting of December 1, 2015
From: Rob Milne, Island Planner
CC: Ann Kjerulf, Regional Planning Manager

Re: New Federal *Marihuana for Medical Purposes Regulation*

PROBLEM/ISSUE:

The purpose of this report is to respond to the direction to staff provided at the October 27, 2015 meeting of the Local Trust Committee (LTC) on the matter of the production of medical marihuana on Denman Island.

BACKGROUND:

At the September 8, 2015 meeting of the LTC consideration was given to the matter of the production of marihuana licensed under the federal *Marihuana for Medical Purposes Regulation* (MMPR) on Denman Island. A copy of a staff report dated April 28, 2014, which was previously provided to all northern Islands Trust LTCs was also on the agenda and available for review and consideration.

The April 28, 2014 staff report was originally considered at the June 10, 2014 LTC meeting. Subsequent to that consideration, the LTC adopted the following motion:

DE-2014-039

That with regard to the production of medical marihuana under the new *Marihuana for Medical Purposes Regulation*, the Denman Island Local Trust Committee not amend Denman Island Bylaw No. 186 at this time.

At the September 8th meeting, and subsequent to consideration of the subject matter and the concerns heard during the town hall segment of the meeting, the LTC adopted the following motions:

DE-2015-063

that the Denman Island Local Trust Committee instruct the Bylaw Enforcement Manager to provide a report on the horticulture infrastructure Bylaw Enforcement file on Baikie Road, addressing in particular, issues of licensing.

DE-2015-064

that the Denman Island Local Trust Committee direct staff to:

- add to the Top Priorities list an amendment to the Denman Island Bylaw No. 186 regarding the production of marihuana;
- provide further information on limiting the use by any means available to us; and
- provide further information regarding other provisions such as minimum lot size, setbacks and screening.

At the October 27, 2015 meeting of the LTC, consideration was given to a subsequent staff report dated September 28, 2015. Following consideration of this report and after consideration of an in-camera review of a related bylaw enforcement issue, the LTC adopted the following motion:

DE-2015-081

that the Denman Island Local Trust Committee direct staff to prepare a bylaw that contains the following elements:

1. a prohibition on the intensive growth and production of marihuana in all zones except the Agricultural and Light Industrial zones;
2. a definition of "Intensive Marihuana Production" that defines it to be production of an amount in excess of ten plants; and
3. to include a Project Charter.

This report and associated attachments respond to that direction.

SUMMARY

Implementation of the above noted resolution will require several amendments to Bylaw No. 186 being the Denman Island Land Use Bylaw, 2008. With respect to item 1 of the resolution, whereas the bylaw does not contain a "Uses Prohibited In All Zones" section, a statement disallowing the "intensive growth and production of marihuana" with the exception of the Agriculture and Light Industrial zones is not available as an option. Therefore, the tables which include the two zones in question will need to be amended to include the proposed use for those zones only. Doing so implicitly disallows the use in all other zones. Item 2 of the resolution simply requires the addition of a new definition of "Intensive Marihuana Production" to Section 1.1, "Definitions", of the Denman Island Land Use bylaw, in alphabetical order.

RECOMMENDATIONS

It is the recommendation of staff that Bylaw No. 186, being the Denman Island Land Use bylaw, 2008 be amended as follows:

1. Section 1.1, "Definitions" be amended by including the following definition inserted in alphabetical order:

"intensive marihuana production means the growing or drying of more than ten marihuana plants on a parcel of land at any one time."
2. Table 1, "Permitted Uses" of Section 3.4, "Resource Zoning Tables" be amended by inserting a new Principal Use, "Intensive Marihuana Production", as item 4; renumbering the subsequent items of the Table; and adding a "check" mark to the "A" (Agriculture) column only for that use.

3. Table 8, "Site Specific Regulations" of Section 3.6, "Community Zoning Tables" be amended by adding, in numerical order, a new, site specific zoning code IN(5) which is to be accompanied by the Site Specific Regulation, "1 In addition to Table 1 of this Section, intensive marihuana production is a permitted use."

Prepared and Submitted by:



Rob Milne, MCIP, RPP
Island Planner

November 9, 2015

Date

Concurred in by:



Ann Kjerulf, MCIP, RPP
Regional Planning Manager

November 10, 2015

Date

Attachments:

1. Draft Project Charter
2. Draft amending bylaw

Marihuana Production — Draft Project Charter

Denman Island Local Trust Committee

Date: December 1, 2015

Purpose

To review and amend Denman Island Land Use Bylaw No. 186 with the intent to regulate the growth and production of marihuana and limit the impacts of the provisions of the new federal Marihuana For Medical Purposes Regulation (MMPR).

Background

Recent events on Denman Island have highlighted concerns that the Denman Island Zoning Bylaw does not adequately address the potentially negative community impacts of the new federal Marihuana For Medical Purposes Regulation. The purpose of the project is to implement resolution DE-2015-081 of the Local Trust Committee regarding the production of marihuana that was adopted at the October 27, 2015 meeting.

Objectives

- To amend the provisions of Denman Island Land Use Bylaw, No. 186 to address the potentially negative community impacts of the new federal Marihuana For Medical Purposes Regulation
- To consult with the community on any proposed amendments

In Scope

- Public consultation and engagement on issues around marijuana production
- To review and amend the Denman Island zoning bylaw as required
- One public consultation meeting prior to the statutory public hearing

Out of Scope

- Amendments to the Denman Island Official Community Plan
- More than one public consultation meeting

Workplan Overview

Deliverable/Milestone	Date
Presentation of staff report, draft bylaw and project charter to the LTC for consideration	December 1, 2015
LTC review of draft bylaw revisions, First reading of bylaw, scheduling of public meeting and statutory public hearing	January 12, 2016
LTC and planning staff conduct community consultation	March or April 2016
Legislative process for regulatory amendments (draft bylaw, Public Hearing etc.)	2016

Project Team

Rob Milne, Island Planner	Project Manager
Ann Kjerulf, Regional Planning Manager	Project Supervisor
Penny Hawley, Planning Team Assistant	Mailouts / Support
Miles Drew, Bylaw Enforcement Manager	Bylaw Support

RPM Approval:

Date: ____, 2015

LTC Endorsement:

Resolution #:

Date: ____, 2015

Budget

Budget Source: Special Projects

Fiscal	Item	Cost
2015/16	Communications	\$150
2015/16	Community Information Meeting	\$500
2016/17	Public Hearing	\$1,000
	Total	\$1,650

DRAFT

DENMAN ISLAND LOCAL TRUST COMMITTEE BYLAW NO. XXX

A BYLAW TO AMEND DENMAN ISLAND LAND USE BYLAW, 2008

The Denman Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Denman Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

The Denman Island Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the Denman Island Local Trust Area in the Province of British Columbia pursuant to the *Islands Trust Act*, enacts as follows:

- 1 Denman Island Land Use Bylaw No. 186, cited as "Denman Island Land Use Bylaw, 2008", is amended as detailed on attached Schedule 'A' of this amending bylaw.
- 2 This Bylaw may be cited as "Denman Island Land Use Bylaw, 2008, Amendment No. X, 2015"

READ A FIRST TIME THIS _____ DAY OF _____ 20____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A SECOND TIME THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

**DENMAN ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. XXX**

Schedule 'A'

1. Denman Island Local Trust Committee Bylaw No. 186, cited as “Denman Island Land Use Bylaw, 2008,” is amended as follows:
 - 1.1 Section 1.1, “Definitions” is amended by the inclusion of the following definition inserted in alphabetical order:

intensive marihuana production means the growing or drying of more than ten marijuana plants on a parcel of land at any one time.
 - 1.2 Table 1, “Permitted Uses” of Section 3.4, “Resource Zoning Tables” is amended by the insertion of a new Principal Use, “Intensive Marihuana Production”, as item 4 and the renumbering of the subsequent items of the Table; and the addition of a “check” mark to the “A” (Agriculture) column only for that use.
 - 1.3 Table 8, “Site Specific Regulations” of Section 3.6, “Community Zoning Tables” is amended by the addition, in numerical order, of a new, site specific zoning code IN(5) which is to be accompanied by the Site Specific Regulation:

“1 In addition to Table 1 of this Section, intensive marihuana production is a permitted use.”



Top Priorities

Denman Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Implementing Riparian Areas Regulation	Mapping of all streams and wetlands on Denman Island and amending DPA 4 to comply with RAR. RFP re-issued October 8th	03-Aug-2010	Rob Milne	01-Sep-2015	On Going
2	Review of visitor accommodations regulations	Proposed focus of review is on allowing the provision of cooking facilities for guests.		Rob Milne		On Going
4	Marine Issues		03-Mar-2015	Laura Busheikin David Critchley		On Going
5	Review of Bylaw No. 186 regarding an amendment to regulate the production of medical marijuana on Denman Island.	-provide further information on the means available to limit the use; and -provide further information regarding other provisions such as minimum lot size, setbacks and screening.	08-Sep-2015	Rob Milne		On Going

**Projects****Denman Island**

No.	Description	Activity	Received/Initiated	Status
1	A Protected Area Network on Denman Island		15-Mar-2011	On Going
1	Housekeeping project	1. Land Use Bylaw definition of intensive agriculture; remove "and excluding feedlots". 2. Formatting of Agriculture definition	15-Aug-2011	On Going
1	Regulations governing wind towers and Ocean Loop Geo-Exchange Systems.	Monitor recommendation from Trust Council.	15-Aug-2011	On Going
1	Regulation limiting the gross floor area of a dwelling		25-Oct-2011	On Going
1	Regulations to promote greenhouse gas emissions reduction.		25-Oct-2011	On Going
1	Review and Update of Development Procedures Bylaw No. 71		11-Dec-2012	On Going
1	Review of OCP/LUB regarding implementation of Denman Island Farm Plan and ensuring food security.	Include consideration of Exploring Food Security in the Islands Trust Area in the final report	02-Apr-2013	On Going
1	DCLTA Rural Affordable Housing Project Final Report dated June 20, 2013	Consideration of recommendations	22-Oct-2013	On Going
1	Review of LUB in consideration of the new Federal Marihuana for Medical Purposes Regulation	Review the Staff Report dated April 28, 2014.	15-Jul-2014	Done
1	Alternative Dispute Resolution	To be considered as part of the enforcement tool kit, possibly in cooperation with the Hornby Island Local Trust Committee	26-May-2015	On Going

Projects

Denman Island

No.	Description	Activity	Received/Initiated	Status
1	Downtown Village Neighbourhood Planning	The plan might include reduction in greenhouse gas emissions; encouragement of a healthy, sustainable economy; and addressing of water and septic concerns.	26-May-2015	On Going
1	Development of a Memorandum of Understanding with K'omoks First Nation.		16-Sep-2014	On Going



Islands Trust

Print Date: November 18, 2015

Applications

Development Permit

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

Planner: Courtney Simpson

Planning Status

Status Date: 04-Apr-2011

No change: waiting for info from applicant.

Status Date: 04-Feb-2010

No change

Status Date: 01-May-2009

No change

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

Planner: Marnie Eggen

Planning Status

Status Date: 29-Jul-2013

File passed on to Bylaw enforcement

Status Date: 05-Oct-2012

Letter sent to applicant re: further info required

Status Date: 01-Nov-2011

Awaiting info from applicant

File Number	Applicant Name	Date Received	Purpose
DE-DP-2013.1	Daniel & Debra Stoneman	17-Jun-2013	

Planner: Courtney Simpson

Planning Status

Applications

Status Date: 16-Jul-2013

Staff report to July 16 LTC meeting. LTC resolved to not issue permit but to amend 1999 development permit.

Status Date: 16-Jul-2013

Staff preparing development permit amendment

Status Date: 24-Jun-2013

Planner Reviewing File

Development Variance Permit

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

Planner: Marnie Eggen

Planning Status

Status Date: 29-Jul-2013

no change; file passed on to bylaw enforcement

Status Date: 09-Nov-2012

BCLS survey confirms barn sited on lot line; Applicant intends to apply for lot line adjustment

Status Date: 05-Oct-2012

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

File Number	Applicant Name	Date Received	Purpose
DE-DVP-2015.2	EDWARD HOEPPNER	06-Oct-2015	5621 Lacon Road To reduce the setback requirement from marine shoreline from 30 meters for sewage disposal field to 19.3 meters.

Planner: Rob Milne

Planning Status

Status Date:

Rezoning

File Number	Applicant Name	Date Received	Purpose
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**Applications**

DE-RZ-2015.1 Henning Neilsen 12-Jan-1900 To change Land Use Designation of a portion of the subject property from Residential to Conservation/recreation and that portion to be transferred to Islands Trust Fund - remainder to be used for residential

Planner: Rob Milne

Planning Status

Status Date: 21-Apr-2015

LTC consideration of staff report. Resolution for staff to prepare draft bylaws for May 26, 2015 LTC meeting.

Siting and use Permit

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

Status Date: 08-Jan-2009

On hold pending outcome of court case

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

Status Date: 30-Jun-2011

On hold until outcome of DP and DVP.

Status Date: 03-Mar-2011

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

Status Date: 20-Jan-2011

Applicant submitted partial application

File Number	Applicant Name	Date Received	Purpose
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**Applications**

DE-SUP-2014.10 Daniel & Debra Stoneman
Planner: Rob Milne
 29-Sep-2014 Residence, Garage, Chicken House, Beach Stairs, Woodshed

Planning Status

Status Date: 03-Nov-2014

On hold pending confirmation of compliance with conditions of approval for DE-DP-2014.2

File Number	Applicant Name	Date Received	Purpose
DE-SUP-2015.9	Etienne DeVilliers	22-Oct-2015	PID: 028-879-4658330 Owl Crescent Road. Proposed 2650 square foot residence.

Planner: Teresa Rittemann

Planning Status

Status Date: 06-Nov-2015

Planner reviewed application and noted that a Development Permit would need to be applied for, for DPA 2 Steep Slopes. Applicant currently pursuing the DP application.

Status Date: 29-Oct-2015

File assigned to Planner TR

Status Date: 22-Oct-2015

Application received.

Subdivision

File Number	Applicant Name	Date Received	Purpose
DE-SUB-2013.2	Henning Nielsen	12-Dec-2013	

Planner: Marnie Eggen

Planning Status

Status Date: 17-Jun-2014

Received final subdivisino plan and water reports. Final signoff sent to MOTI and applicant on June 17, 2014

Status Date: 14-Jan-2014

PLA with conditions received January 14, 2014

Applications

Status Date: 23-Dec-2013

Subdivision referral report sent to DILTC, MOTI and applicant.

File Number	Applicant Name	Date Received	Purpose
DE-SUB-2014.1	Henning Nielsen	04-Feb-2014	Davidson Road 2 Lot subdivision

Planner: Marnie Eggen

Planning Status

Status Date: 05-Jan-2015

Final letter sent to MOTI.

Status Date: 18-Mar-2014

Referral response emailed to MOTI

File Number	Applicant Name	Date Received	Purpose
DE-SUB-2015.1	Etienne & Louise De Villiers & Fraser	24-Dec-2014	2201 Tristone Road S.946 (2 lot subdivision)

Planner: Teresa Rittemann

Planning Status

Status Date: 17-Nov-2015

No change in status.

Status Date: 27-Aug-2015

No change in status. Planner TR emailed applicant on Aug 4 to check in on progress and to see if applicant had questions. No response from applicant.

Status Date: 28-Jul-2015

IT received notice from the RAR Notification System that an assessment has been created (for the DP that is required in association with this file)

Islands Trust
 LTC EXP SUMMARY REPORT F2016
 Invoices posted to Month ending October 2015

615 Denman	Invoices posted to Month ending October 2015	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-615	LTC "Trustee Expenses"	750.00	566.25	183.75
LTC Local				
65200-615	LTC - Local Exp - LTC Meeting Expenses	2,500.00	1,844.48	655.52
65210-615	LTC - Local Exp - APC Meeting Expenses	750.00	297.68	452.32
65220-615	LTC - Local Exp - Communications	300.00	75.00	225.00
65230-615	LTC - Local Exp - Special Projects	750.00	0.00	750.00
TOTAL LTC Local Expense		<u>4,300.00</u>	<u>2,217.16</u>	<u>2,082.84</u>
Projects				
73001-615-3001	Denman RAR	2,500.00	769.10	1,730.90
73001-615-4048	Denman Memo of Understanding with K'omoks FN	2,000.00	0.00	2,000.00
TOTAL Project Expenses		<u>4,500.00</u>	<u>769.10</u>	<u>3,730.90</u>

Denman Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

No	Meeting Date	Resolution No.	Issue	Policy
1.	May 1, 2012	DE-041-2012	Enforcement Policy on Guest accommodation	It was MOVED and SECONDED: 1. That as the Denman Island Local Trust Committee intends to review the home based guest accommodation regulations in Bylaw No. 186 bylaw enforcement activity is restricted where the guest accommodation provides the following unlawful facilities: 1. a second set of cooking facilities is provided in a lawful dwelling for the use of guests; 2. accessory buildings are used as bedrooms for guest accommodation provided that no more than three bedrooms exist in total; 2. That despite section 1 and 2 above bylaw enforcement activity will not be restricted if: 1. there are issues related to health, safety, or environmental damage; 2. there is a written complaint about bona fide serious nuisance issues such as noise or parking congestion related to the guest accommodation; 3. That nothing in this enforcement policy should be interpreted as giving permission to violate the Land Use Bylaw and the Denman Island Trust Committee may change this policy at any time and may give direction to expand enforcement activities at any time without notice; 4. That unless the Denman Island Local Trust Committee extends the effective period on this enforcement policy it expires on December 31, 2012 or when the guest accommodation regulation review is complete, whichever is the sooner.
2.	October 22, 2013	DE-065-2013	Enforcement Policy on Guest accommodation	It was MOVED and SECONDED, that the Denman Island Local Trust Committee renew Standing Resolution No. DE-041-2012 to be extended to December 31, 2014.

3.	September 16, 2014	DE-2014-054	Enforcement Policy on Guest accommodation	It was MOVED and SECONDED , that the Denman Island Local Trust Committee renew Standing Resolution No. DE-065-2013 to be extended to December 31, 2015.
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To: Local Trust Committees, Bowen Island Municipality **For the Meeting of:** December 1, 2015.

From: Kate Emmings, Ecosystem Protection Specialist & Jennifer Eliason, ITF Manager

File No.: 5450-30; 0410-20

SUBJECT: COASTAL DOUGLAS-FIR CONSERVATION STRATEGY

DESCRIPTION OF ISSUE:

At its September 2015 meeting, Trust Council asked staff to forward the CDFCP Conservation Strategy to local trust committees and Bowen Island Municipality as a potential resource. This briefing explains the issue and offers some options for further action.

The Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP) has finalized a Conservation Strategy for Coastal Douglas-fir forests and their associated ecosystems. The whole of the Islands Trust area is included in the strategy and, as a member of the CDFCP, the Islands Trust and its political bodies are expected to find ways to support or achieve some of the goals within the CDFCP Conservation Strategy.

BACKGROUND:

The Threatened Coastal Douglas-fir Forest

The Coastal Douglas-fir Biogeoclimatic (CDF) Zone is the smallest and most at-risk biogeoclimatic zone in British Columbia and is of great conservation concern (Biodiversity BC, 2008). It is home to the highest number of species and ecosystems at risk in BC, many of which are ranked globally as imperilled or critically imperilled (BC Conservation Data Centre, 2012). The global range of the CDF lies almost entirely within BC, underscoring both its global uniqueness and BC's responsibility for its conservation. **Twenty-five percent (25%) of the CDF lies within the Islands Trust area.**

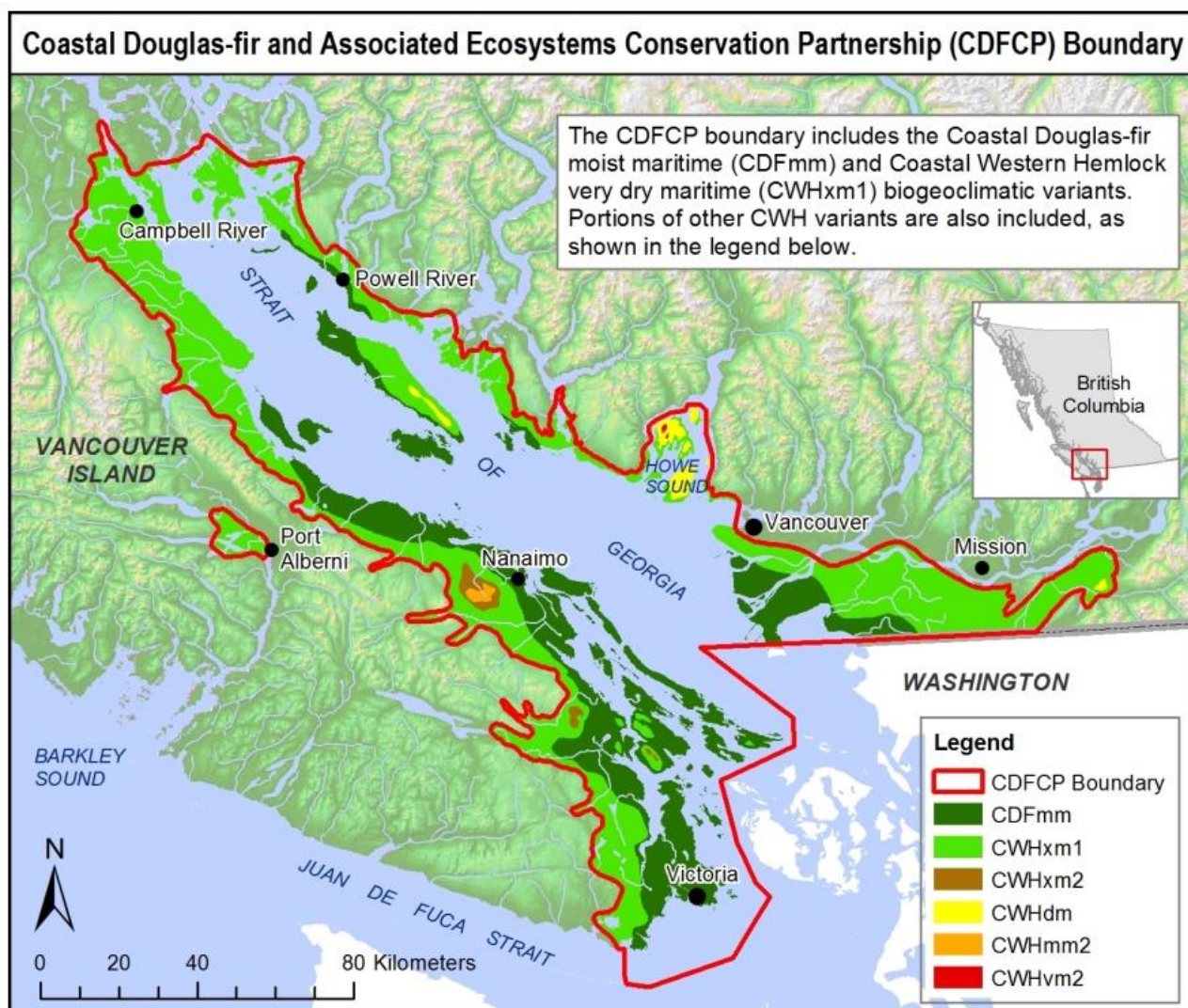
Coastal Douglas-fir ecosystems are also found in the Coastal Western Hemlock very dry maritime subzone (CWHxm1) which has many similarities with ecosystems in the CDF Zone. The CWH xm1 is found on Salt Spring and the islands in Howe Sound and is at similar conservation concern.

Of all the zones in BC, the CDF has been most altered by human activities. Less than 1% of the CDF remains in old growth forests (Madrone, 2008) and 49% of the land base has been permanently converted by human activities (Hectares BC, 2010). The trend of deforestation and urbanization continues and has resulted in a natural area that is now highly fragmented with continuing threats to remaining natural systems. Approximately 9% of the CDF zone is protected in conservation areas (MFLNRO, 2011). Of the remaining land in the CDF zone, approximately 80% is privately owned, which creates significant challenges for protection. The Islands Trust area still has high quality natural spaces, making it a natural focus for CDF conservation.

The Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP):

Established in 2013, the CDFCP is a forum for communication and collaboration regarding the maintenance and restoration of healthy Coastal Douglas-fir and Associated Ecosystems. The CDFCP recognizes the need for shared stewardship of ecosystems and strives to focus resources collaboratively, strategically and transparently to avoid duplicating existing efforts and

to maximize conservation gains. The CDFCP has 34 members, including four local governments and two Provincial ministries. Its area of interest is shown in the map below and includes the entire Islands Trust area. More information about the CDFCP is available at www.cdfcp.ca.



Islands Trust Involvement in the CDFCP:

The Trust Fund Board and the Gambier Island Local Trust Committee are signatories to the CDFCP Statement of Cooperation and the Islands Trust Fund's Ecosystem Protection Specialist is a CDFCP Steering Committee member. Islands Trust Council resolved to sign the CDFCP Statement of Cooperation at its March 2013 meeting and received a presentation from the CDFCP in June 2014. At that time, Trust Council passed the following resolutions:

TC-2014-061

That the Islands Trust Council request that the Executive Committee consider sponsoring an Association of Vancouver Island Coastal Communities/Union of BC Municipalities resolution that calls on the Province to provide funding for the CDFCP and for land protection initiatives in the CDF zone.

TC-2014-062

That the Islands Trust Council request that staff work with the CDFCP to develop recommendations for Trust Council's consideration regarding local planning tools that local trust committees could use to protect Coastal Douglas-fir ecosystems.

A resolution requesting adequate provincial funding for the CDFCP, including implementation of recommendations made by the CDFCP, was endorsed by AVICC and passed at UBCM in September 2013.

In February 2015, the Islands Trust Executive Committee passed the following resolution:

EC-2015-013

That the Executive Committee direct staff to finalize and forward a resolution requesting provincial funding for the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (CDFCP) to the Association of Vancouver Island and Coastal Communities (AVICC) and Union of BC Municipalities (UBCM) with a backgrounder for consideration by members at the 2015 conventions.

The AVICC endorsed a resolution, which was then presented to UBCM at the September 2015 meeting, where it passed.

Creation of the CDFCP Conservation Strategy:

In the summer of 2014, the CDFCP, working with the Nature Conservancy of Canada, obtained \$17,500 in funding for a CDFCP Conservation Strategy. Work began on the strategy in the fall of 2014 and the strategy was completed in July 2015.

The Islands Trust was invited to provide feedback on the plan through participation in a workshop in February 2015 which was attended by Tony Law, Hornby Island Trustee, and by the Islands Trust Fund Ecosystem Protection Specialist. Representatives from twenty-one (21) CDFCP member organizations attended. The Executive Committee was updated on work with the CDFCP in May 2015, and provided with notes from the February workshop.

Trust Council received the completed CDFCP Conservation Strategy at its September 2015 meeting and passed the following resolutions:

TC-2015-121

That Islands Trust Council receive the CDFCP Conservation Strategy for information and request the Chair to send a letter to the CDFCP Steering Committee in support of the Conservation Strategy and indicating a willingness to work with the CDFCP to implement the strategy as capacity allows.

TC-2015-122

That staff be requested to forward the CDFCP Conservation Strategy to local trust committees and Bowen Island Municipality as a potential resource.

ATTACHMENT(S):

Letter from the Islands Trust Chair to the CDFCP, November, 2015
CDFCP Conservation Strategy

AVAILABLE OPTIONS:

- 1) Receive the CDFCP Conservation Strategy for information.
- 2) Request local planning staff work with CDFCP to draft recommendations regarding land use planning tools that will effectively conserve Coastal Douglas-fir forest ecosystems.
- 3) Become a signatory to the CDFCP Statement of Collaboration (In addition to the Trust Council and the Trust Fund Board, the Gambier Island LTC has joined the CDFCP. Other LTCs or municipalities could also become partners).

FOLLOW-UP:

Islands Trust Fund staff will continue to participate on the CDFCP Steering Committee.

Planning staff will follow up as directed by the local trust committee or island municipality.

Prepared By: Kate Emmings, Ecosystem Protection Specialist & Jennifer Eliason, ITF Manager

Reviewed By: Lisa Gordon
Director, Trust Area Services

Date: November 9, 2015
Reviewed By: David Marlor
Director, Local Planning Services

Date: November 10, 2015

November 10th, 2015

File Number: 5450-30; 0410-20

Via Email: info@cdfcp.ca

Coastal Douglas-fir and Associated Ecosystems Conservation Partnership Steering Committee
 c/o Darryn McConkey, Interim Chair

Dear Darryn McConkey:

Re: Support for Coastal Douglas-fir and Associated Ecosystems Conservation Partnership's Conservation Strategy

As Chair of the Islands Trust Council, I'm writing to advise you that at its quarterly meeting in September 2015, the Islands Trust Council received the Coastal Douglas-fir Conservation Partnership (CDFCP) Conservation Strategy for information. Trust Council requested that I write to you to express support of the Conservation Strategy and to indicate the Islands Trust's willingness to work with the CDFCP to implement the strategy as capacity allows. As a first step, Trust Council has requested that staff forward the CDFCP Conservation Strategy to Islands Trust local trust committees and Bowen Island Municipality as a land-use planning resource.

The Islands Trust Council supports the CDFCP's goal of bringing governments, organizations and individuals together to collaboratively address ongoing threats to the conservation of Coastal Douglas-fir and Associated Ecosystems. This work would advance the following sections of the Islands Trust Policy Statement:

3.2.1 *It is Trust Council's policy that*

- *forest ecosystems in the Trust Area should be protected, and*
- *the remaining stands of relatively undisturbed Coastal Douglas-fir, Coastal Western Hemlock, Garry Oak and Arbutus should be preserved.*

3.2.3 *Trust Council encourages government agencies, non-government organizations, property owners and occupiers to protect forested areas through voluntary donation, acquisition, conservation covenants and careful management.*

At the September 2015 Union of BC Municipalities Convention, the Islands Trust put forward the following resolution which was endorsed and provided to the Province of BC:

WHEREAS the UBCM members previously endorsed resolution 2013-B104 requesting that the Ministry of Forests, Lands and Natural Resource Operations adequately resource the Coastal Douglas-fir and Associated Ecosystems Conservation Partnership (the Partnership);

AND WHEREAS in 2015 the Partnership will issue a 30-year conservation strategy for the coastal Douglas-fir biogeoclimatic zone, the most at risk zone in British Columbia, but has insufficient resources to implement the strategy:

THEREFORE BE IT RESOLVED that UBCM request the provincial government to provide core, multiyear funding to the Partnership to assist its members to implement the conservation strategy with the Province, First Nations, local governments, the federal government, stakeholders, and the general public.

We note that the CDFCP Conservation Strategy identifies the following actions related to its work with local governments:

1.2 Assist local governments, conservation groups and First Nations to identify priority areas for securement and stewardship in their jurisdiction

5.1 Work with local governments to develop plans, policies, bylaws and incentives that enhance Coastal Douglas-fir and associated ecosystem values

We will forward the Conservation Strategy to local trust committees with a recommendation that those wishing to advance the Islands Trust Policy Statement consider working directly with the CDFCP to support the priority actions identified in the CDFCP Conservation Strategy.

We look forward to further cooperation to protect the Coastal Douglas-fir biogeoclimatic zone; home to the highest number of species and ecosystems at risk in British Columbia.

Yours sincerely,



Peter Luckham
Chair, Islands Trust Council
pluckham@islandstrust.bc.ca

cc: Islands Trust Executive Committee
Bowen Island Municipality
Trust Fund Board
Craig Sutherland, Assistant Deputy Minister, Regional Operations: Coast, Min. of Forest, Lands and Natural Resource Operations
Islands Trust website



COASTAL DOUGLAS-FIR
& ASSOCIATED ECOSYSTEMS
CONSERVATION PARTNERSHIP

**CONSERVATION
STRATEGY
2015**

ACKNOWLEDGEMENTS

This Conservation Strategy was developed by the Coastal Douglas-fir Conservation Partnership, under the guidance of the Steering Committee: Tim Ennis, Darryn McConkey, Kate Emmings, Dave Haley, Peter Arcese, Todd Golumbia, Adam Taylor, Kim Richardson, and Erik Piikkila.

Members of the Partnership met in February 2015 to review the Strategy and provide input into the objectives and actions.

The funding support for the planning process from the Real Estate Foundation of British Columbia is gratefully acknowledged. We also appreciate the contributions from the Ministry of Forests, Lands and Natural Resource Operations, Cowichan Valley Regional District and Islands Trust Fund. Funding for the Marxan project was provided by the Real Estate Foundation of BC, North Pacific Landscape Conservation Cooperative, Forest Renewal BC, and University of British Columbia.

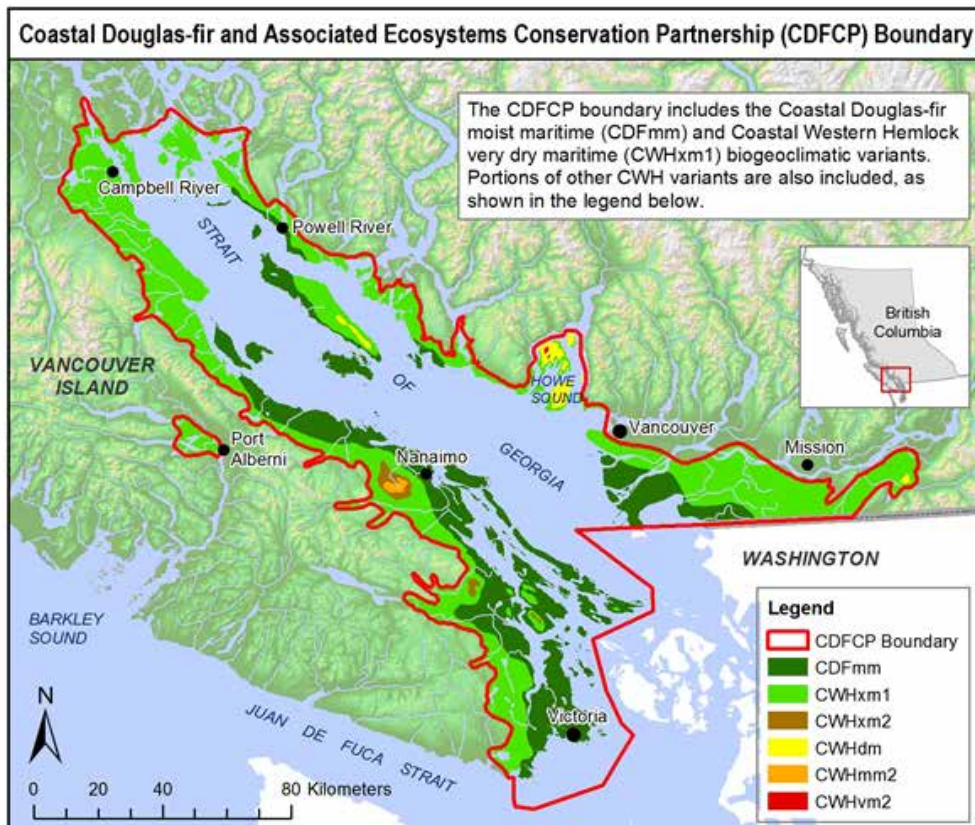


Writing and facilitation for this project was provided by Judith Cullington, Judith Cullington & Associates

INTRODUCTION

Purpose of the Conservation Strategy

This Conservation Strategy sets a 30-year vision and goals for the Coastal Douglas-fir Conservation Partnership (CDFCP); with objectives and actions identified for the next five years (2015–2020). The intent is to review and update this strategy at least every five years.



Coastal Douglas-fir and Associated Ecosystems

The Coastal Douglas-fir biogeoclimatic zone (CDF zone) is the smallest and most at-risk zone in British Columbia (B.C.). As home to the highest number of species and ecosystems at risk in B.C., many of which are ranked globally as imperiled or critically imperiled, it is of great conservation concern. The global range of the CDF lies almost entirely within B.C., underscoring both its global uniqueness and B.C.'s responsibility for its conservation. Of all the zones in the province, the CDF has been most altered by human activities. Less than 1% of the CDF remains in old growth forests and 49% of the land base has been permanently converted by human activities. The trend of deforestation and urbanization continues and has resulted in a natural area that is highly fragmented with continuing threats to remaining natural systems. Approximately 9% of the CDF zone is currently protected in conservation areas. The extent of disturbance, combined with the low level of protection, places the ecological integrity of the CDF zone at high risk.

As shown on the map, the area of concern to the CDFCP includes some parts of the Coastal Western Hemlock very dry maritime zone (CWHxm1 and CWHxm2), as these ecosystems share similar attributes and threats.

Threats to the integrity of the Coastal Douglas-fir and associated ecosystems (CDFAE) include:

- **Land conversion.** The CDF zone is 80% privately owned, in part due to the historic Esquimalt and Nanaimo (E & N) railway land grant. About 10% is provincially owned and the remaining 10% is owned by other levels of government. Much of the private land has been converted to urban and rural development, transportation and utility corridors, and agricultural use. Forty-nine percent (49%) of the land base in the CDF has been converted to human uses.
- **Ecosystem degradation.** Less than 1% of the CDF zone currently remains as old growth forest (over 250 years in age), and forests over 100 years in age now occupy only 4% of their former extent. Deforestation in a land base that was once predominantly forested has consequences for the small patch ecosystems, specialized habitats and at-risk species that were previously buffered and supported by the ecological processes of the surrounding forests. Remaining forests are predominantly younger, less diverse and bisected by roads. These changes affect hydrological patterns and the ability to filter and store water; destabilizes forest soils and reduces capacity to regenerate soils; alters the resistance to the invasion of alien species; alters prey-predator relationships; alters carbon and nutrient cycles, including the release of carbon to the atmosphere; and removes specialized habitat features for wildlife foraging, shelter and breeding.
- **Loss of natural processes.** Wildfires and deliberate burning by First Nations played an important role in shaping CDF ecosystems. Fires create openings in the canopy, kill off other less fire-resistant species, and help to establish and maintain the large, thick-barked Douglas-fir, Maple and Garry Oaks as the dominant trees in the area. Today and for the past 100 years, forest fires have been suppressed.
- **Species disturbance.** Human influence has artificially changed the balance of species, with resulting impacts on ecosystems. An example is the reduction in cougar and wolf populations, which has led to the hyper-abundance of deer populations and in turn reduction of native plants on which deer like to feed.
- **Invasive species** have increasingly intruded into all ecosystem types, displacing native plants and animals, altering ecosystem function and dynamics, and removing food sources for wildlife.
- **Climate change.** Changing climates are increasingly placing stress on native ecosystems and species through changes in seasonal temperatures, reduced snowpacks, winter rains instead of snowfalls, rain on snow events, and water availability, as well as introducing new pests and diseases.
- **Environmental Contaminants.** Environmental contaminants, including fertilizers, pesticides, household and industrial chemicals, sediment from human land disturbance, and human and animal wastes affects the function of ecosystems in the CDFAE. Some of these contaminants are from point sources, such as industry, but many come from non-point sources such as road infrastructure, housing developments, agriculture, and forestry.

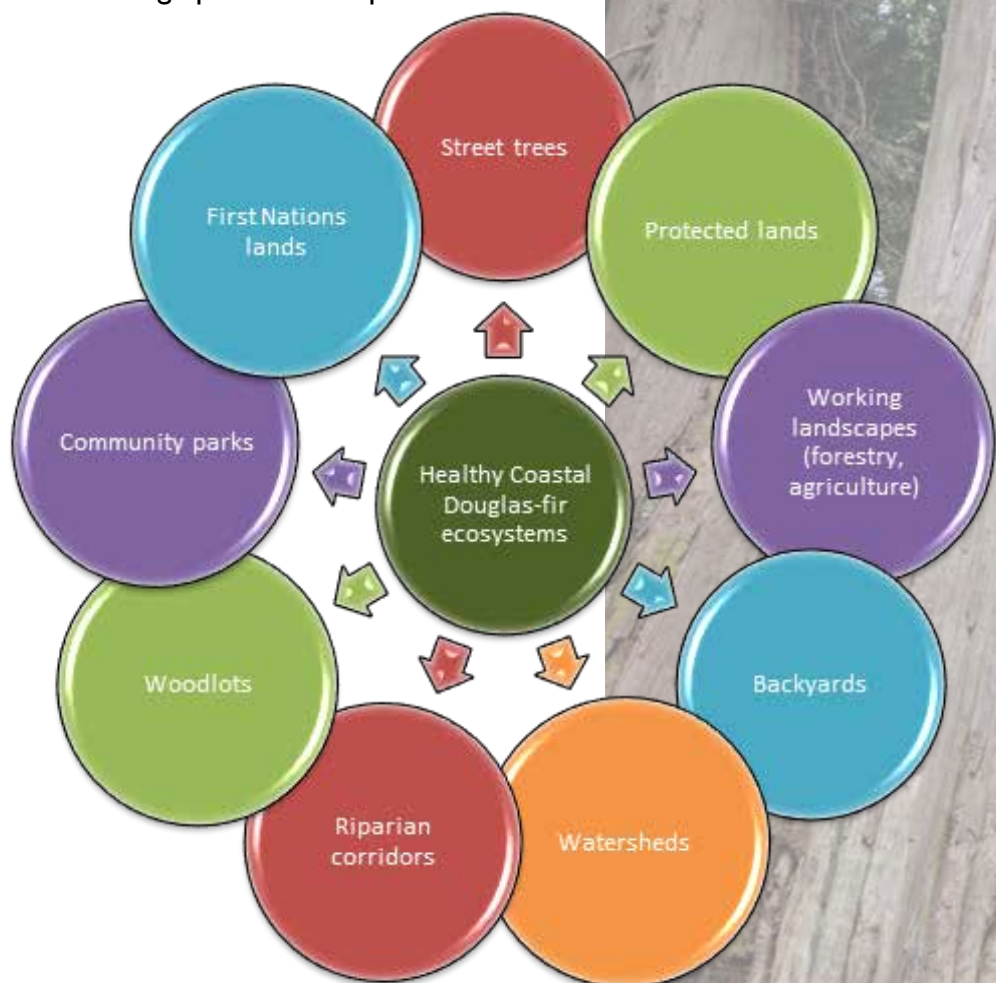


A MOSAIC OF PROTECTION AND STEWARDSHIP

Coastal Douglas-fir and associated ecosystems (CDFAE) are found across the landscape. Large areas are set aside for ecosystem protection, forestry and agriculture, while small patches of natural habitat exist in community parks and backyards. The mosaic of protection and stewardship recognizes that this place is home to a diversity of native plants and animals, as well as home to many people. Some areas will be protected and set aside with a primary purpose of supporting ecological integrity; the primary use of other areas may be for economic, recreational or other uses. Stewardship of the CDFAE lands must balance these sometimes competing, sometimes complementary, roles.

This mosaic includes lands under government and private ownership and management, ranging in size from small to large parcels. Examples include:

- Protected areas (e.g., federal, provincial, regional and municipal parks, wildlife management areas, and non-government organization (NGO) owned nature reserves)
- Private lands managed for ecosystem values, including lands with conservation covenants
- Working landscapes (including forestry and agriculture)
- Connectivity corridors, including riparian areas
- Drinking water watersheds
- Community parks and recreation areas
- First Nations lands
- Private woodlots
- Urban forests
- Private backyards



THE COASTAL DOUGLAS-FIR CONSERVATION PARTNERSHIP AND ITS MISSION

The Coastal Douglas-fir Conservation Partnership (CDFCP) is a collaboration of agencies, organizations and land managers who are interested in promoting and protecting healthy CDFAE into the future. Land trusts, governments (federal, provincial, regional, municipal, and First Nations), environmental stewardship groups, resource industry professionals, private landowners and academic institutions are encouraged to become CDFCP Participants or Supporters.

As set out in its terms of reference, the CDFCP is led by a Steering Committee and supported by a series of Working Groups focused on different aspects of the CDFCP goals. The CDFCP provides a forum for collaboration, communication and action to effectively protect and steward Coastal Douglas-fir and associated ecosystems. Its mission is:

To promote the conservation and stewardship of the Coastal Douglas-fir and associated ecosystems in south-western British Columbia through sound science, shared information, supportive policies, and community education.

VISION FOR COASTAL DOUGLAS-FIR AND ASSOCIATED ECOSYSTEMS

By 2045:

Coastal Douglas-fir and associated ecosystems have ecological integrity and resilience to change. A system of core protected areas are actively managed to provide habitat for native species and places to learn about the importance of healthy ecosystems. Working landscapes are actively managed to enhance their ecosystem values, while also supporting jobs and economic development opportunities. The public and land managers understand that Coastal Douglas-fir and associated ecosystems are special places that merit support and investment.

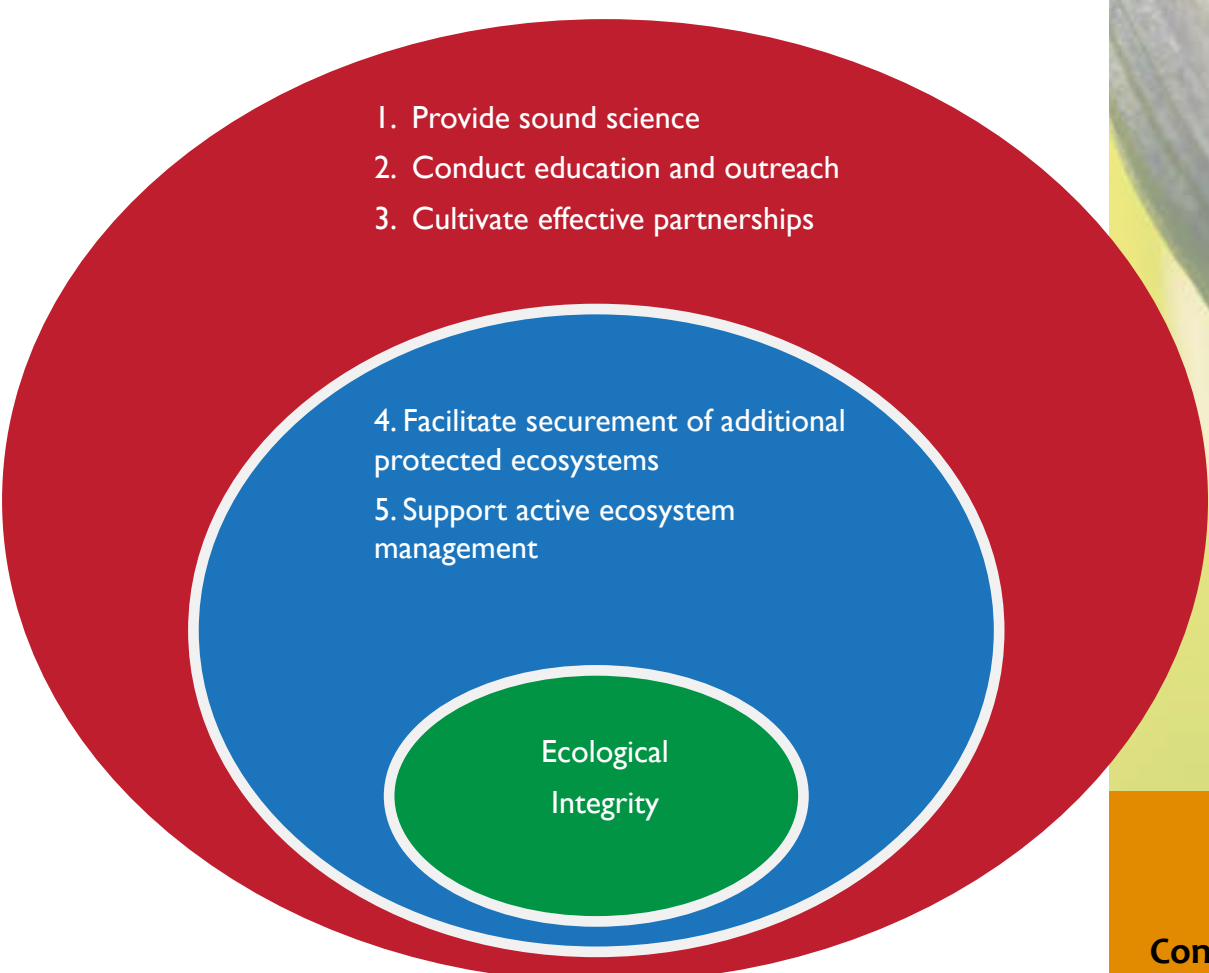


GOALS AND OBJECTIVES FOR THE CDFCP

Goals

The five goals express the ways in which CDFCP is working towards the vision of ecological integrity for Coastal Douglas-fir and associated ecosystems. The first three are core business of the CDFCP, the other two are activities supported by the Partnership.

- 1. Provide sound science***
- 2. Conduct education and outreach***
- 3. Cultivate effective partnerships***
- 4. Facilitate securement of additional protected ecosystems***
- 5. Support active ecosystem management***

- 
1. Provide sound science
 2. Conduct education and outreach
 3. Cultivate effective partnerships

4. Facilitate securement of additional protected ecosystems
5. Support active ecosystem management

Ecological
Integrity

SHORT-TERM OBJECTIVES AND ACTIONS

The goals reflect long-term aims. The objectives are specific outcomes for the next five years (2015-2020); supporting actions to achieve those objectives are also indicated. Objectives and actions are dependent on the availability of resources; the list below reflects the desired list of actions for the coming years, should resources (staff and funds) become available. For a list of objectives and actions which are “core” activities that are part of the ongoing CDFCP effort, please see Appendix A.

Summary of objectives and actions for 2015–2020:

1. Provide sound science to support land securement and stewardship

- 1.1. Provide tools for prioritization of areas for securement and stewardship within the CDF Zone
- 1.2. Assist local governments, conservation groups and First Nations to identify priority areas for securement and stewardship in their jurisdiction
- 1.3. Provide information on emerging CDFAE threats
- 1.4. Report annually on conservation outcomes

2. Conduct education and outreach

- 2.1. Develop and implement a communications and outreach strategy
- 2.2. Share success stories

3. Cultivate effective partnerships

- 3.1. Create and fund a coordinator position
- 3.2. Create and Support Working Groups
- 3.3. Encourage First Nations representation in the Partnership
- 3.4. Support the work of CDFCP Signatories
- 3.5. Collaborate with other groups working on ecosystem conservation

4. Facilitate securement of protected ecosystems

- 4.1. Provide advice on land securement
- 4.2. Identify options and contacts for funding land securement and stewardship
- 4.3. Promote and support land securement partnerships

5. Support active ecosystem management

- 5.1. Work with local governments to develop plans, policies and bylaws and incentives that enhance CDF values
- 5.2. Identify and promote opportunities for CDFAE stewardship
- 5.3. Identify pilot (case study) lands and land managers where focused management activities would benefit CDFAE on working landscapes
- 5.4. Work with the resource, developers and real estate sectors to enhance CDF stewardship



1. PROVIDE SOUND SCIENCE TO SUPPORT LAND SECUREMENT AND STEWARDSHIP

Effective and reliable science, combined with local knowledge, supports decisions that are made using the best available information.

1.1. Provide tools for prioritization of areas for securement and stewardship within the CDF Zone

Actions:

- Working with UBC and other information providers, use the Marxan tool and analysis to develop landscape-level maps that identify potential conservation priorities.
- Refine the landscape-level mapping by improving data collection quality and input tools.
- Use the Marxan tool and other information to identify high-value conservation areas for discussion with partners.
- Use the Marxan tool and other analysis to identify CDFAE values within existing protected areas and determine the amount and spatial distribution of 'additional' protected areas required to create a resilient system.
- Create realistic scenarios for 'core' protection, taking into account spatial distribution and connectivity.
- Use the Marxan tool and other analysis to identify working landscapes and other lands with high CDF values.
- Develop and keep current a list of priority parcels for securement, and develop information on those parcels to support acquisition.
- Develop a methodology for ranking and ground truthing an individual conservation opportunity.

1.2. Assist local governments, conservation groups and First Nations to identify priority areas for securement and stewardship in their jurisdiction

Actions:

- Working with UBC and other groups, use the Marxan tool and other analysis to develop jurisdictional maps throughout the CDF area that identify areas with high conservation values, taking local priorities into account.
- Share existing data and knowledge through information forums and data sharing sites such as iMap, while respecting data privacy as required.
- Develop ways and means to facilitate timely and efficient access to a collective database.
- Engage local groups in the prioritization process so that they understand and support the selection process.
- Encourage jurisdictions to incorporate the results of regional mapping into their plans and policies.



- Provide training on the use and interpretation of the outcomes of this mapping and prioritization.

1.3. Provide information on emerging CDFAE threats

Actions:

- Gather information on the anticipated impacts from climate change, land conversion, invasive species and other emerging threats.
- Provide information on emerging threats to CDFCP partners and others through webinars, presentations and existing online resources.

1.4. Report annually on conservation outcomes

Actions:

- Establish parameters to be tracked (indicators).
- Monitor, evaluate and report annually on progress for these conservation indicators.

2. CONDUCT EDUCATION AND OUTREACH

Increasing public understanding of the importance of healthy Coastal Douglas-fir and associated ecosystems to humans and other species is necessary to create the political and financial support for programs that promote ecological integrity.

2.1. Develop and implement a communications and outreach strategy

Actions:

Through the Outreach and Education Working Group (OEWG):

- Develop a communications and outreach strategy.
 - Identify target audiences (e.g., senior and local governments, First Nations, the resource sector, and private landowners), and learn about their interests, perspectives and information needs.
 - Identify the most effective communications media for each of these audiences (e.g., e-newsletters, in-person meetings, social and regular media).
 - Develop key messages to be conveyed.
 - Identify existing materials (e.g., GOERT manuals, land trust strategies), and identify gaps in readily available information.
 - Identify organizations (partners and others) who can help to raise awareness of CDFAE.
 - Identify regions where there are no local groups to assist; consider options for filling this outreach gap.
- Provide informative educational materials in a variety of formats.
 - Provide links to existing online materials from the CDFCP website (and maintain links to ensure they remain current).
 - Where appropriate information does not already exist, create materials aimed at meeting the needs of specific groups.
 - Create engaging and clear information on CDFAE values for the general public.



- Post new materials on the CDFAE website in “print-ready” format and make them available through CDFCP partners.
- Distribute information widely.
 - Maintain an informative online presence, ensuring that content is updated regularly.
 - Ensure the coordinator role includes regular communications through email, social media and other methods.
 - Encourage CDFCP partners to share CDFCP news via their own websites, social media and other outreach.
- Host webinars, workshops and/or other information exchanges among existing and potential CDFCP partners
 - Identify target audiences and key topics for specific events.
 - Host at least one webinar (or in-person meetings) per year on different aspects of CDFAE protection and stewardship; encourage partners to co-host other events.
 - Consider events, contests and other activities that reach other audiences, such as youth.

2.2. *Share success stories*

Actions:

- Use proactive communications methods (not just website listings) to share success stories, such as:
 - Successful land securement deals, especially those using new and innovative approaches, Target audiences for these include developers/builders, agricultural land owners/managers.
 - Best practices to enhance CDFAE values (and reduce negative impacts), including restoration techniques.

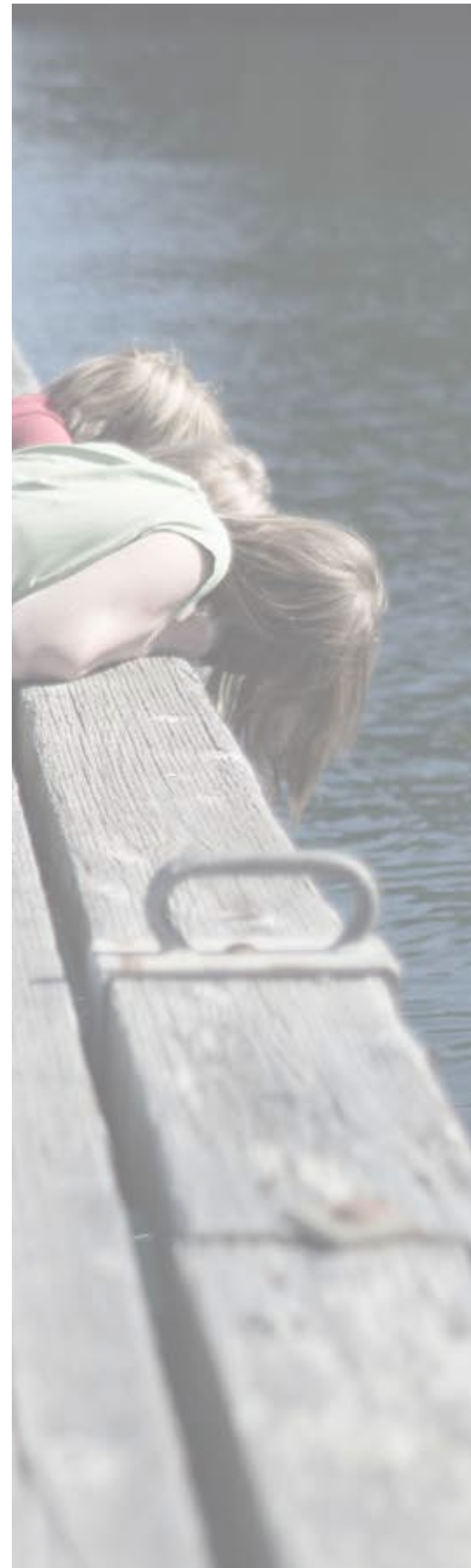
3. CULTIVATE EFFECTIVE PARTNERSHIPS

Create an effective and growing partnership in support of Coastal Douglas-fir and associated ecosystems.

3.1. *Create and fund a coordinator position*

Actions:

- Hire the coordinator. Refine the existing job description, gather funding to support this position for at least the first two years, and advertise for/hire the coordinator.
 - Seek funding for ongoing support for this position.
 - Annually, prepare a budget and workplan that identifies appropriate CDFCP banker(s) and core funding and project funding.
 - Identify potential funders for proposed projects; write grant proposals.
 - Prepare a simple annual update that provides information on achievements, funds expended, in-kind contributions from partners and others, identification of ways members can help, etc.



3.2. Create and Support Working Groups

Actions:

- Confirm Working Group membership, create a Terms of Reference for each group and identify official communications channels
- Where the working group role is filled by a parallel partnership (e.g., the Local Government Species At Risk Local Government Working Group), consider how this will meet the needs of the CDFCP and how best to achieve shared goals.
- Task each Working Group to provide a list of their priorities annually.
- Ensure the membership and efforts of the Working Groups are shared among all partners and supporters.

3.3. Encourage First Nations representation in the Partnership

Actions:

- Invite First Nations to CDFCP webinars and meetings to provide them with an opportunity to learn about the partnership.
- Meet in person with First Nations to:
 - Seek to understand the value of the CDFCP to First Nations
 - Share ideas on benefits of CDFAE conservation and overlap with traditional ecological knowledge, perhaps through joint mapping
 - Invite the inclusion of First Nations knowledge in the post-processing analysis.
- Invite First Nations representation on the Steering Committee.

3.4. Support the work of CDFCP Signatories

Actions:

- Develop an internal communications strategy for regular communications amongst partners.
- Identify the ‘point person(s)’ for information flow (internally and externally).
- Identify specific needs of the partners; help partners to further their CDFAE goals.
- Share the information (spreadsheet) identifying programs and gaps in ecosystem protection.
- Facilitate a peer-to-peer format for exchange of information, capacity building and access to funding.

3.5. Collaborate with other groups working on ecosystem conservation

- Identify potential new partners and encourage their participation in the CDFCP.
- Identify gaps in partner membership (e.g., in geographical regions as well as areas of expertise)
- Share information with similar organizations and partnerships (e.g., South Coast Conservation Partnership) on an ongoing basis.
- Coordinate with region-wide groups (e.g., GOERT) regarding shared interests
- Promote members of CDFCP as mentors for smaller organizations and community groups.
- Contact community organizations working on complementary objectives (e.g., Shawnigan Watershed study and Cedar Watershed Study) and identify opportunities for collaboration.



4. FACILITATE SECUREMENT OF PROTECTED ECOSYSTEMS

Establishing and expanding a system of core protected areas that are specifically managed to protect ecosystem integrity will support the long-term resilience of CDFAE. These protected areas will include publicly-owned lands (e.g., parks and watershed lands), lands owned by conservation organizations, and private lands under conservation covenant or similar legal status.

4.1. Provide advice on land securement

Actions:

Through the Securement Working Group:

- Gather information on the options for land securement including conservation covenants, land donations, eco-gifts, land acquisition, Crown Land securement, leveraging land acquisition, land trades, and other voluntary conservation options.
- Provide advice as needed to support the efforts of government agencies and land trusts to plan for securement and to secure specific CDFAE lands for conservation.
- Provide letters of support for securement efforts that support the ecological integrity of CDFAE.

4.2. Identify options and contacts for funding land securement and stewardship

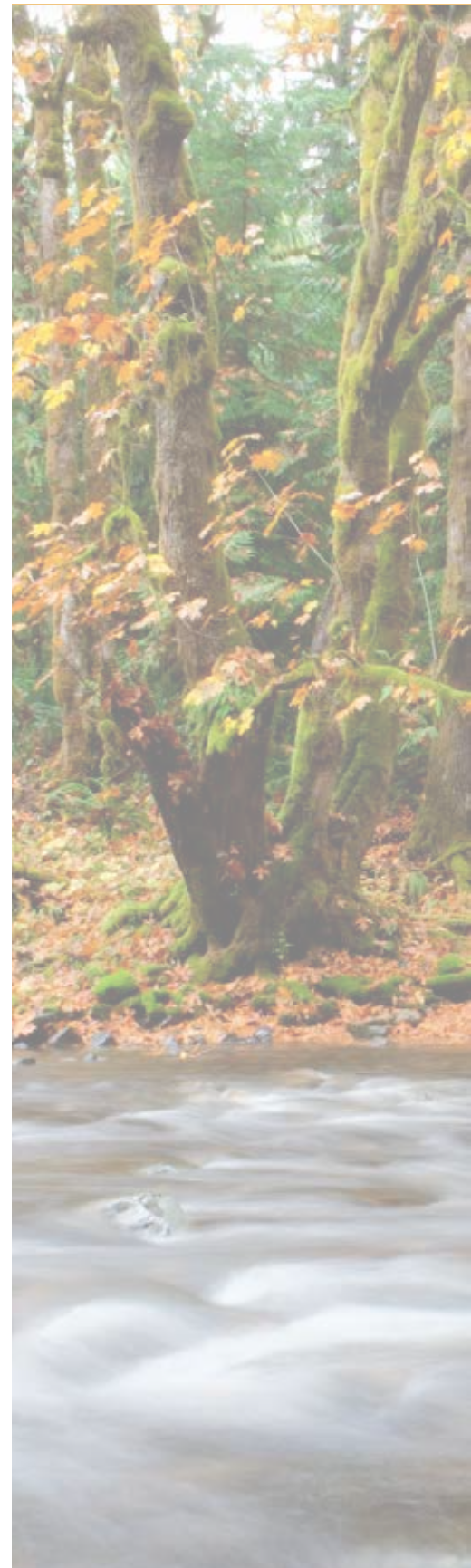
Actions:

- Identify and provide information on financial and other incentives for CDFAE securement and stewardship, e.g., potential carbon offset benefits.
- Provide examples of creative approaches to land securement, such as leveraging, land trades, or acquiring lands for trade.
- Identify contacts for fundraising (funders, fundraising expertise).
- Work with Provincial and regional organizations (e.g., the Land Trust Alliance of BC) to strategically promote funding for land conservation with government, funding agencies, financial advisors, and estate planners.
- Help to develop and advocate for new innovative funding opportunities, as well as encouraging increased funding levels for existing programs.

4.3. Promote and support land securement partnerships

Actions:

- Create venues for conversation about land securement options.
- Clarify roles various partners can play.
- Provide skills mapping for securement partners.
- Look at multi-purpose acquisitions that broaden the scope of conservation constituents, such as farming-conservation, mining-conservation and/or development-conservation.



5. SUPPORT ACTIVE ECOSYSTEM MANAGEMENT

Without active management (stewardship), even protected areas may lose ecosystem integrity. By 2045, it is hoped that protection and stewardship of CDFAE will be an integral component of the plans, policies and management activities of all governmental, private and non-governmental land managers.

5.1. Work with local governments to develop plans, policies and bylaws and incentives that enhance CDF values

Actions:

Through the Local Government Working Group:

- Find examples of practices (e.g., policies, incentives) from B.C. and elsewhere that could be used to enhance CDFAE values; share these with local governments.
- Develop and promote model policies and bylaws.

5.2. Identify and promote opportunities for CDFAE stewardship

Actions:

- Identify incentives (financial and other) for CDFAE stewardship on working landscapes.
- Meet with representatives from the forestry, agriculture and mining sectors to discuss benefits and barriers to CDFAE stewardship.
- Facilitate a peer-to-peer format for exchange of information and capacity building.
- Create a recognition strategy to appreciate good stewardship.

5.3. Identify pilot (case study) lands and land managers where focused management activities would benefit CDFAE on working landscapes

Actions:

- Collaborate with land managers to identify priority lands for active management. – e.g., agriculture, forestry, real estate.
- Initiate pilot projects for stewardship projects that benefit land managers and enhance CDFAE values on working lands.
- Share the lessons from these pilot projects with the CDFCP and others.

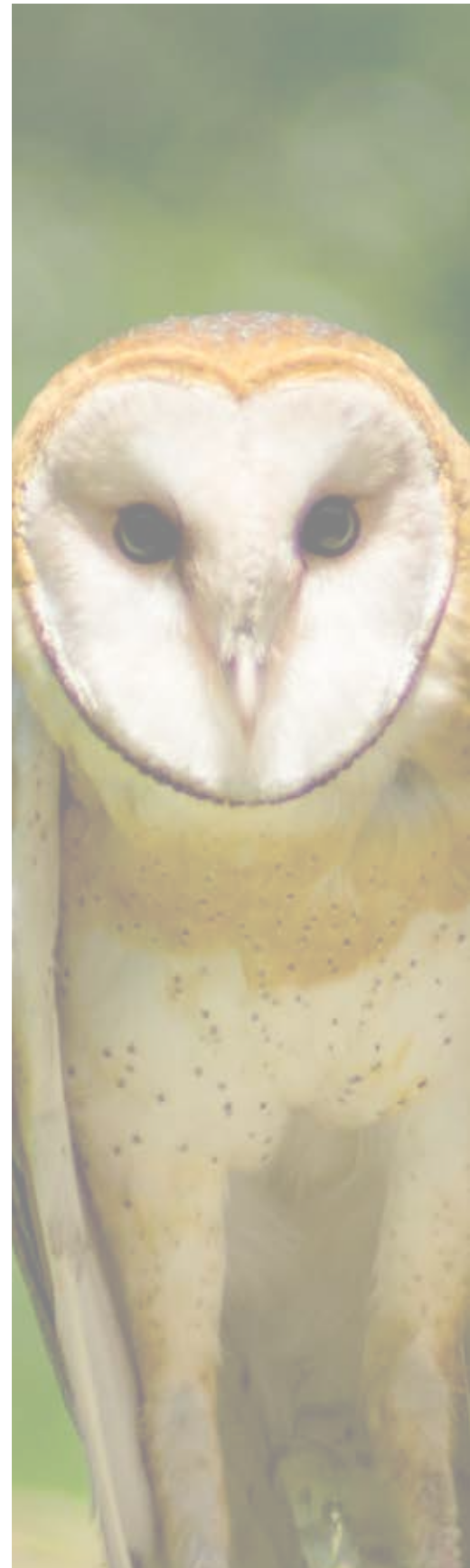


5.4. Work with the resource, developers and real estate sectors to enhance CDF stewardship

Actions:

Through the Resource Sector Working Group, work with the resource sector (including forestry companies, woodlot owners, farmers and mining operators, and real estate sector) to:

- Identify aspects of CDFAE stewardship that enhance operations on working landscapes, and aspects that may create challenges.
- Increase awareness of the impacts of resource extraction activities on CDFAE.
- Explore and promote economic opportunities that are consistent with the CDFAE conservation objectives.
- Seek ways to increase the compatibility of resource activity outcomes with CDFAE conservation objectives.
- Work with the resource sector to integrate CDF values into strategic and operational plans.



APPENDIX A: CORE PRIORITIES

These activities form part of the CDFCP core work, and can be completed through the Steering Committee members and other partners.

1. Provide sound science to support land securement and stewardship

Effective and reliable science, combined with local knowledge, supports decisions that are made using the best available information.

1.1. Provide tools for prioritization of areas for securement and stewardship within the CDF Zone

- Working with UBC and other information providers, use the Marxan tool and analysis to develop landscape-level maps that identify potential conservation priorities.
- Use the Marxan tool and other information to identify high-value conservation areas for discussion with partners.
- Use the Marxan tool and other analysis to identify working landscapes and other lands with high CDF values.
- Develop a methodology for ranking an individual conservation opportunity.

1.2. Assist local governments, conservation groups and First Nations to identify priority areas for securement and stewardship in their jurisdiction

- Requires additional resources to complete, and is dependent on funding availability.

1.3. Provide information on emerging CDFAE threats

- Requires additional resources to complete, and is dependent on funding availability.

1.4. Report annually on conservation outcomes

- Requires additional resources to complete, and is dependent on funding availability.

2. Conduct education and outreach

Increasing public understanding of the importance of healthy Coastal Douglas-fir and associated ecosystems to humans and other species is necessary to create the political and financial support for programs that promote ecological integrity.

2.1. Develop and implement a communications and outreach strategy

- Requires additional resources to complete, and is dependent on funding availability.

2.2. Share success stories

- Requires additional resources to complete, and is dependent on funding availability.

3. Cultivate effective partnerships

3.1. Create and fund a coordinator position

- Hire the coordinator. Refine the existing job description, gather funding to support this position for at least the first two years, and advertise for/hire the coordinator.
- Seek funding for ongoing support for this position.
- Prepare a simple annual update that provides information on achievements, funds expended, in-kind contributions from partners and others, identification of ways members can help, etc.



- Other actions require additional resources to complete, and is dependent on funding availability.

3.2. Create and Support Working Groups

- Requires additional resources to complete, and is dependent on funding availability.

3.3. Encourage First Nations representation in the Partnership

- Invite First Nations representation on the Steering Committee.
- Other actions require additional resources to complete, and is dependent on funding availability.

3.4. Support the work of CDFCP Signatories

- Identify the ‘point person(s)’ for information flow (internally and externally).
- Share the information (spreadsheet) identifying programs and gaps in ecosystem protection.
- Other actions require additional resources to complete, and is dependent on funding availability.

3.5. Collaborate with other groups working on ecosystem conservation

- Identify potential new partners and encourage their participation in the CDFCP.
- Identify gaps in partner membership (e.g., in geographical regions as well as areas of expertise)
- Share information with similar organizations and partnerships (e.g., South Coast Conservation Partnership) on an ongoing basis.
- Other actions require additional resources to complete, and is dependent on funding availability.

4. *Facilitate securement of protected ecosystems*

Establishing and expanding a system of core protected areas that are specifically managed to protect ecosystem integrity will support the long-term resilience of CDFAE. These protected areas will include publicly-owned lands (e.g., parks and watershed lands), lands owned by conservation organizations, and private lands under conservation covenant or similar legal status.

4.1. Provide advice on land securement

Through the Securement Working Group:

- Provide advice as needed to support the efforts of government agencies and land trusts to plan for securement and to secure specific CDFAE lands for conservation.
- Provide letters of support for securement efforts that support the ecological integrity of CDFAE.



4.2. Identify options and contacts for funding land securement and stewardship

- Work with Provincial and regional organizations (e.g., the Land Trust Alliance of BC) to strategically promote funding for land conservation with government, funding agencies, financial advisors, and estate planners.
- Other actions require additional resources to complete, and is dependent on funding availability.

5. *Support active ecosystem management*

Without active management (stewardship), even protected areas may lose ecosystem integrity. By 2045, it is hoped that protection and stewardship of CDFAE will be an integral component of the plans, policies and management activities of all governmental, private and non-governmental land managers.

5.1. Work with local governments to develop plans, policies and bylaws and incentives that enhance CDF values

Through the Local Government Working Group:

- Find examples of practices (e.g., policies, incentives) from B.C. and elsewhere that could be used to enhance CDFAE values; share these with local governments.
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5.2. Identify and promote opportunities for CDFAE stewardship

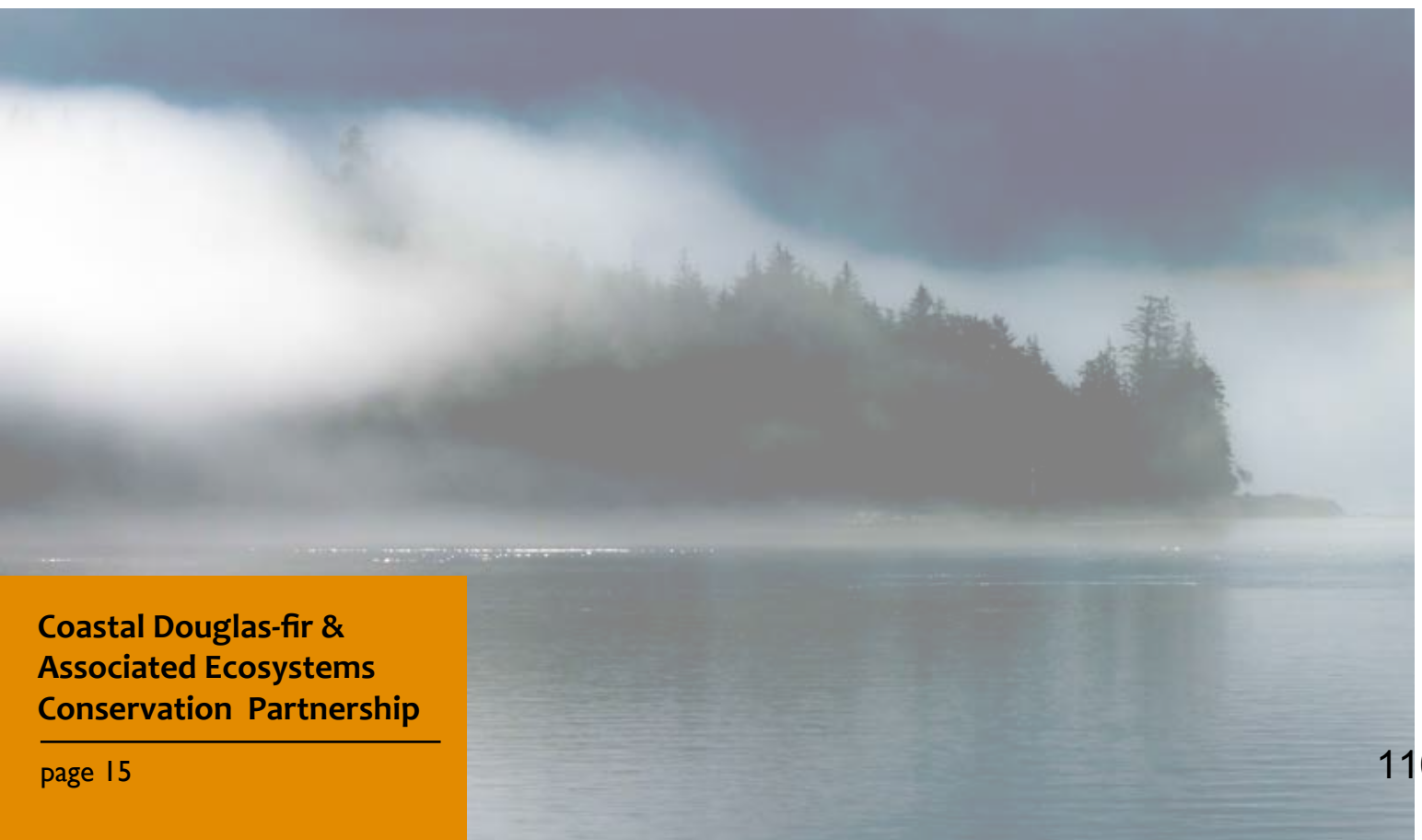
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5.3. Identify pilot (case study) lands and land managers where focused management activities would benefit CDFAE on working landscapes

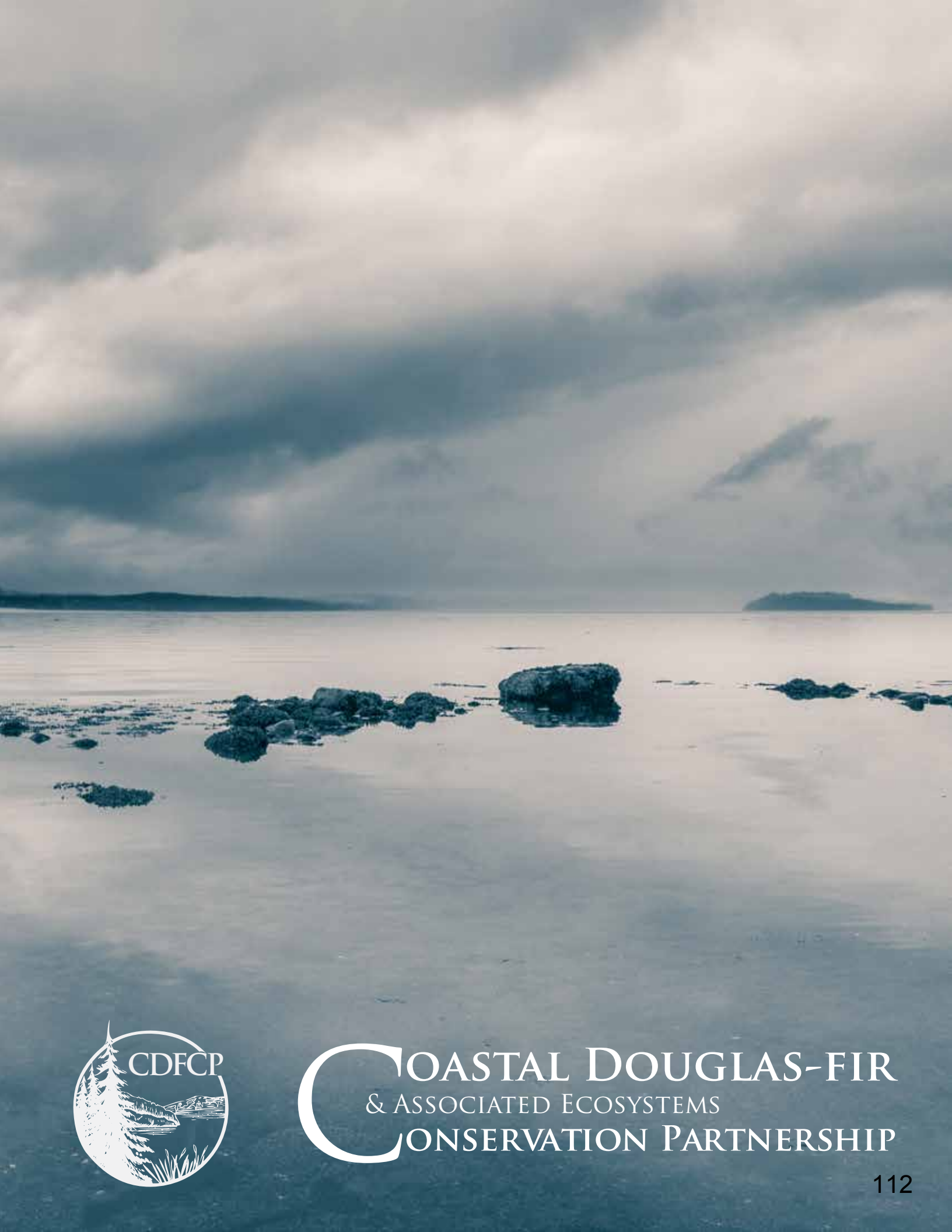
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5.4. Work with the resource, developers and real estate sectors to enhance CDF stewardship

- Requires additional resources to complete, and is dependent on funding availability.







COASTAL DOUGLAS-FIR
& ASSOCIATED ECOSYSTEMS
CONSERVATION PARTNERSHIP