



Galiano Island Local Trust Committee Regular Meeting Agenda

Date: April 9, 2018
Time: 12:30 pm
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

			Pages
1.	CALL TO ORDER	12:30 PM - 12:30 PM	
2.	APPROVAL OF AGENDA		
3.	TOWN HALL AND QUESTIONS	12:30 PM - 1:00 PM	
4.	COMMUNITY INFORMATION MEETING none		
5.	PUBLIC HEARING none		
6.	MINUTES	1:00 PM - 1:10 PM	
6.1	Local Trust Committee Minutes Dated March 5, 2018 (for Adoption)		4 - 13
6.2	Section 26 Resolutions Without Meeting Report none		
6.3	Advisory Planning Commission Minutes Dated February 19 & March 12, 2018 (for Receipt)		14 - 18
7.	BUSINESS ARISING FROM MINUTES	1:10 PM - 1:20 PM	
7.1	Follow-up Action List Dated March 2018		19 - 20
8.	DELEGATIONS none		
9.	CORRESPONDENCE	1:20 PM - 1:30 PM	
<i>Correspondence received concerning current applications or projects is posted to the LTC webpage</i>			

9.1	CRD Regional Parks - March 15, 2018 Letter re: Gulf Islands Regional Trails Plan (attached)	21 - 21
10.	APPLICATIONS AND REFERRALS	1:30 PM - 2:15 PM
10.1	GL-RZ-2017.1 (Stevens) - Staff Report (attached)	22 - 32
11.	LOCAL TRUST COMMITTEE PROJECTS	
	none	
12.	REPORTS	2:15 PM - 2:45 PM
12.1	Work Program Reports (attached)	
12.1.1	<u>Top Priorities Report Dated March 2018</u>	33 - 33
12.1.2	<u>Projects List Report Dated March 2018</u>	34 - 35
12.2	Applications Report Dated March 2018 (attached)	36 - 39
12.3	Trustee and Local Expense Report Dated January 2018 (attached)	40 - 40
12.4	Adopted Policies and Standing Resolutions (attached)	41 - 42
12.5	Local Trust Committee Webpage	
12.6	Chair's Report	
12.7	Trustee Report	
12.8	Trust Fund Board Report	
	none	
13.	NEW BUSINESS	2:45 PM - 3:00 PM
13.1	Briefing - Land-use Planning Implications of Fisheries and Oceans Canada (attached)	43 - 65
	<i>Integrated Geoduck Management Framework March 2018</i>	
13.2	Gulf Island National Park Petition - Discussion	
14.	UPCOMING MEETINGS	
14.1	Next Regular Meeting Scheduled for May 7, 2018, at the South Community Hall, Galiano Island	
15.	TOWN HALL	3:00 PM - 3:15 PM

16. CLOSED MEETING (Distributed Under Separate Cover)

3:15 PM - 4:00 PM

16.1 Motion to Close the Meeting

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1) a, d & f for the purpose of considering:

- *Adoption of In-Camera Meeting Minutes Dated March 5, 2018*
- *Appointment of APC Members*
- *Bylaw Enforcement Issue*

AND that the recorder and staff attend the meeting.

16.2 Recall to Order

16.3 Rise and Report

17. ADJOURNMENT

4:00 PM - 4:00 PM



DRAFT

**Local Trust Committee
Minutes Subject to Approval
the Local Trust Committee**

Galiano Island Local Trust Committee

Minutes of Regular Meeting

Date: March 5, 2018
Location: Galiano South Community Hall
141 Sturdies Bay Road, Galiano Island, BC

Members Present: Laura Busheikin, Chair
Sandy Pottle, Local Trustee
George Harris, Local Trustee

Staff Present: Rob Milne, Island Planner
Heather Martin, Recorder

Members of the Public: There were approximately 10 members of the public in attendance.

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 12:30 p.m. 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:

--to add a discussion on STVRs under new business

By general consent the agenda was approved as amended.

3. TOWN HALL AND QUESTIONS

Louise Decario distributed and read an email she sent detailing questions she asked at last meeting's town hall RE: DL-37 (Stevens) that she says were not answered during the referral discussion, and asked that they be answered today. Her concerns included:

- The rationale for the change in the application from FLR to a split-zone
- Missing comments from neighbours on traffic as requested via a resolution from the Trust
- Concerns about the east side road which has been dug up, with trees planted, so that there no longer is any access to roads beyond

Ms. Decario clarified that the questions in her email were primarily addressed to staff, and requested that her email be forwarded to Planner Milne, which was done. Chair Busheikin asked Planner Milne to add this request as a memorandum next time the Stevens application appears on the LTC agenda.

Stephen Rybak noted that the Stevens bylaw was referred to Galiano Island Parks and Recreation Commission, of which he is a member, but not the Galiano Club, which manages the Heritage Forest contiguous to the Stevens lot and is potentially affected. Given the many covenants and stewardship arrangements on Galiano, he asked if the bylaw referral process should be widened to include not just neighbours but other organizations which may have an interest, in order to flag potential issues at an early stage. Discussion ensued.

Sheila Anderson spoke to two agenda items.

a) On the Mignault application:

- she requested that the GILTC review the list of forest objectives from the OCP and discuss the merit of this application in light of those objectives
- She noted that the map showing the area sold to B.C. Parks denoted two areas, A and B. She remembered that area B used to have an accessory building and asked if the applicants still have use of that building
- She stated that timber production is the growing of the forest. Since trees have been growing on the property and milling activity has likely taken place, the GILTC should take its time and get all the relevant information before making a decision

b) on the STVR issue, as Chair of the APC, Anderson said that while the report is not yet complete, it will include a strong recommendation to review STVRs and related bylaws, which are now due for review.

Art Moses spoke to the Mignault application and made the following points:

- The past two OCP reviews in his view showed that the No. 1 priority for the community was to preserve its forest land base
- Staff set out forest objectives and then rural objectives as though they are equivalent when this is forest lot
- This landowner has been not in compliance for years. The way to get into compliance is by stopping illegal activity, not by changing our bylaws

Discussion ensued on enforcement incentives and process. Points raised included:

- The Islands Trust does not have the ability to get someone to stop anything; that is up to the courts, and it is an expensive process. Since trust residents don't have enough tax dollars to do this, the pragmatic approach is to do what we can to achieve compliance.
- While it is common practice for enforcement to back off once fines are paid, it is not clear whether the local LTC have the authority to refuse to deal with an application until all illegal activity has ceased.
- One option might be to ask the Trust Executive Committee to create a memorandum on the subject and look into case law to give background on the issue.
- There is no policy in our OCP aimed at bringing people into compliance.

Tahirih Rockafella requested an update on the Galiano Green application. She asked if the bylaws should be rescinded until approval from the ALC was received, given that a portion of the land is still in the ALR.

Discussion ensued. Points raised included:

- There are still things the applicants need to do, all of which take time
- The ALC is moving forward on this issue, but the applicants won't get approval until the property is removed from the ALR
- Activity sanctioned by the ALR such as cutting trees and tilling soil can still take place pending approval
- It is not uncommon for a bylaw to be adopted while the covenant is not yet in place, but there are checks and balances in the system to ensure a satisfactory outcome
- The building permitting process is still in the future and the applicants will have to make sure all the other requirements are in place first

Chair Busheikin noted that Ms. Rockafella's concerns were raised at the Executive Trust level, so the conversation is taking place at a high level and senior staff are involved.

Akasha Forest addressed a question to Planner Milne on the Mignault application, asking why 3 items under 4.2 (forest) were marked non-applicable on the checklist for directive policies, p. 36. The points she made included:

- The bylaws were drafted without full discussion or adequate information
- The statement that "there's lack of forest activity or value" on the property should be re-examined
- Galiano has very clear forest policies which should appear in the staff report so the public will have confidence they are being addressed and expressed

Discussion ensued. Chair Busheikin clarified that staff cannot take direction from a community member, and suggested these concerns be addressed to the committee. Planner Milne said that in his view there's value in proceeding with the discussion, and that the next staff report would have more information and be more robust.

Louise Decario said that the staff recommendations on the Mignault application were premature and developed with some misinformation. She recapitulated Galiano's recent history with forest policy, and said it shouldn't be so easy to rezone forest land just because someone is carrying on illegal activity. Discussion ensued.

Chair Busheikin thanked community members for their comments, and called for a 15-minute break.

The meeting was called back to order at 1:55 p.m.

4. COMMUNITY INFORMATION MEETING

none

5. PUBLIC HEARING

none

6. MINUTES

6.1 Local Trust Committee Minutes Dated February 5, 2018 (for Adoption)

The following amendments to the minutes were presented for consideration:

--remove statement, Louise Decario "spoke against the Stevens application" on page 6
--under section 6.3. on page 7, add "The LTC received the APC minutes of November 13, December 18, 2017 & January 15, 2018."

--add "letter attached" in brackets on page 10 as follows: "Trustee Pottle circulated and read her letter [letter attached]" and attach the letter to the draft minutes.

By general consent the minutes were adopted as amended.

6.1.1 Public Hearing Record Dated February 5, 2018 (for Receipt)

The LTC received the Public Hearing Recorded dated February 5, 2018.

6.2 Section 26 Resolutions Without Meeting Report

none

6.3 Advisory Planning Commission Minutes Dated January 15, 29 & February 19, 2018 (for Receipt)

The LTC received the APC minutes dated January 15, 29 & February 19, 2018.

Trustee Pottle noted she had forwarded a Galiano groundwater report from 2011 with good mapping which she hoped the APC would find useful.

Chair Busheikin noted the item 2.1 on STVRs quoted from the APC's draft report, and said she looked forward to receiving it. She thanked the APC members for their in-depth work to date.

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List Dated February 2018

Planner Milne noted that GL-RZ-2017.2 (Mignault) was on today's agenda, and stated that GL-TUP-2017.4 (Simpson) has been issued with conditions. Everything else ongoing or has been done.

8. DELEGATIONS

none

9. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted to the LTC webpage

none

10. APPLICATIONS AND REFERRALS

10.1 GL-RZ-2017.2 (Mignault) - Staff Report - Draft Bylaws No. 267 & 268

Planner Milne introduced the staff report and the draft bylaws prepared following a resolution by the Galiano Island Local Trust Committee. He stated the property is currently F2 under the LUB. In his discussion with bylaw enforcement they took the narrow view that there is no active timber production on the property and therefore “dwellings accessory to timber production and harvesting uses” are not permitted in the current zoning; an STVR is also not permitted. He presented the options available to the GILTC going forward. Discussion ensued.

GL-2018-018

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee refer the Mignault application to the APC, with attached background material including staff reports of February 5 and March 5, 2018.

CARRIED

It was agreed to note that the GILTC would welcome comments from the APC on any community benefit associated with this property. It was also agreed to add a request for guidance or whether the application is supportable in its current form, supportable with changes, or not supportable, and if the latter, whether the APC recommends enforcement.

GL-2018-019

It was MOVED and SECONDED,

That a bylaw enforcement report be submitted to the Galiano Island Local Trust Committee which focuses on the tickets that have been written so far.

CARRIED

10.2 Mayne Island Local Trust Committee Bylaw No. 171 Referral

GL-2018-020

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee finds its interests are unaffected by Mayne Island Local Trust Committee Bylaw No. 171 Referral.

CARRIED

10.3 North Pender Island Local Trust Committee Bylaws No. 216 & 217 Referral

GL-2018-021

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee finds its interests are unaffected by North Pender Island Local Trust Committee Bylaws No. 216 & 217 Referral.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

none

12. REPORTS

12.1 Work Program Reports (attached)

12.1.1 Top Priorities Report Dated February 2018

Planner Milne provided an update on the dock review project.

12.1.2 Projects List Report Dated February 2018

Information as presented

12.2 Applications Report Dated February 2018

Planner Milne reported on the following files:

- Issac Kramer's application was made without any supporting documents. He has recently messaged that he wants to proceed, so there is a high probability this will go forward. Trustee Pottle noted she'd had a conversation with Kramer, and that his plan is extremely vague and confusing.
- Planner Milne is having a meeting on March 12 with the Crystal Mountain Society to consolidate where they are as a group, and to receive an update on discussions with neighbours. He's asked them to look at the draft bylaws as part of this. He also gave some background on the survey application; he is asking for confirmation from BCLS that a survey approach is registerable.
- The Galiano Green application is on hold pending removal from the ALR.
- The Stettner application continues to be hung up due to work from a U.S. notary that needs to be changed to reflect B.C. practices

12.3 Trustee and Local Expense Report

none

12.4 Adopted Policies and Standing Resolutions

GL-2018-022

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee put a review of split zoning on the projects list.

CARRIED

12.5 Local Trust Committee Webpage

none

12.6 Chair's Report

Chair Busheikin gave a brief summary of her Executive Committee work and other activities:

- Trust Council has done advocacy work, the highlight of which was going to Ottawa as part of the derelict vessels review and meeting with the Minister and MPs working on shipping and marine environment issues including shipping safety, oil spills, licenses. The Executive Committee at Trust Council will be making a submission on the subject.
- Comox First Nation are having a series of pre-intergovernmental meetings and gave a 3.5 hour presentation at their Headquarters in advance of this where they talked about common goals with the Trust. It has taken a lot of patience to build this relationship, but it's now growing. Coming up is a two-day meeting with multiple regional governments in Comox, so the momentum is building.
- Trust council is meeting next week; on the agenda is a presentation on climate change
- Strathcona Regional District have a \$30 million + federal grant to put a broadband network up and down the coastal mainland that will be available for the Gulf Islands. When it's up and running it won't need towers.

Trustee Harris noted the Federal Government made an announcement a few weeks ago on broadband access that included other Gulf Islands but left out Galiano. Michael Hoebel is looking into why we were left out and will report back.

12.7 Trustee Report

Trustee Harris is on the Financial Planning Commission which met two weeks ago to finalize its budget. It asked for public input but on Galiano only 6 people responded, and no one discussed the budget. They are working on coming up with a better process for engaging the public.

As the Galiano representative on the Housing Assessments Needs project managed jointly by the Trust and the CRD, Trustee Harris noted the final report has arrived and will be published soon. As predicted, it has discovered a crisis in housing on the Gulf Islands. Work is starting to address this: 8 years ago no permits were issued for purpose-built affordable housing in the Gulf Islands; this year 43 permits for this purpose have been approved.

Trustee Harris reported there is low-income housing subsidy available but no-one on Galiano applies for it, though many would likely be eligible. He noted that in Victoria there are two non-profits that help recipients apply. John Haley, in charge of housing issues at the CRD, says that there's never been the resources available now for affordable housing; federal, provincial and regional governments all have money for purpose-built affordable housing which we on Galiano have to figure out how to access.

He spoke to the issue of STVRs, which is the single biggest issue he is asked about. People tell him that STVRs have negatively impacted rental housing on the island and ask him what the Trust is going to do about it.

Trustee Pottle sits on Local Planning Commission where one priority is affordable housing. One of things discussed are housing agreements, and fact that the CRD are trying to get out of administering them while the Trust is trying to get in. Since the CRD have legal and staff problems, she wonders how much better the Trust will do. Affordable Housing remains a top priority, but protecting Coastal Douglas Fir has now also become a top priority. On Galiano we have received a new study showing that our Douglas Fir are an especially important carbon sink because of how quickly they grow here.

Trustee Pottle also noted that STVRs are a major concern for islanders. It is becoming evident more and more people who used to provide long-term rentals are now going this route, so she is anxious to have this reviewed.

12.8 Trust Fund Board Report January 2018

Information received as presented. Chair Busheikin reported she has heard informally that the request to change the name of the Islands Trust Fund has been given a higher priority, so it may happen.

13. NEW BUSINESS

13.1 Executive Committee re: Farm Industry Review Board and Aquaculture - Staff Memo & attachment

Information received as presented.

13.2 STVRs for discussion

Trustee Harris gave some background on the issue, detailing how STVRs have steadily increased since they were first allowed and the problems they are now creating. The compromise (TUPs) the LTC came up with is scheduled for review, and he proposed that a 12-month moratorium be placed on accepting any new applications, and during that time request that it be put on the staff projects list and referred to the APC to give to give the LTC information on changes that should be made.

Chair Busheikin noted bigger municipalities are using taxes as a deterrent, and the Trust is considering asking the Ministry to give us wider powers, including business licenses, a more sophisticated tool than TUPs, and a possible new tax on empty homes.

Planner Milne suggested a bylaw enforcement report could be asked for on the size of the problem on Galiano.

GL-2018-023

It was MOVED and SECONDED,

That the Galiano Island Local Trust Committee create a standing resolution that there be a twelve-month moratorium on the issuance of any new temporary use permits regarding short-term vacation rentals.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for April 9, 2018 at the South Hall, Galiano Island

15. TOWN HALL

Stephen Rybak asked for an update on what is happening with the Telecommunications Strategy. Trustee Pottle replied that the Local Planning Committee is referring the consultants' report to the Trust Executive for Trust Council next week, after which it will be referred back to the LPC to compare it with other reports such as that from Galiano.

Louise Decario distributed a letter to the GILTC on the Mignault application and raised the following issues:

- The Galiano Conservancy is working closely with the Penelakut to create a native plant forest garden. They are developing a close relationship and could give the GILTC advice as needed
- She asked if Issac Kramer's application is for both his forest lots or just the one, and was told it is for an entire district lot
- She asked whether a survey was required on the Mignault application to identify where the buildings are. Planner Milne replied that bylaw enforcement has visited regularly and has found there are no issues re setbacks with two structures
- She asked what can be done about inaccuracies in staff reports. Chair Busheikin said it is a complex issue which requires some thought, and she would get back to her on that by telephone
- She requested it be recorded in the minutes that dwellings are allowed in F2 zones

Sheila Anderson made the following observations:

- She suggested new staff members might benefit from an orientation on the history of the island they're assigned to. Staff reports are public tools of information, and problems arise when missing or inaccurate information appears
- She reiterated the history of island forestry bylaws, and said keeping land in F1 is not necessarily the goal, because that land is not necessarily protected from future clearcutting. She asked that the GILTC be more respectful of the forest zone; just because trees aren't cut doesn't mean it is not a forest

Art Moses commended Sheila on her recapitulation of the islands' forest land history, and said this was what new planners needed to hear and integrate into their work; a lot of heart and soul went into trying to preserve the forest base.

The meeting was adjourned for a closed meeting at 4:45 p.m.

16. CLOSED MEETING (Distributed Under Separate Cover)

16.1 Motion to Close the Meeting

It was Moved and Seconded that the GILTC meeting be closed to

*the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1) (d & i)
for the purpose of considering:*

- *Adoption of In Camera Minutes Dated February 5, 2018*
- *Legal Advice*

AND that the recorder and staff attend the meeting.

CARRIED

16.2 Recall to Order

The meeting was recalled at 5:08 p.m.

16.3 Rise and Report

Chair Busheikin rose and reported that the Galiano Island Local Trust Committee adopted minutes and received legal opinion.

17. ADJOURNMENT

By general consent the meeting was adjourned at 5:09 p.m.

Laura Busheikin, Chair

Certified Correct:

Heather Martin, Recorder



ADOPTED

COPIED TO

☒ PLANNER
☒ LTC
☒ Leg clerk

Galiano Island
Advisory Planning Commission
Record of Meeting

Date: February 19, 2018
Location: Islands Trust Office
Madrona Drive, Galiano Island, BC
1 p.m.



Members Present: ___ Sheila Anderson
___ Akasha Forest
___ Dave Koster
___ Barry New

Members Absent: ___ Judith Parrack (regrets)
___ Bowie Keefer (regrets)

Staff Present: Heather C. Martin, Recorder

Members of the Public: none

1. CALL TO ORDER

The meeting was called to order at 1.07 p.m.

2. APPROVAL OF THE AGENDA

By general consent the agenda was approved.

3. APPROVAL OF THE MINUTES

It was **moved** and **seconded** that the minutes of January 29, 2018 be adopted.

CARRIED

4. CONTINUING AFFORDABLE HOUSING REFERRAL WORK

Chair Anderson circulated the latest draft *Referral Report on Affordable Housing*, which became the basis for the day's discussion. The changes made since the last draft were

ADOPTED

noted, and discussion ensued on how to build on this, restructure it and start to flesh it out.

The discussion moved on the referencing and strengthening the OCP on the subject:

--suggestion that after each section the goal be referenced but also the specific OCP sections and references that we want to address

--If OCP is to remain a relevant document, it needs to include a clear statement of intent that the community aims to have housing for community members

--should be clear in the OCP our main focus is to support those living here and working here, not to be a short-term tourism destination

A wide-ranging discussion followed on permits, caps, regulations, and on ways of getting the necessary data. The committee then moved to discussing the draft report as a whole, suggesting changes to language, and studying certain recommendations in considerable detail.

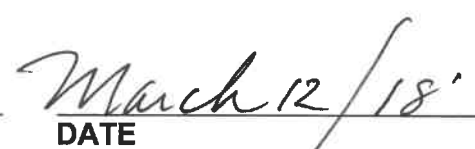
Akasha Forest agreed to work with Chair Anderson on fleshing out this report for the next meeting. It was noted the CRD Housing Assessment report has still not been received.

5. **THE NEXT MEETING** will take place Monday March 12 at 1.30 p.m.

The following meeting will take place March 26 at 1.30 p.m.

6. **ADJOURNMENT**

The meeting was adjourned at 3.45 p.m.

 
CHAIR DATE

CERTIFIED CORRECT:


Heather C. Martin, Recording Secretary

DRAFT



Galiano Island Advisory Planning Commission Record of Meeting



Date: March 12, 2018
Location: Islands Trust Office
Madrona Drive, Galiano Island, BC
1.30 p.m.

Members Present: ___ Sheila Anderson
 ___ Dave Koster
 ___ Barry New
 ___ Judith Parrack

Members Absent:
 ___ Akasha Forest (regrets)
 ___ Bowie Keefer

Staff Present: Heather C. Martin, Recorder

Members of the Public: one



1. **CALL TO ORDER**

The meeting was called to order at 1:40 p.m.

2. **APPROVAL OF THE AGENDA**

By **general consent** the agenda was approved.

3. **APPROVAL OF THE MINUTES**

It was **moved** and **seconded** that the minutes of February 19, 2018 be adopted.

CARRIED

4. **CONTINUING AFFORDABLE HOUSING REFERRAL WORK**

The latest draft *Referral Report on Affordable Housing* was circulated by email prior to the meeting and was the focus of the day's discussion. The latest draft includes specific references to the OCP where applicable. Chair Anderson noted that going through the OCP sparked other

DRAFT

thoughts, which she added for consideration and comments. Section 5 was designed with future affordable housing projects in mind, and speaks to size, location, density and other issues including cost. It hasn't yet been turned into recommendations; more background, details and focusing is required. Discussion ensued.

Recapitulation: the discussion was useful. It is important to tread carefully so that we don't inadvertently recommend something that creates more problems than it solves.

The committee next read and discussed the "Community Housing Policies" section beginning on page 10 of the OCP. Each section was discussed and comments and suggestions made.

Conclusion: to include a statement in the report with constructive comments on the issue of sale, the inclusion of groundwater as an indicator of suitable land for development, and the proximity to amenities issue.

The CRD/Trust Needs Assessment Report has still not been received; the APC can't finish its own report until it comes out. Chair Anderson will notify members once it's published. In the meantime we will keep working on this to get it tighter. Judith Parrack offered to rework the report and send in a new draft by email. Her offer was accepted. A meeting with the Page Drive board was discussed and proposed for mid-April. The Chair will contact the President of the board with an invitation.

5. NEW BUSINESS

5.1 Elections

The advertisement for new APC committee members has been posted and advertised in the Active Page, with a closing date March 16, 2018. Once applications are received and appointments made, we will proceed with an election of new officers.

5.2. New referrals

It was agreed to spend the next meeting working on referral GL-RZ-2017.1 (Stevens). The applicants will be notified of the meeting and offered an opportunity to make a presentation. APC members are urged to read all the material in preparation for this discussion, including all four staff reports. It was noted that first reports have better maps and aerial photographs of the site. Chair Anderson noted our assigned duty is to look at the OCP and discuss the referral in this light.

5. THE NEXT MEETING will take place Monday, March 26 at 1:30 p.m.

The following meeting will take place Tuesday, April 3 at 1:30 p.m.

6. ADJOURNMENT

The meeting was adjourned at 3:30 p.m.

DRAFT

CHAIR

DATE

CERTIFIED CORRECT:

Heather C. Martin, Recording Secretary

Follow Up Action Report

Galiano Island

02-May-2016

Activity	Responsibility	Target Date	Status
GL-TUP-2016.1 (Stettner) -Covenant being registered. Staff waiting for confirmation and delivery of registered covenant. March 2018 - Applicants inform staff property to be sold, application to be withdrawn. File Closed.	Phil Testemale	01-Jul-2016	Done

05-Feb-2018

Activity	Responsibility	Target Date	Status
Release of Covenant request (Simone) 861 Bluff Road (PID 027-151-247), approved. Covenant release for chair""s signature	Sharon Lloyd-deRosario		Done

05-Mar-2018

Activity	Responsibility	Target Date	Status
Application GL-RZ-2017.2 (Mignault) to be referred to the APC	Rob Milne Lori Foster		Done
Bylaw enforcement staff are requested to provide a report on the enforcement history related to the property located at 2-720 Active Pass Drive (Mignault) including information on tickets which have been issued ad the nature of the offense related to those tickets. The report is also to include information on accessory buildings on the property.	Miles Drew Warren Dingman		On Going
The Mayne Island LTC is to be advised that the Galiano Island LTCs interests are unaffected by Bylaw No.171.	Sharon Lloyd-deRosario		Done

Follow Up Action Report

The North Pender Island LTC is to be advised that the Galiano Island LTCs interests are unaffected by Bylaw Nos. 216 and 217.	Sharon Lloyd-deRosario	Done
A new item, review of split zoning, to be added to Project list.	Rob Milne	Done
A new item to be added to Galiano Island LTC Policies and Standing Resolutions table placing a moratorium on the issuance of new temporary use permits for Short Term Vacation Rental (STVR) use.	Sharon Lloyd-deRosario	Done



Making a difference...together

Regional Parks

490 Atkins Avenue
Victoria, BC, Canada V9B 2Z8

T: 250.478.3344

F: 250.478.5416

www.crd.bc.ca/parks

March 15, 2018

File No: 6130.30
Gulf Islands Regional Trails Plan

To various government agencies:
(sent by email)

RE: CAPITAL REGIONAL DISTRICT – GULF ISLANDS REGIONAL TRAILS PLAN

Over the past year, the Capital Regional District (CRD) has been developing a plan for regional trails on the Gulf Islands (Galiano, Mayne, North Pender, South Pender, Salt Spring and Saturna Islands).

The planning process included engagement to gather initial input from the public, First Nations and government agencies in early 2017 before drafting the plan, a second round of engagement between August-September 2017 on the draft regional trails plan, and finalizing the plan over the fall-winter 2017-2018, following consideration of all comments received. On March 14, 2018, the CRD Board approved the Gulf Islands Regional Trails Plan.

The plan envisions the development of approximately 50 km of new trails on the six islands that will connect ferry terminals with key island destinations. Cooperation with partners will be key to the successful implementation of the plan, which is anticipated to occur over a number of years. The Gulf Islands Regional Trails Plan is available through the CRD website at:
<https://www.crd.bc.ca/project/gulf-islands-regional-trails-plan>

The CRD would like to thank all participants in the planning process and look forward to working with you on future regional park projects.

Sincerely,

Brett Hudson
Acting Senior Manager

cc: Karla Campbell, Salt Spring Island, CRD (email)
June Klassen, Southern Gulf Islands Electoral Area, CRD (email)
John Hicks, Planning & Protective Services, CRD (email)
Carolyn Stewart, Regional Parks, CRD (email)

CS:amm

File No.: GL-RZ-2017.1 (Stevens)

DATE OF MEETING: April 9, 2018

TO: Galiano Island Local Trust Committee

FROM: Robert Kojima, Regional Planning Manager
Southern Team

SUBJECT: Rezoning of a Portion of District Lot 37
Applicant: Fred and Isobel Stevens
Location: 303 Betty Ann Drive

RECOMMENDATION

1. That the Galiano Island Local Trust Committee request staff to enter into a cost recovery agreement with the applicant for rezoning application GL-RZ-2017.1 (Stevens) for the purpose of preparing a draft covenant to reserve future road dedication consistent with the Road Network Plan and Transportation policies; and further, that the draft covenant be acceptable to the Ministry of Transportation.

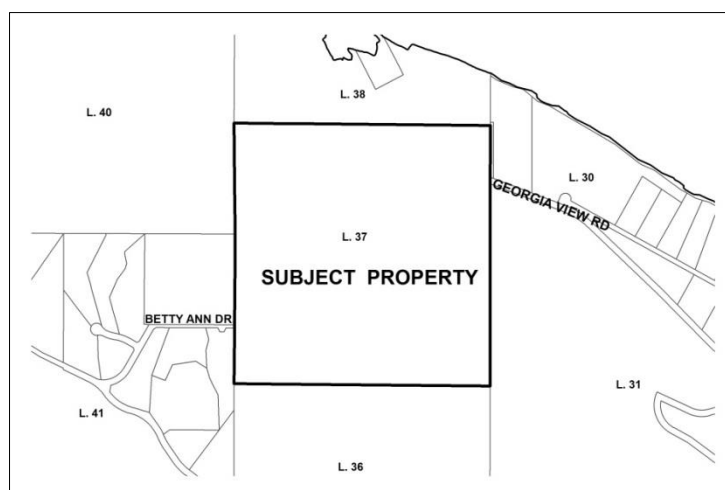
REPORT SUMMARY

The purpose of this report is to update the Galiano Island Local Trust Committee (LTC) on the status of the application and to seek direction to have a draft covenant prepared.

BACKGROUND

At their regular meeting of February 5, 2018 the Galiano Island Local Trust Committee (LTC) received an update on early consultation with key agencies, reviewed the results of early consultation with neighbouring property owners, gave First reading to bylaws 265 and 266, gave direction to undertake agency and First Nation referrals, and referred the bylaws to the Advisory Planning Commission (APC) for comment.

Background and analysis of the application is available in previous staff reports posted on the [webpage](#).



ANALYSIS

Referral Responses

Staff have followed through on the direction provided by the LTC at the previous meeting to conduct agency and First Nations referrals. Responses were requested by March 20, and responses have been received from:

- North Galiano Fire Department: interests unaffected
- Salt Spring Island Local Trust Committee: interests unaffected
- Mayne Island Local Trust Committee: interests unaffected
- Ministry of Transportation and Infrastructure: no objections and no additional requirements
- Advisory Planning Commission: no response received as of the deadline for this report, however meeting had been scheduled

Road Network Plan

Previous staff reports have reviewed the policies related to the Road Network Plan and discussed options to ensure consistency if the rezoning proceeds. Schedule 'C', Road Network Plan of the OCP designates a future Minor Rural road corridor crossing the northern part of the subject property as an extension of Georgia View Road. Dedication and construction of the road connection will only be required and accepted by MoTI at the time that development activity to the north takes place that results in the need for public road access, in meantime MOTI is prepared to accept the registration of a covenant guaranteeing the future dedication of a road right of way, without compensation. The recommendation is that as the next step, staff have a draft s. 219 covenant prepared by Islands Trust legal counsel which would achieve reservation of the road access for future dedication. Preparation of the covenant would be through cost recovery with the applicant; staff are recommending that the LTC provide direction to enter into a cost recovery agreement.

Rationale for Recommendation

The owners of the F1 zoned property, who live in an unauthorized residence on the subject property, have submitted an application to rezone a small portion of the parcel to FI(A) in order to achieve compliance with zoning regulations, including their ongoing excavation business activities. It is the view of staff that the rezoning application to legalize the excavation service which is located in association with the gravel extraction activities which are taking place under a valid license is a reasonable request in a suitable location and should be further considered. The applicants are agreeable to granting a covenant that would reserve the road for future dedication.

In addition, the LTC could proceed with consideration of second reading and direction to schedule a public hearing at this time; however the LTC may wish to wait to have the opportunity to review the draft covenant before proceeding further.

Consultation

The Land Use Bylaw and OCP amending bylaws will require a public hearing and the approval of the Executive Committee and, in the case of the OCP amendment, approval by the Minister of Municipal Affairs and Housing.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Consider Second Reading and schedule a public hearing

In addition to authorizing a cost recovery agreement for the covenant, the LTC may give second reading to the bylaws and proceed with scheduling of a public hearing. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee Bylaw No. 265, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2017”, be read a second time.

That the Galiano Island Local Trust Committee Bylaw No. 266, cited as “Galiano Island Land Use Bylaw, 1999, Amendment No. 2, 2017”, be read a second time.

That the Galiano Island Local Trust Committee request staff to schedule a Public Hearing for Bylaws No. 265 and 266,

2. Request further information

The LTC may request further information be provided prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee request that the applicant submit to the Islands Trust [list information required].

3. Choose to proceed no further

The LTC may choose to proceed no further with the application. If this alternative is selected, the LTC should state the reasons for this choice. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee proceed no further with application GL-RZ-2017.1 for the following reasons [insert reasons].

4. Proceed with an alternative rezoning option

The LTC may choose to direct staff to prepare amended bylaws using an alternative zoning approach to rezone the entire subject property. Recommended wording for the resolution is as follows:

That the Galiano Island Local Trust Committee directs staff to prepare amended bylaws based upon...

NEXT STEPS

- Receive and endorsement draft s.219 covenant
- Second reading and direction to schedule a public hearing
- The LTC may also wish to consider scheduling a stand-alone CIM.

Submitted By:	Robert Kojima Regional Planning Manager	March 28, 2018
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ATTACHMENTS

1. Proposed OCP Bylaw No. 265
2. Proposed LUB Bylaw No. 266

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 265

A BYLAW TO AMEND GALIANO ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 108, 1995

The Galiano Island Local Trust Committee enacts in open meeting assembled as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2017”.

2. Galiano Island Local Trust Committee Bylaw No.108, cited for all purposes as “Galiano Island Official Community Plan Bylaw No. 108, 1995, is amended as shown on Schedule 1, attached to and forming part of this bylaw

READ A FIRST TIME THIS 5th DAY OF February 2018

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____

APPROVED BY THE MINISTER MUNICIPAL AFFAIRS AND HOUSING THIS _____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

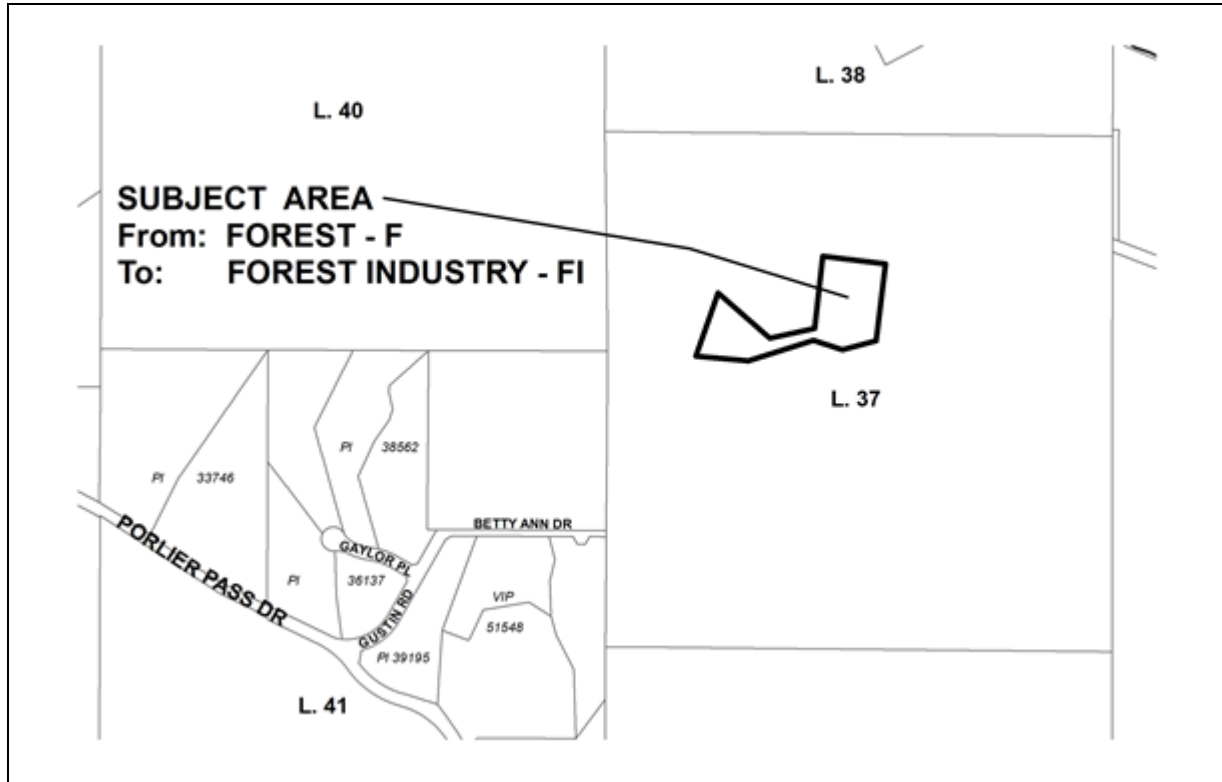
**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 265**

SCHEDULE 1

1. The Galiano Island Official Community Plan No. 108, 1995, is amended as follows:
 - 1.1 Schedule "B" – LAND USE DESIGNATIONS is amended by changing the land use designation of a portion of District Lot 37, Galiano Island, Cowichan District (PID 006-622-527) as shown on Plan No. 1 attached to and forming part of this bylaw,

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 265

PLAN NO. 1



PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 266

A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW NO. 127, 1999

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

1. Citation

This bylaw may be cited for all purposes as “Galiano Island Land Use Bylaw, 1999, Amendment No. 2, 2017”.

2. Galiano Island Local Trust Committee Bylaw No. 127, cited as “Galiano Island Land Use Bylaw, 1999,” is amended as shown on Schedules No. 1 and 2 attached to and forming part of this bylaw.

READ A FIRST TIME THIS 5th DAY OF February 2018

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

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 266**

SCHEDULE NO. 1

1. Bylaw No 127 is amended as follows:

1.1 Section 4.1 of Part 4, "CREATION AND EXTENT OF ZONES" is amended by the insertion of a new zone entry Forest Industrial (A) (FI(A)) below Forest Industrial.

1.2 Section 9, ECONOMIC ACTIVITY ZONES is amended by the insertion of a new Zone 9.6 (B) as follows:

"9.6(B) Forest Industrial Zone A – FI(A)

The intent of the FI(A) zone is to permit limited industrial uses and an accessory dwelling within a prescribed area of a forest lot.

Permitted Uses

9.6(B)1 In the Forest Industrial FI(A) zone the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Parts 2 and 3, and all other uses are prohibited.

- 9.6(B).1.1 contractors' workshops and yards
- 9.6(B).1.2 sawmilling, planing and manufacturing of wood products
- 9.6(B).1.3 gravel processing and storage
- 9.6(B).1.4 one self-contained accessory dwelling unit for the owner or operator of a principle use

Permitted Density

- 9.6(B).2 Lot coverage must not exceed 20% of any zoned area.
- 9.6(B).3 Not more than one dwelling is permitted on each lot.

Permitted Height

- 9.6(B).4 No building or structure for a use permitted by this section may exceed 9 metres in height. Accessory buildings and structures must not exceed one storey and a height of 5 metres

Minimum Setbacks

- 9.6(B).5 Buildings and structures must be sited at least 6.0 metres from a zone boundary

Minimum Lot Size

- 9.6(B).7 No lot having an area less than 2.24-hectare may be created by subdivision."

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 266**

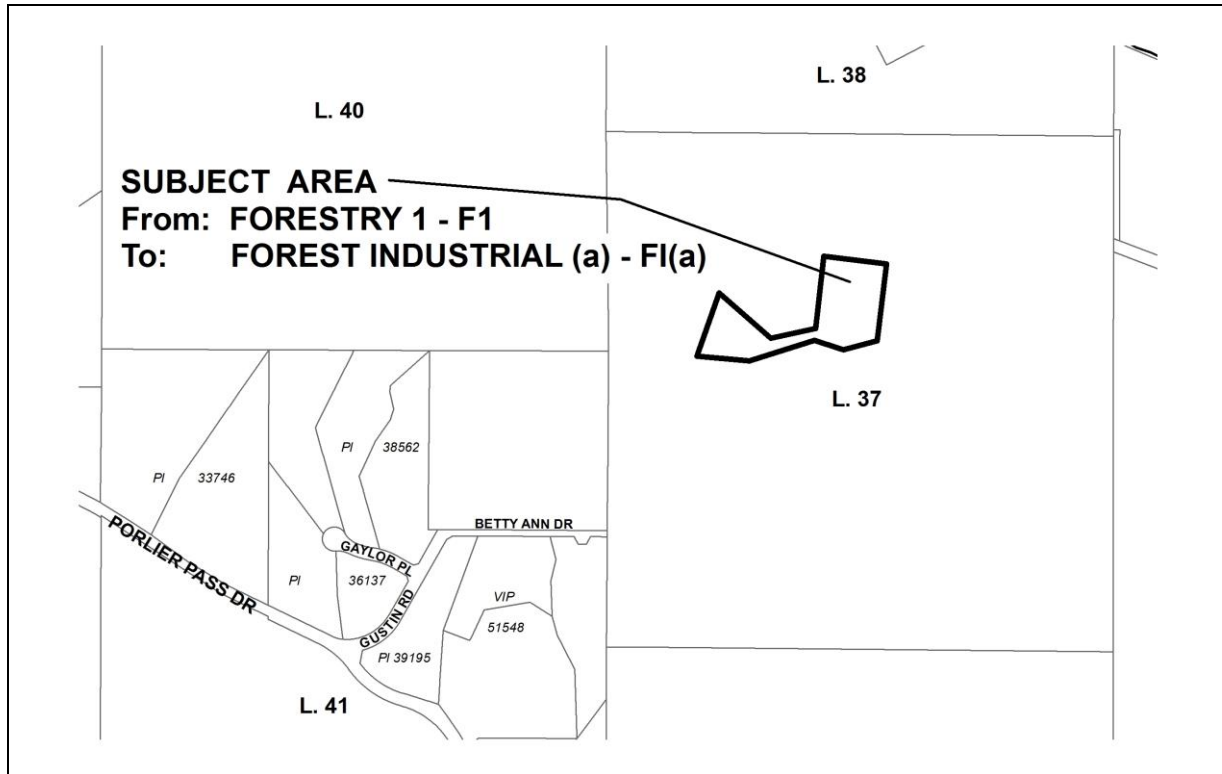
SCHEDULE NO. 2

2. Bylaw No. 127 is amended as follows:

- 2.1 **Schedule “B” – (Zoning Sheet South)** is amended by changing the zoning classification of a portion of District Lot 37, Galiano Island, Cowichan District (PID 009-622-527) from Forest 1 (F1) to Forest Industrial (FI(A)) as shown on Plan No. 1 attached to and forming part of this bylaw.

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 266**

PLAN NO. 1



Top Priorities

Galiano Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Telecommunication Strategy	Review telecommunication options, including policies for telecommunication towers, on Galiano Island.	01-Feb-2016	Rob Milne	01-Dec-2017
2	Affordable Housing Strategy	Special APC to review options	07-Mar-2016	Rob Milne	31-Oct-2018
3	Dock Review	Review issues regarding docks and new shoreline information and whether changes are required to the LUB.	07-Mar-2016	Rob Milne	31-Oct-2018

**Projects****Galiano Island**

Description	Activity	R/Initiated
Soil Removal and Deposit Bylaw	Review need and options for implementation of soil removal and deposit bylaw	12-Sep-2011
Comprehensive Watershed Planning	?	01-Oct-2016
Commercial Vacation Rental (TUP) Review	Review the Temporary Use Permit (TUP) guidelines in the Official Community Plan in relation to commercial vacation rentals.	05-Dec-2016
Review of split zonings.		05-Mar-2018
Amendments to Forest designation and F1 zone -	Consider options for amendments to Forest Land Designation and policies and F1 zoning for lands without Managed Forest Status. Draft bylaws have been prepared, project deferred at meeting of April/12	16-Apr-2012
Parking Issues	Issue for discussion with MoTI and public parking issues generated from associated islands. (see correspondence from P. Midgely on agenda of Apr/12)	23-Jul-2012
Bike Trails and Camping	Letter dated July 8, 2013 received from Galiano Parks and Recreation Commission regarding bike safety on Galiano roads (See Transportation policy U of Section 1.1) and for the allowance of non-commercial camping on private lots.	15-Jul-2013
Ocean Based Geo-Exchange Systems	Review of regulations for geo-thermal exchange use.	18-Nov-2013
Information Note Addition	Add in Information Note on Archeological Sites under General Regulations	18-Nov-2013
Light Industrial Zoning	A review and inventory assessment of existing and potential light industrial zones.	18-Nov-2013



Projects

Galiano Island

Description	Activity	R/Initiated
Land Use Bylaw Amendments	To review LUB for: any technical/administrative bylaw amendments (e.g. definition references and numbering), shoreline zoning wording, crown lot rezonings, and review park zoning (specifically to allow stairs in setbacks).	07-Jul-2014
Community Benefit Review for Forest Lands	Staff to prepare preliminary report for new LTC	08-Sep-2014
Consider amendments to re-designate and rezone crown owned Forest lots.- Bylaws 231, 232 at First Reading	re-refer to FLNRO for comment	



Islands Trust

Print Date: March 28, 2018

Applications

Agricultural Land Reserve

File Number	Applicant Name	Date Received	Purpose
GL-ALR-2017.1	Issac Kramer, Daysgoneby.org Land Stewards Ltd Planner: Phil Testemale	08-Dec-2017	to include land in the ALR - cattle ranch
Planning Status			
Status Date: 15-Mar-2018 Applicant advised, again, to obtain a professional agrologist's report providing advice and recommendations on potential for ALC inclusion			
Status Date: 13-Feb-2018 Phoned applicant to enquire as to intent to proceed. Advised that applicant has not decided. Applicant advised that supporting documentation would be required if the decision is to proceed.			
Status Date: 04-Jan-2018 Applicant contacted by phone and advised that additional information would be required. Applicant advised that they will get back to staff on decision as to whether to proceed with application			

Rezoning

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2014.1	Crystal Mountain Society	28-Oct-2014	20300 PORLIER PASS RD To allow for year round use of the Forest Retreat Centre
Planner: Robert Kojima			
Planning Status			
Status Date: 12-Mar-2018 Meeting with applicant representatives, more information and plans required before reporting back to LTC			
Status Date: 28-Feb-2018 Email sent to Elizabeth suggesting a meeting during March 12 on-island office hours to discuss project progress.			

Applications

Status Date: 22-Jan-2018

Meeting with Elizabeth McClelland in Galiano office. Discussion of next steps to move the application forward including discussion of information applicant needs to provide to Islands Trust staff including confirmation of engagement with neighbours regarding latest proposed changes, as well as BCLS confirmation of the registerability of the proposed subdivision layout.

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2016.2	GALIANO CONSERVANCY ASSOCIATION	08-Aug-2016	DL 57 10825 Porlier Pass Rd Rezoning from Rural to Environmental Education use and Nature Protection.
Planner: Robert Kojima			

Planning Status

Status Date: 28-Feb-2018

PH held February 5th. The bylaws received third reading. Have been referred to EC.

Status Date: 24-Jan-2018

PH scheduled for February 5, 2018

Status Date: 04-Dec-2017

LTC direction to proceed to schedule public hearing

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2017.1	DL37 Holdings, F. Stevens & I. Stevens	02-Aug-2017	Rezone DL37 from F1 to allow residential and industrial use
Planner: Robert Kojima			

Planning Status

Status Date: 28-Mar-2018

staff report recommending cost recovery for covenant preparation drafted for April agenda

Status Date: 12-Mar-2018

Site inspection of Georgia View road corridor and proposed road dedication route with applicant.

Status Date: 05-Feb-2018

First readings of bylaws and direction to refer with addition of FLNRORD.

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

GL-RZ-2017.2 BERNARD MIGNAULT 02-Nov-2017 Rezone from F1 to RR2

Planner: Rob Milne

Planning Status

Status Date: 08-Mar-2018

APC referral cover letter sent out with links to documents

Status Date: 05-Mar-2018

Application referred to APC at LTC meeting.

Status Date: 14-Feb-2018

February 14, 2018 staff report 2 approved by RPM

Subdivision

File Number	Applicant Name	Date Received	Purpose
GL-SUB-2017.2	Peter Thomson	22-Dec-2017	Proposed 20 lot bare land strata subdivision.

Planner: Robert Kojima

Planning Status

Status Date: 01-Feb-2018

Application on hold pending registration of ALC covenant

Status Date: 12-Jan-2018

called applicant to send in fees

Status Date: 22-Dec-2017

referral received, processing application, await RPM planner assignment and fee request confirmation.

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
GL-TUP-2018.1	CAROLSFELD	15-Mar-2018	weekend holiday rentals mid May to mid Oct annually

Planner: Robert Kojima

Planning Status



Print Date: March 28, 2018

Applications

Status Date: 19-Mar-2018

file opened, fees processed, given to RPM for assignment

Islands Trust
LTC EXP SUMMARY REPORT F2018
Invoices posted to Month ending January 2018

625 Galiano	Invoices posted to Month ending January 2018	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-625	LTC "Trustee Expenses"	750.00	150.61	599.39
LTC Local				
65200-625	LTC - Local Exp - LTC Meeting Expenses	5,500.00	3,256.10	2,243.90
65210-625	LTC - Local Exp - APC Meeting Expenses	500.00	1,156.10	-656.10
65220-625	LTC - Local Exp - Communications	500.00	960.49	-460.49
65230-625	LTC - Local Exp - Special Projects	500.00	0.00	500.00
TOTAL LTC Local Expense		<u>7,000.00</u>	<u>5,372.69</u>	<u>1,627.31</u>
Projects				
73001-625-2002	Galiano OCP/LUB	5,000.00	982.69	4,017.31
73001-625-4065	Galiano Dock Review	4,500.00	0.00	4,500.00
73001-625-4081	Galiano Telecommunications Strategy	5,000.00	640.57	4,359.43
TOTAL Project Expenses		<u>14,500.00</u>	<u>1,623.26</u>	<u>12,876.74</u>

Galiano Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

Updated: March 6, 2018

No	Meeting Date	Resolution No.	Issue	Policy
1.	May 11, 2009 / Amended February 3, 2014	GL-LTC-85-09 Amended:	Parks Commission Referral	That staff refer all applications adjacent to a park or ocean access to the Galiano Island Parks and Recreation Commission for comment
2.	October 18, 2010	GL-LTC-115-10	Publishing Notices beyond legal requirements	THAT the Galiano Island Local Trust Committee will advertise Public Hearing Notices in either the Active Page Magazine or Islands Tides Newspaper in addition to the legally required advertising in the Driftwood Newspaper.
3.	October 17, 2011	GL-LTC-205-11	Special Occasion Liquor Licenses	THAT where a Liquor Control and Licensing Branch Special Occasion License referral relates to a property on which Galiano Island Land Use Bylaw No. 127, 1999 permits public assembly uses, such as restaurants or community halls, and where there have been no issues related to parking or past complaints for the preceding three years , staff may approve the Special Occasion License without referral to the Local Trust Committee. All other Special Occasion License referrals are to be referred to the Local Trust Committee for consideration.
4.	February 3, 2014		Applications with Open Bylaw Enforcement files	On properties where there is an open bylaw enforcement file, planning staff should refer planning applications to the Bylaw Enforcement Manager for comment where one or more of the following circumstances exist: 1. There have been significant delays or longer than typical timelines in the enforcement process 2. The LTC is considering on-going, relevant policy or regulatory changes that could impact enforcement 3. Litigation has been recommended 4. Legal counsel has been involved (beyond providing a basic interpretation) 5. There has been enforcement action beyond seeking voluntary compliance (e.g. a BEN warning or ticket, adjudication, a compliance agreement negotiated, etc.) 6. There has been, or is an expectation of, joint enforcement with other jurisdictions 7. There is potential for impact on other related enforcement files.

No	Meeting Date	Resolution No.	Issue	Policy
5.	April 7, 2014	GL-2014-029	Community Wells as a Community Benefit	That the Galiano Island Local Trust Committee will consider as a community benefit for all rezoning applications where there is an increase in density, the establishment of an instrumented observation well.
6.	December 5, 2016	By consent	TUP for Commercial Vacation Rentals	Without fettering its discretion, the LTC provided the following guidance with respect to its consideration of TUP applications for Commercial Vacation Rentals: 1. A Commercial Vacation Rental use should only be considered in one dwelling per lot 2. Permits being considered in Water Management Areas should include conditions requiring cisterns with a minimum capacity of 16,000 litres and a water meter. 3. In order to assist in assessing cumulative impacts, staff are requested to continue to provide an updated map showing the location, status, and maximum number of guests of all Commercial Vacation Rental TUP applications.
7.	March 5, 2018	GL-2018-023	TUPs for Short Term Vacation Rental use	That the Galiano Island Local Trust Committee place a 12 month moratorium on the issuance of new temporary use permits for Short Term Vacation Rental (STVR).

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To:	Local Trust Committees	For the Meeting of:	Various
From:	David Marlor, LPS Karen Hurley, TAS	Date Prepared:	March 2, 2018
SUBJECT:	Land-use planning implications of Fisheries and Oceans Canada <i>Integrated Geoduck Management Framework 2017</i>		

PURPOSE: To inform local trust committees about the land-use implications of the of Fisheries and Oceans Canada *Integrated Geoduck Management Framework 2017*

BACKGROUND:

At the November 2, 2017 meeting the Executive Committee requested that:

Local Planning Services and Trust Area Services staff collaborate on the preparation of a briefing for local trust committees about the land-use planning implications of the DFO 2017 Integrated Geoduck Management Framework.

The Fisheries and Oceans Canada (DFO) *Integrated Geoduck Management Framework 2017* (IGMF) guides the management of geoduck clam aquaculture, including siting guidelines for new applications for inter-tidal and sub-tidal geoduck aquaculture, as well as for applications for size increases to existing shellfish aquaculture operations.

Currently in the Islands Trust Area, most shellfish aquaculture tenures are limited to Baynes Sound because this area has the best conditions for the raising of these types of shellfish. Wild geoduck clams are more widespread in the Islands Trust marine areas, and, under the IGMF, there is potential for geoduck clam aquaculture operations to be installed in wild geoduck habitats. As a result, staff expects that Geoduck clam aquaculture tenures could be applied for in many other locations throughout the Trust Area but would be influenced and/or limited by:

- appropriate ecological/substrate conditions;
- zoning; and
- the DFO IGMF 2017, which identifies areas available for geoduck clam aquaculture applications.

With release of the DFO Integrated Geoduck Management Framework 2017, applicants are now able to apply for aquaculture licenses throughout the B.C. coast, including the Trust Area. Shellfish aquaculture is now under the exclusive jurisdiction of DFO to manage the fishery and provide licenses to operators. The province issues tenures for the sites and manages the harmonized application process.

There are existing aquaculture licenses that include geoduck clams among many possible species that could be implemented at this time on many Gulf Islands, including: Lasqueti, Hornby, Salt Spring, and Denman. There are also many islands that have existing aquaculture licenses that do not currently include geoduck clams; however, operators could apply to have them added to the license, including: Thetis (5), Gabriola (1), Salt Spring (4 including one at Burgoyne Bay) and many near Denman.

Attached are maps of the Islands Trust Area, indicating areas that currently permit aquaculture and/or limited aquaculture.

Under IGMF 2017, there is also the potential for the opening up of wild geoduck areas to DFO applications for both intertidal and subtidal geoduck clam aquaculture licenses in various sites in the Trust Area by First Nations (red zones) and all operators (yellow and non-colour areas on attached maps).

DFO staff, however, is not expecting a large number of new or amendment applications for geoduck clam aquaculture and have advised that throughout BC there “are currently 57 facilities licensed for geoduck. Of this, 25 are licensed for intertidal, of which only 6 have approved harvest plans, and only 2 have ever reported production, the last being in 2015.” DFO staff has also confirmed that “the addition of geoduck to an existing licence requires an amendment with full DFO review. Any proposed addition of non-standard infrastructure (including geoduck tubes) would also trigger a review of the application by the BC government.

Implications of the IGMF

In British Columbia, the province has responsibility for issuing tenures for aquaculture and the federal government has responsibility for issuing licenses for the operation and management of aquaculture.

Under s.479 of the *Local Government Act*, local trust committees have the authority to zone the surface of the marine areas. However, aquaculture is a federally regulated industry and local zoning cannot infringe on the federal authority. Therefore, local trust committees are limited to determining the location that it deems suitable for aquaculture operations but cannot restrict the species grown in the tenure area. Local trust committees could regulate siting and size of buildings and structures as part of its s.479 authority, provided that such regulations do not restrict the aquaculture operations as licensed by the federal government.

Any areas suitable for geoduck clam aquaculture that are already zoned for aquaculture uses could be used to grow and harvest geoduck. Operator licenses may already include geoduck clams, or they could be added to the aquaculture license, likely without a referral process.

Areas that are not zoned for aquaculture would require a rezoning application before they could be used for aquaculture (including geoduck clams).

ATTACHMENT(S):

1. 2018 Island Trust water zoning maps (with index map)
2. Staff report on potential impacts associated with geoduck clam aquaculture in the Islands Trust Area, November 12, 2017
3. Fisheries and Oceans Canada *Integrated Geoduck Management Framework 2017* (IGMF)
4. IGMF Maps associated with Islands Trust Area -- Pacific Fisheries Management Areas: attached and at DFO website
 - a. 14 South - Denman, Hornby, Lasqueti, N. Thormanby Islands
 - b. 16 - Denman, Hornby, Lasqueti, N. Thormanby Islands
 - c. 17 - Gabriola, Galiano, Mudge and Thetis Islands
 - d. 18 - Saturna, Salt Spring Islands (all SSI Conditional Closure)
 - e. 19 - James, Sidney Islands

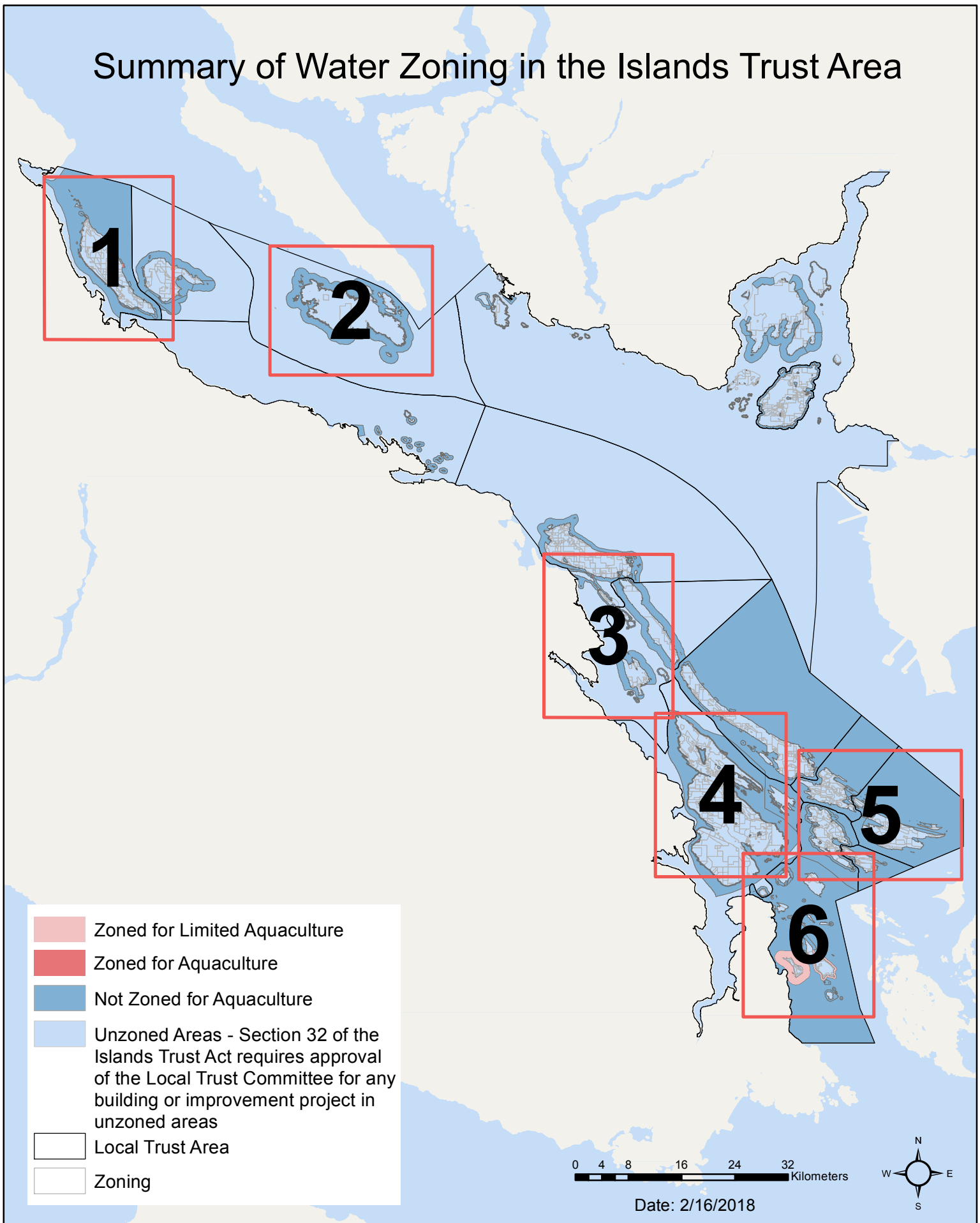
FOLLOW-UP:

TAS staff will continue to monitor any new information on geoduck clam aquaculture. Further follow-up at the direction of Local Trust Committees.

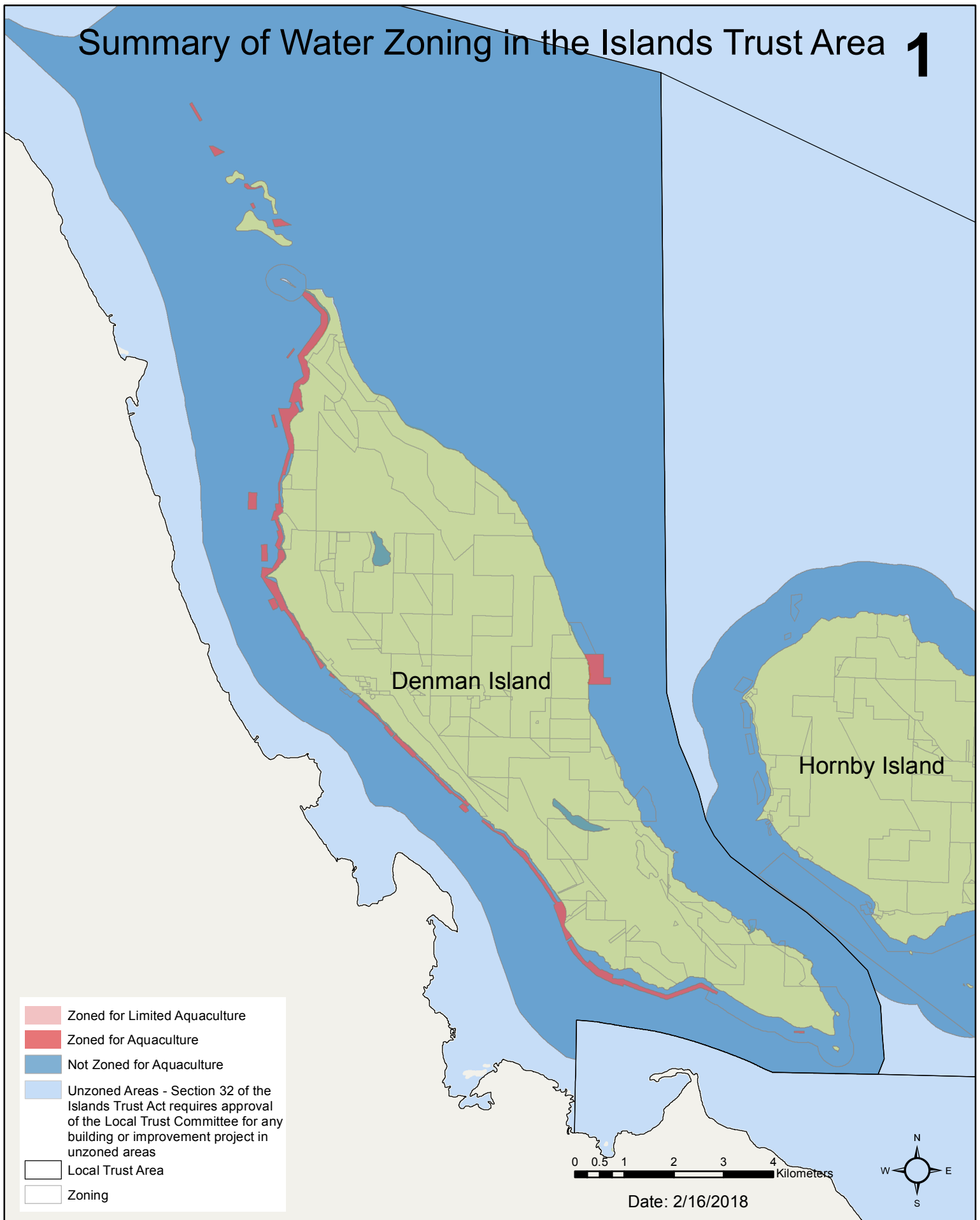
Prepared By: David Marlor, Local Planning Services
Karen Hurley, Trust Area Services

Reviewed By/Date: Clare Frater, Trust Area Services, March 5, 2018

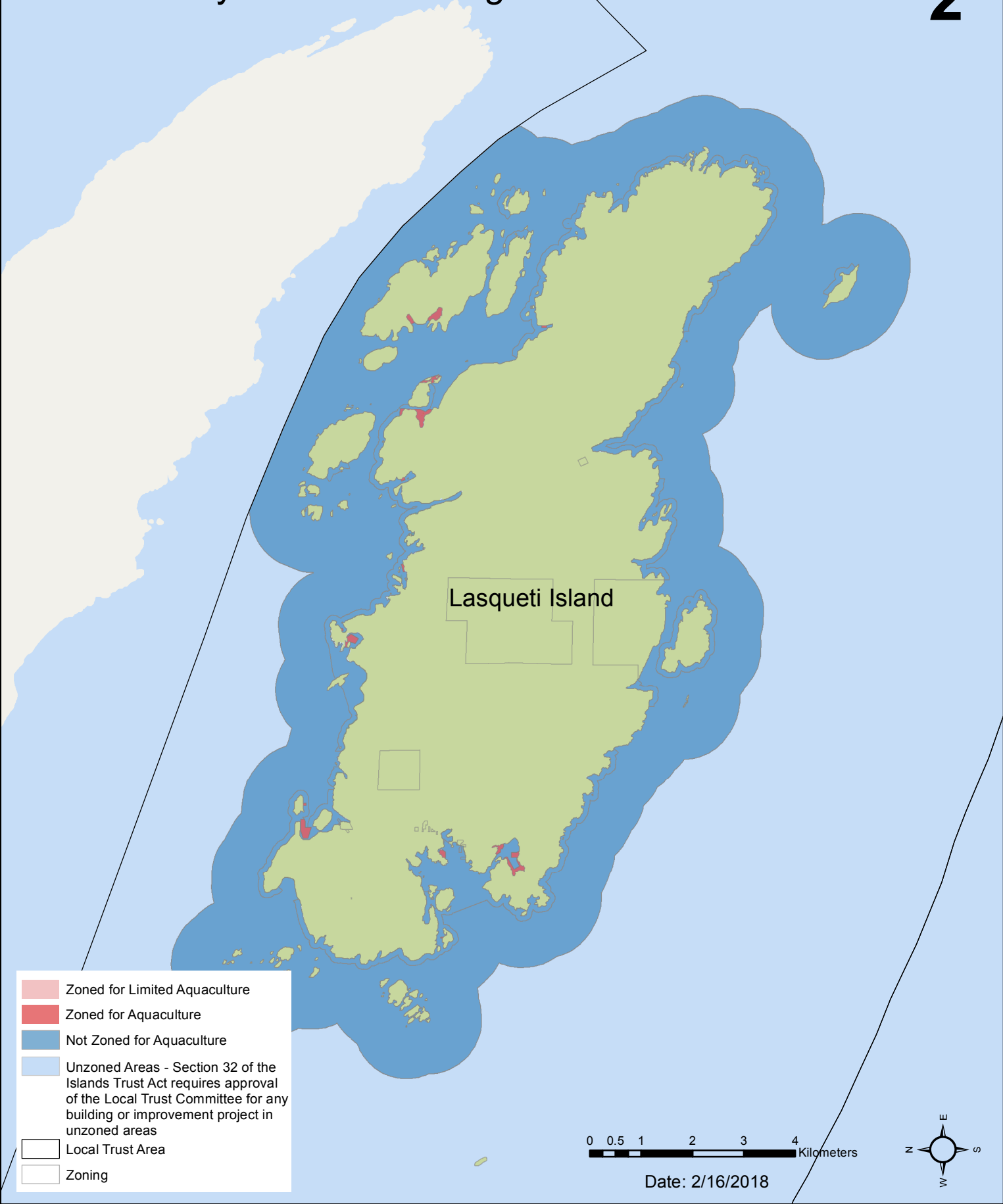
Summary of Water Zoning in the Islands Trust Area



Summary of Water Zoning in the Islands Trust Area 1



Summary of Water Zoning in the Islands Trust Area **2**



Summary of Water Zoning in the Islands Trust Area **3**

Gabriola Island

Thetis Island

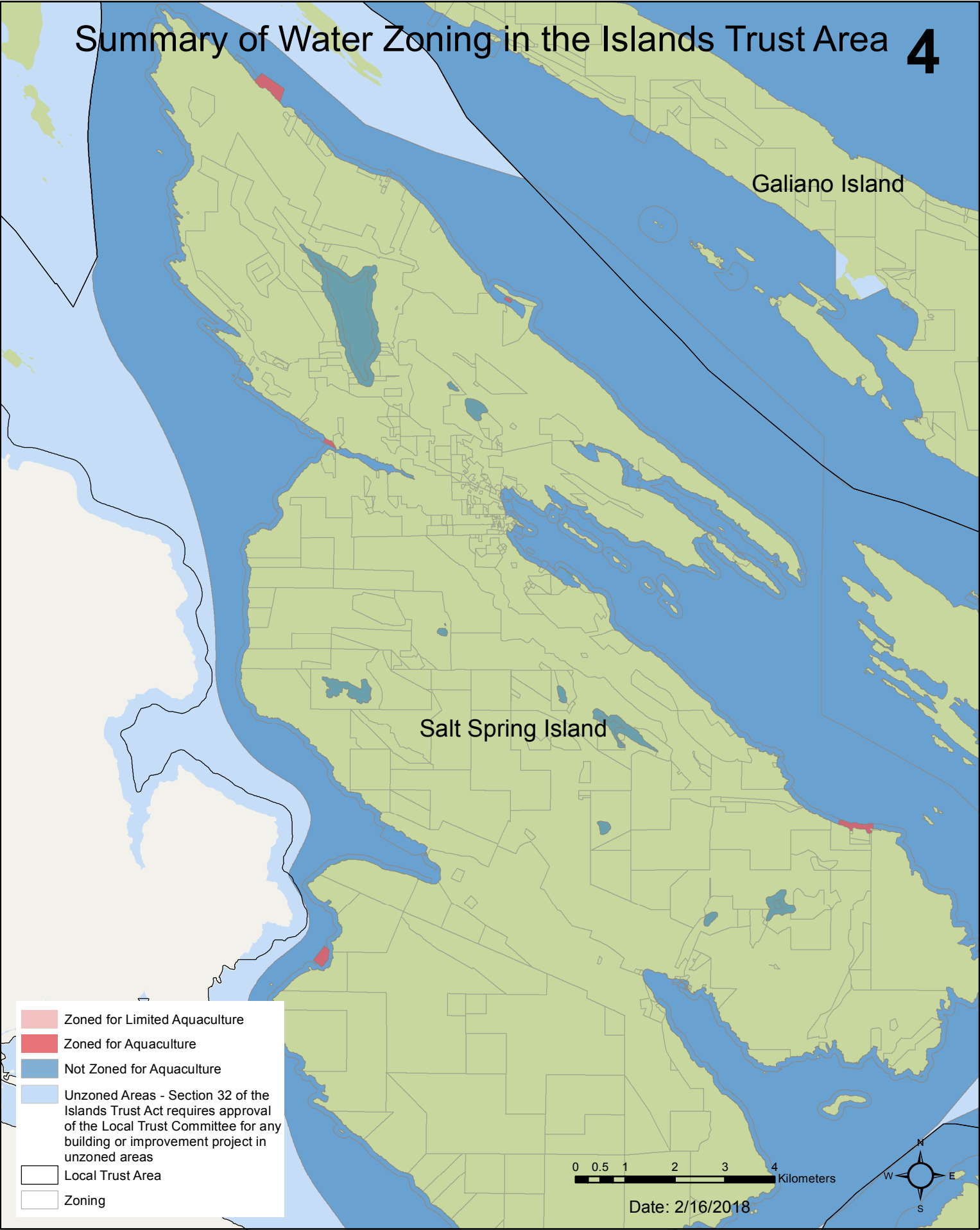
- Zoned for Limited Aquaculture
- Zoned for Aquaculture
- Not Zoned for Aquaculture
- Unzoned Areas - Section 32 of the Islands Trust Act requires approval of the Local Trust Committee for any building or improvement project in unzoned areas
- Local Trust Area
- Zoning

0 0.5 1 2 3 4 Kilometers

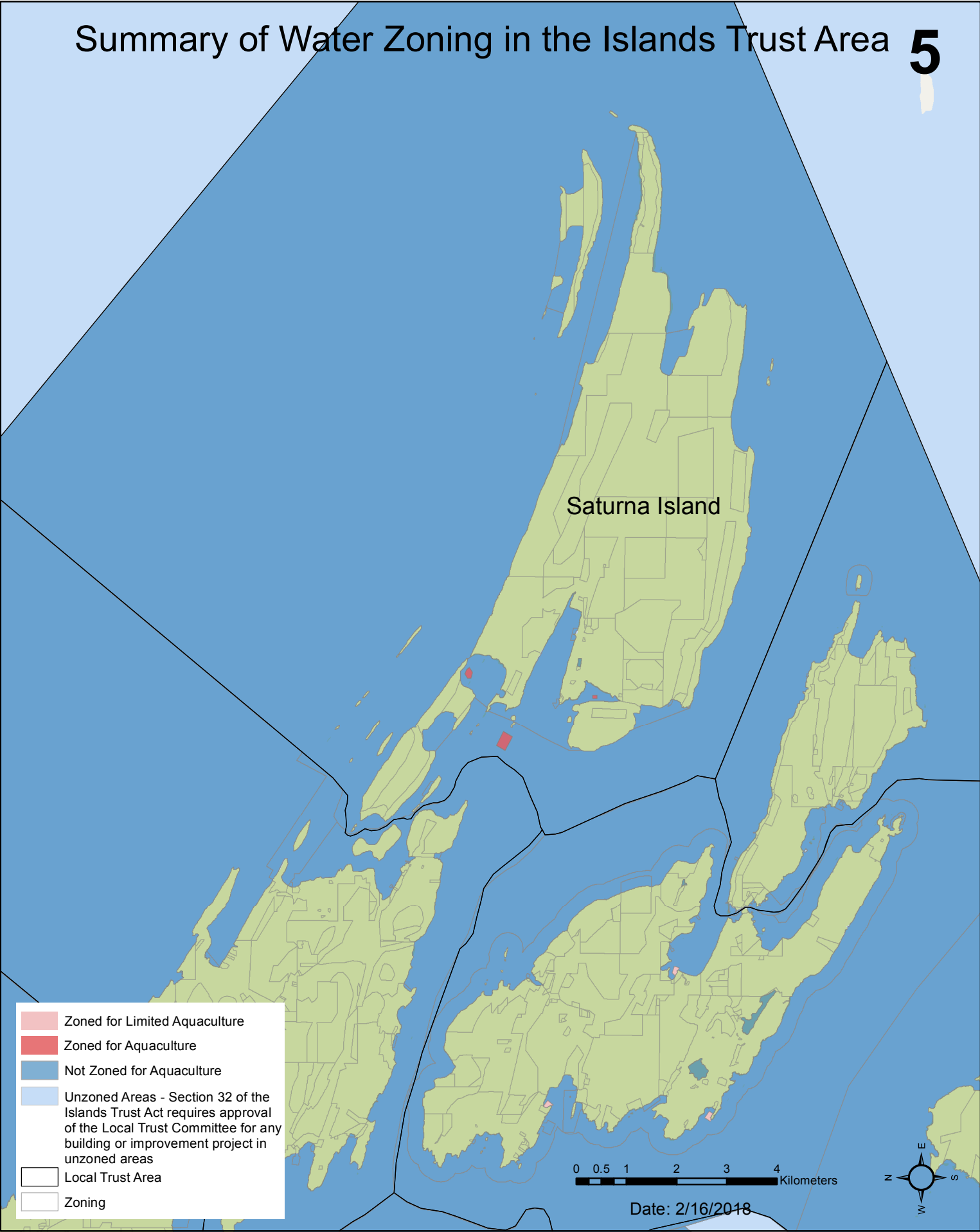
Date: 2/16/2018



Summary of Water Zoning in the Islands Trust Area 4



Summary of Water Zoning in the Islands Trust Area 5



Summary of Water Zoning in the Islands Trust Area 6

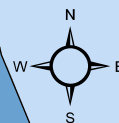
Salt Spring Island

Sidney Island

-  Zoned for Limited Aquaculture
-  Zoned for Aquaculture
-  Not Zoned for Aquaculture
-  Unzoned Areas - Section 32 of the Islands Trust Act requires approval of the Local Trust Committee for any building or improvement project in unzoned areas
-  Local Trust Area
-  Zoning

0 0.5 1 2 3 4 Kilometers

Date: 2/16/2018



Staff report on potential impacts associated with geoduck clam aquaculture in the Islands Trust Area

**By Karen Hurley, PhD, Senior Policy Advisor
November 12, 2017**

On June 21, 2017, the Islands Trust Council requested Executive Committee to investigate the potential impacts associated with geoduck aquaculture in the Islands Trust Area and, as appropriate, initiate advocacy.

This report has been produced using review of the latest scientific peer-reviewed research on impacts from geoduck clam aquaculture, as well as conversations and meetings with staff from the Department of Fisheries and Oceans (DFO), the BC Ministry of Agriculture, the BC Ministry of Forests, Lands and Natural Resources Operations and Rural Development (FLNRORD), Vancouver Aquarium and members of the Association of Denman Island Marine Stewards. *Given the limited staff time available for this project, and the lack of definitive science, this report offers only an overview of potential impacts and highlights area worthy of further study.*

During a review of the issue, two major themes emerged: there is uncertainty as to the expected scale of the industry now that DFO's 2017 Geoduck Integrated Management Framework is in force and therefore there is uncertainty about the, scale of the potential impacts. There is also uncertainty about the extent to which geoduck aquaculture might occur in the intertidal zone.

The potential impacts discussed in this report include damage to habitat vital to other species including herring, reduced bird foraging, microplastic contamination, human health, chemical contamination, garbage and ocean acidification.

It is worth noting at the outset that, to date, there are no studies that evaluate the potential impacts of geoduck aquaculture at the ecosystem level or the cumulative impacts of an expanded industry in the Salish Sea, though most researchers call for this level of study to be done.

A description of geoduck clam aquaculture practice is attached as Appendix 1.

Geoduck aquaculture has taken place in British Columbia since the early 1990s. In that time, interest in geoduck aquaculture has continued to grow as demand for the giant clam, especially in China, has sent prices soaring. Many, including Trust Area First Nations, see the emerging geoduck aquaculture industry as a significant opportunity for economic development and long-term employment for local residents. Compared to Washington State the industry in BC is at an early stage, but with the recent approval of a DFO Integrated Geoduck Management Framework 2017 (IGMF) is poised to expand.

There are concerns in island communities that DFO has insufficiently considered ecosystem and cumulative impacts. In creating the IGMF, DFO chose to limit their consideration and scientific analysis geoduck aquaculture at the policy level to the principle of 'conservation', which was narrowly defined: "conservation and long-term sustainability of wild geoduck stocks is the first priority." No mention is made in the IGMF of protection of the marine environment, fish habitat or human health. DFO staff advises that broader ecological impacts will be assessed at the licence application level. This raises concern that assessment at the individual licence will result in insufficient consideration of cumulative impacts regionally.

Concerns about geoduck aquaculture impacts are not new. In 2007, the BC Legislature’s Special Committee on Sustainable Aquaculture [recommended](#) that:

“No new species are to be approved for commercial aquaculture without a consensus of independent peer-reviewed science demonstrating that the potential impact on the marine environment is minimal”. (7.5)

Recently approved geoduck clam tenures must be rescinded until conditions in Recommendation 7.5 are met”. (7.6)

Staff’s review of the available science did not result in an impression that there is scientific consensus that the potential impacts of intensive aquaculture in the Trust Area, including geoduck aquaculture, are certain to be minimal. Staff noted that many articles conclude with calls for additional research. As far as staff knows at this time, the 2007 recommendation to rescind the approved geoduck clam tenures was not acted on.

There are also strong feelings in island communities about aquaculture impacts generally. Residents are concerned that, in the past, aquaculture operators have not taken responsibility for lost equipment/garbage and that DFO is insufficiently monitoring and enforcing conditions of the licenses. Residents also seem to have a lack of trust in the adequacy of the federal government’s oversight of aquaculture, due to changes to the *Fisheries Act* in 2012 that significantly [weakened](#) the federal government’s role in fish habitat protection. There also appears to be a lack of clarity with members of the public regarding the respective roles and authorities of DFO, FLNRORD and Islands Trust.

Potential impacts of geoduck clam aquaculture

A summary of potential impacts identified by staff is below:

1. Potential damage to habitat vital to other species, including herring

There is limited local data available about habitat impacts associated with the geoduck industry so staff reviewed articles about impacts in Puget Sound, a nearby region that has more experience with intensive geoduck clam aquaculture. A review of the scientific literature related to geoduck aquaculture in Puget Sound reveals that there is an active debate among scientists as to the severity of the impacts or potential impacts. That said, most of the scientific reports call for additional research on ecological impacts even as geoduck aquaculture intensifies. Key among these are:

- *MacDonald et al.* (2013) report negative impacts on fish and snail habitat by geoduck aquaculture gear and suggest further research to understand impacts to forage fish populations.
- *Dethier et al.* (2007), marine scientists, raised [concerns and questions](#) about geoduck aquaculture impacts to habitat, marine species and ecosystem functions. Staff understands these questions remain unanswered.

In 2013, DFO scientists conducted a one-year study on potential impacts of geoduck clam intertidal aquaculture in a small study area (not a large commercial operation) near Nanoose, BC. This study concluded that there are limited ecologically-significant effects of intertidal geoduck aquaculture. The exceptions found were that after liquefaction of the geoduck site during harvesting the sediment structure took 123 days to recover, and that there was a lack of seasonal increase in infaunal (beings that live in the sand such as forage fish) abundance and richness after harvesting. The study recommended more research on a larger scale.

Robinson et al. (2013) describe how Pacific sand lance do not have a swim bladder, so when they are not foraging they bury into the intertidal or subtidal sand and they also aestivate in the sand (like hibernation) when food is scarce. A reduced number of forage fish and invertebrates living in the sand and finer ocean floor sediments after liquefaction from the stingers (inserted to a one metre depth) is not surprising because their habitat has been significantly changed. As *Dethier et al. (2007)* write: organisms in the intertidal zone are adapted to small scale disturbances – this large scale disturbance with stingers is not part of their evolutionary history.

Staff notes that it remains unclear whether geoduck aquaculture will occur in the intertidal zone. Although not specific to the geoduck industry's activities, a 2002 review of BC shellfish aquaculture in Baynes Sound assigned the impacts of site clearing with a rake and other harvesting activity as High Severity on forage fish intertidal habitat.

Doug Hay, PhD, who spent most of his career as a research scientist with DFO, and who continues to serve as scientist emeritus addressing issues related to herring and other forage fish, cautions that pertinent environmental impact analysis of risks to forage fish species have never been done. He suggests that nobody knows if geoduck aquaculture could jeopardize the amount and quality of spawning habitat for herring or other forage fish species such as surf smelt or sand lance, but that, the loss of vital spawning habitat could lead to declines in abundance of forage fish species, including herring, which in turn could impact other species, especially seabirds. Within the Trust Area, forage fish provide up to 50% of the diet of Chinook salmon that are the primary food of the Southern Resident orcas. Using spawning records back to 1928, Dr. Hay explains that the most important herring spawning areas occur on only 10% of the total BC coastline. *Lambert Channel, between Denman and Hornby Islands, is the largest area of herring habitat in BC with 35% of BC's total herring spawning area.* In addition, Dr. Doug Hay cautions that, collectively, we are all taking herring for granted, especially in the Strait of Georgia, and taking big risks with geoduck aquaculture in herring spawning areas. He recommends additional research on this topic.

The IGMF permits geoduck aquaculture in many parts of the herring spawning area of Baynes Sound and Lambert Channel (Denman and Hornby Islands). This is herring habitat that is defined as Vital by DFO.

2. Potential impacts to species due to reduced foraging

There is also concern that intensive intertidal geoduck aquaculture may negatively impact birds through alienation of foraging habitat in the inter-tidal zone as well as birds being caught in the predator netting. Baynes Sound and other marine areas within the Trust Area are important bird habitats. .

Ferriss et al. (2016) undertook modelling for Puget Sound that found that the gear associated with geoduck aquaculture including PVC pipes and anti- predator nets may, if the already intensive industry more that doubles in that region, have an impact on the Puget Sound food web because of changing forage opportunities including a substantial decrease of most resident birds including great blue herons and reduction in wild salmon.

There is widespread use of netting in the aquaculture industry. Given this, staff was interested to read studies that the anti-predator nets (APN), which were created to reduce bird and crab predation of aquaculture clams, have not been effective in reducing bird foraging behavior or crab predation. In fact, the nets have increased the number of small predatory crabs in Baynes Sound to the point that Dr. Leah Bendell (2014) suggests that “it is likely that maximum bivalve productivity within Baynes Sound has been reached in that any further gains hoped to be achieved through seeding will not be realized as a consequence of predation.”

Staff also learned that in a 2015 study, also focused on Baynes Sound, Dr. Bendell, documents how the anti-predator nets degrades the sediment geochemical characteristics, are hazards to wildlife and humans, and provides a place for sea lettuce to take hold, which contributes to poor water quality and a likely loss of ecological function on the sea bed. More research is recommended by the author.

3. Microplastic contamination

The plastic anti-predator netting and PVC pipes used in inter-tidal geoduck aquaculture may impact the marine environment as they break down in the saltwater and sun exposure. A recent research paper from Washington State explains that the “contribution from larger marine plastic debris to microplastic formation is greatest on beaches where UV light and wave action can enhance degradation.” According to Feldman (2002) PVC is a poorly photostable polymer especially the matt finish PVC, like the ones used in geoduck aquaculture, and can be severely weathered in outdoor uses where weathering is caused by heat, mechanical action (waves), algae and their enzymes (biodegradation). During a visit to Baynes Sound in early August, staff observed abandoned and in-place anti-predator netting and PVC pipe sections that were exposed to wave action and sunlight and, as a result, were in various states of weathering.

A 2014 paper by Jean-Pierre Desforges, Peter Ross, Vancouver Aquarium researcher, and others, documented extremely high levels of microplastics in the Strait of Georgia, of which 80% is fibrous plastics. In a 2015 paper by the same researchers found that zooplankton are eating these microplastic particles. Dr. Ross also explained to staff that researchers have found that the type of microplastic differs according to where you are looking. For example PVC microplastic is denser than water and therefore tends to be found in the sediments, while fibres are more buoyant and are found in the water column. Dr. Bendell argues that aquaculture plastic gear including ‘oyster blue’ rope, netting, and plastic net bags are contributing to the highly fibrous composition of microplastics in Baynes Sound. All of the researchers suggest that additional research is required, especially in terms of ecological consequences.

DFO and the BC Shellfish Growers Association also recognise that aquaculture gear may be a source of microplastics. In 2016 they initiated a collaboratively funded research project to investigate: *Microplastics and Shellfish Aquaculture: Presence, Extent, Potential Impacts and Mitigation Measures* including the type of microplastics and potential sources. The research is expected to be completed by December 31, 2017.

4. Human health

If undertaken, intertidal geoduck clam installations would involve anti-predator nets to protect the juvenile geoducks. There is a human health concern associated with the rebar used to hold the anti-predator nets (APN) in place because it tends to erode quickly at the bend and then break off, forming a point. These points are hazardous if stepped or fallen on – as happened on Denman Island twice in the summer of 2017 in clam tenures.

5. Chemical contamination

Lead line is a product used to attempt to hold the netting in place. This product is used throughout the fishing industry. It is made of a loosely braided nylon with lead balls inside. In the intertidal zone, if the nylon braid erodes there is a risk of [animals or birds ingesting](#) the lead balls. Future research is warranted.

6. Garbage

Garbage and gear abandonment is a long standing aquaculture issue, acknowledged by provincial staff and addressed in the BC Shellfish Growers *Environmental Code of Practice*. Staff observed an unsuccessful geoduck operation intertidal zone on the south end of Denman Island where the gear was obviously abandoned and causing potential danger to humans, marine species and birds.



Abandoned geoduck aquaculture gear in the intertidal zone of Denman Island.



Lead line with anti-predator netting (APN)



APN: a hazard to humans and other species

All images Denman Island. Photo credit: Karen Hurley

7. Ocean Acidification

Marine research by *Bendell et al.* (2014) in Baynes Sound suggests that increased number of clams, including geoduck clams, could further increase acidification of the ocean. Climate change is increasing the [acidification of the ocean](#). Lower pH levels in the ocean threaten sea life, including shellfish, and in turn, acidification of the ocean may speed up climate change.

Emerging activities that will increase understanding of impacts:

On August 10th, 2017 the US Center for Food Safety launched a [lawsuit](#) against the US Army Corp of Engineers for approving a massive expansion of aquaculture, predominantly geoduck aquaculture, in Puget Sound without fully considering cumulative impacts across the state, including the use of pesticides.

As an outcome of the Herring forum hosted in February 2017 by the Association for Denman Island Marine Stewards, various stakeholders are considering possible methods to investigate the cumulative impacts of aquaculture on Baynes Sound. In November 2017, the Trust Programs Committee approved a project charter for a Baynes Sound/Lambert Channel forum project charter. It is expected that geoduck aquaculture will be one of the topics discussed.

There are upcoming opportunities for those involved in geoduck and other aquaculture to work in partnership for the health of marine ecosystems. These include a DFO working group on use of plastics in aquaculture and a planned 2018 Islands Trust/World Wildlife Fund Baynes Sound/Lambert Channel Forum that will bring together First Nations and other governments as well as industry and community stakeholders to identify issues and recommend solutions that will contribute to improving the health of the marine ecosystem.(Project charter attached).

It is possible that new research on this topic may be presented at the 2017 Salish Sea Ecosystem Conference in Seattle in April 2017.

Conclusion:

Staff's initial review of this topic reveals that, although as in any scientific topic there is ongoing debate, there are potential impacts associated with an expanded geoduck industry worthy of further study, particularly if there is to be farming in the inter-tidal zone. These include: negative impacts to herring spawning habitat, bird forage opportunities, contributions to the microplastics load, human health, contamination and garbage. There are also many long-standing requests for research into the potential ecosystem level and cumulative effects of geoduck clam aquaculture.

Attachments:

1. Appendix 1: How does geoduck clam aquaculture work?
2. Appendix 2: What part of the Trust is, or could be, available for geoduck aquaculture?
3. Appendix 3: Baynes Sound/Lambert Channel 2018 forum project charter
4. Link: [Integrated Geoduck Management Framework 2017](#)
5. Link: [Maps: Integrated Geoduck Management Framework](#)
6. Link: [Herring Spawning Map Lambert Channel and Baynes Sound](#)
7. Link: [April 2014 letter from Islands Trust Chair to DFO re draft Integrated Geoduck Management Framework](#)

Appendix 1

How does geoduck clam aquaculture work?

The geoduck is the world's largest burrowing clam and one of the longest lived species: maximum age recorded is over 140 year. It is now a lucrative wild fishery in the luxury food market. It is generally not consumed locally, but predominantly flown to consumers in China, and therefore, is expected to have a very high carbon footprint.

Aquaculture trials have been underway in BC for 18 years and geoduck hatcheries exist in BC, including Baynes Sound. It is unknown at this time what type of geoduck aquaculture will be conducted within the Islands Trust Area. DFO and FLNRO staff have indicated that there will likely not be much intertidal geoduck aquaculture, especially on the large scale conducted in Puget Sound but that small intertidal areas are possible, and subtidal aquaculture could be conducted. Both are untried methods in the Islands Trust Area and staff observed a failed and abandoned geoduck intertidal installation on Denman Island.

Geoduck aquaculture in the intertidal zone involves placing hatchery-raised juvenile geoduck clams into PVC pipes (that have been inserted into the sand with an auger), sometimes each PVC pipe is covered with a fine net under a rubber band, and then the entire area is covered with anti-predator nets (APN). Attempts are made to hold the APN in place with bent rebar and sometimes with lead line. The intertidal PVC pipes and predator nets are kept in place for 18 months to two years. Subtidal geoduck aquaculture, involves divers placing the hatchery juvenile geoducks in the sand and then installing a mesh 'canopy net' over the area. Industry standards do not exist yet for subtidal geoduck aquaculture as it is a new method.

The geoducks are then left to grow for five to seven years. During this time the site should be maintained to ensure that the netting is intact and not covered with algae or seaweed. In both intertidal and subtidal geoduck aquaculture (and similar to wild geoduck), once they reach suitable maturity the geoducks are removed by liquefying the sand with high pressure water from a 'wand' or 'stinger' and then removing the geoducks alive by hand. Adult geoducks may be buried to a depth of 1m and sediment liquefaction may occur down to such depths.

In Puget Sound, Washington geoduck clam aquaculture has been financially successful resulting in large areas of the intertidal zone being used by aquaculture companies.



Puget Sound geoduck aquaculture. Photo from *Aquaculture North America* magazine. February 4, 2014

At this time, BC does not have a large geoduck aquaculture industry and according to staff at DFO and in the geoduck industry, most geoduck aquaculture trials in BC have not been successful. A 2012 report prepared for DFO includes a profitability ratio that indicates a -2.5% rate of return after 10 years and 1.7% rate of return after 15 years. A BC Ministry of Agriculture and Lands 2005 report assessed the economics of subtidal geoduck aquaculture and concluded that because of the high costs of the juvenile geoducks and the placement and removals by divers "the results could range from highly successful businesses to unfortunate business failures. Prospective geoduck farmers [operators] will need to carefully consider the opportunities and risks associated with developing a sub-tidal geoduck enterprise."

Appendix 2

What part of the Trust Area is, or could be, available for geoduck aquaculture?

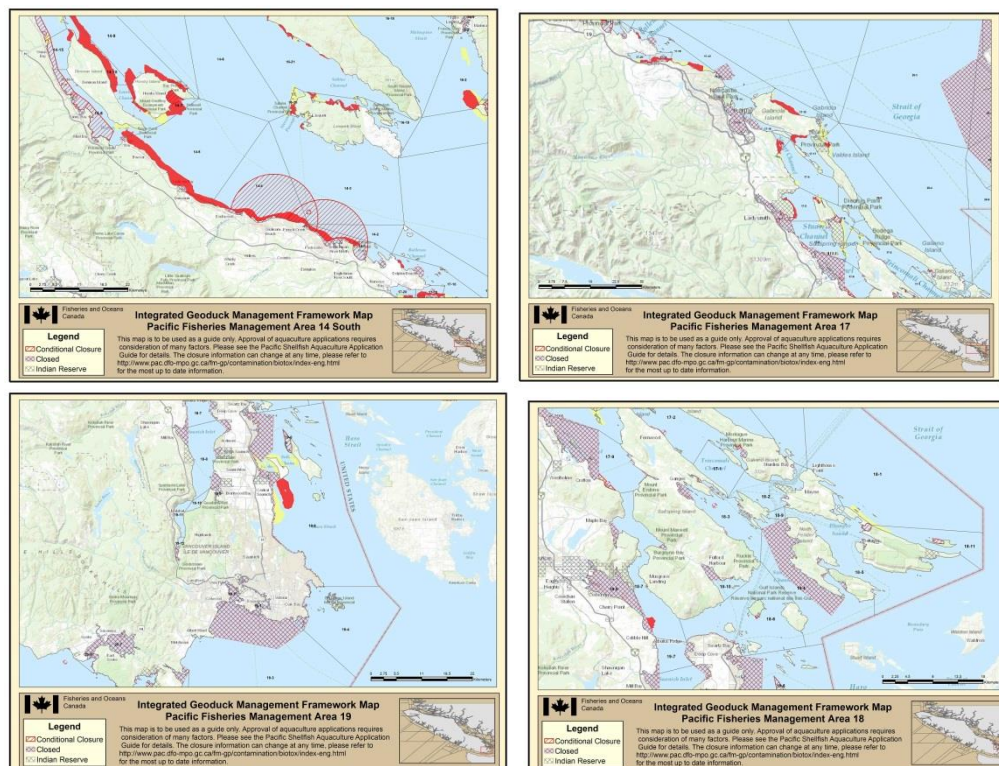
Although aquaculture impacts are now felt most strongly on Denman Island, geoduck aquaculture has the potential to be more prevalent Trust Area wide. Geoduck aquaculture could occur in various places throughout the Trust Area but would be influenced and/or limited by:

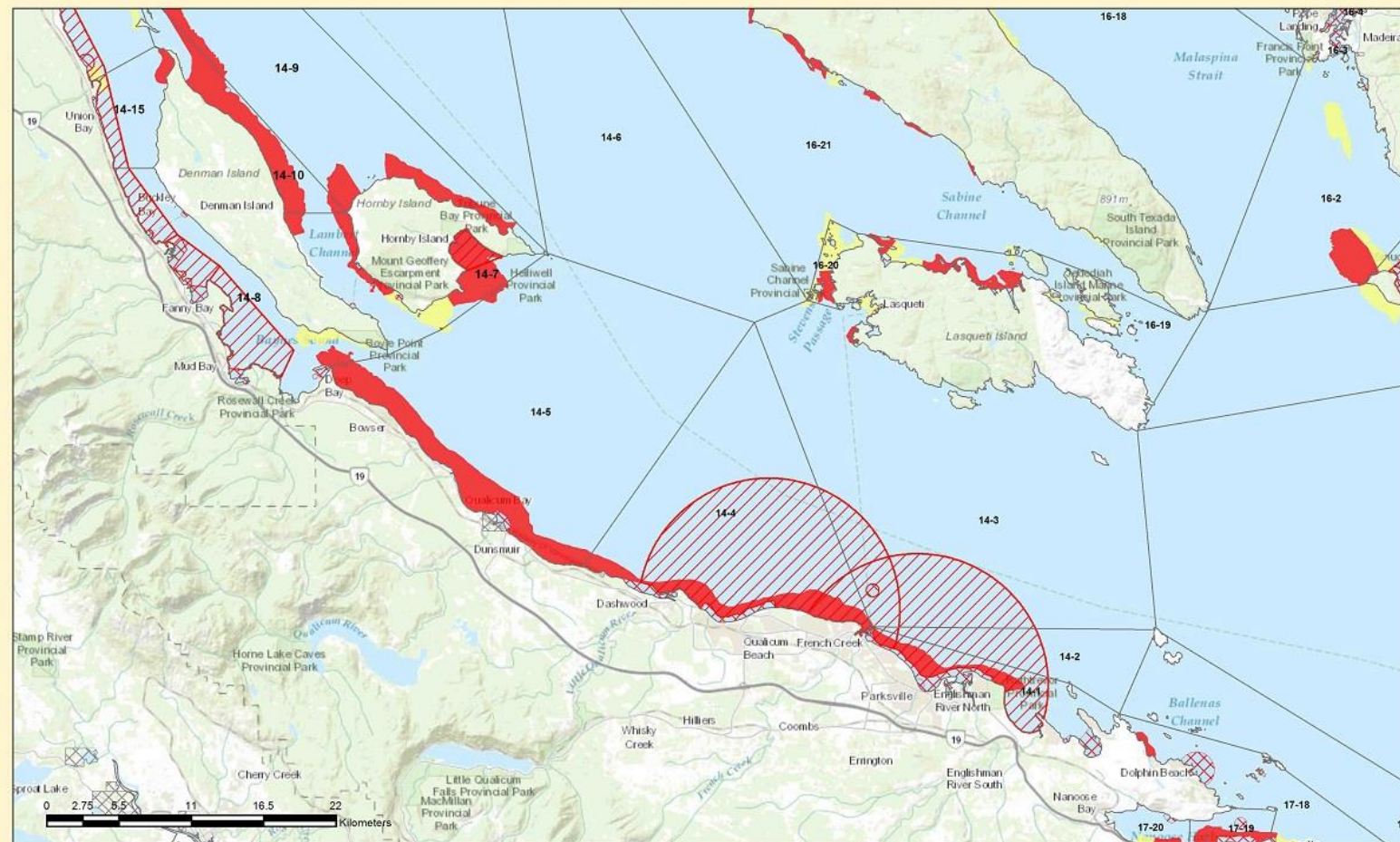
- appropriate ecological/substrate conditions;
- zoning; and
- the DFO IGMF 2017, which identifies areas available for geoduck aquaculture applications.

With release of the DFO Integrated Geoduck Management Framework (IGMF) 2017, applicants are now able to apply for aquaculture licenses throughout the BC coast, including the Trust Area. Shellfish aquaculture is now under the exclusive jurisdiction of DFO to manage the fishery and provide licenses to operators. The Province issues tenures for the sites and manages the harmonized application process.

There are existing aquaculture licenses that include geoduck among many possible species that could be implemented at this time on many Gulf Islands, including Lasqueti, Hornby, Salt Spring and Denman. There are also many islands that have existing aquaculture licenses that do not currently include geoduck; however, operators could apply to have them added to the license. These islands include Thetis (5), Gabriola, (1), Salt Spring (4 including one at Burgoyne Bay) and many near Denman. April 2014 letter from Islands Trust Chair to DFO re draft Integrated Geoduck Management Framework (attached) includes mapping Islands Trust Area that indicates current zoning in the permits aquaculture and/or limited aquaculture.

Under DFO's IGMF 2017 there is also the potential for the opening up of wild geoduck areas for both intertidal and subtidal geoduck aquaculture zones throughout the Trust Area by First Nations (red zones) and all operators (yellow and non-colour areas). [IGMF maps](#).





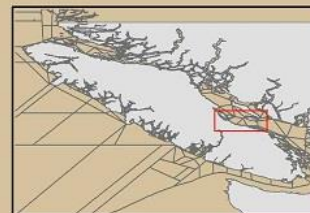
Fisheries and Oceans
Canada

Legend

- Conditional Closure
- Closed
- Indian Reserve

Integrated Geoduck Management Framework Map Pacific Fisheries Management Area 14 South

This map is to be used as a guide only. Approval of aquaculture applications requires consideration of many factors. Please see the Pacific Shellfish Aquaculture Application Guide for details. The closure information can change at any time, please refer to <http://www.pac.dfo-mpo.gc.ca/fm-gp/contamination/biotox/index-eng.html> for the most up to date information.





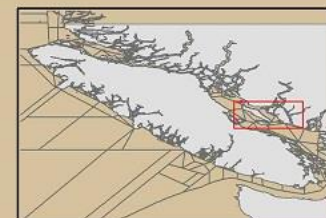
Fisheries and Oceans
Canada

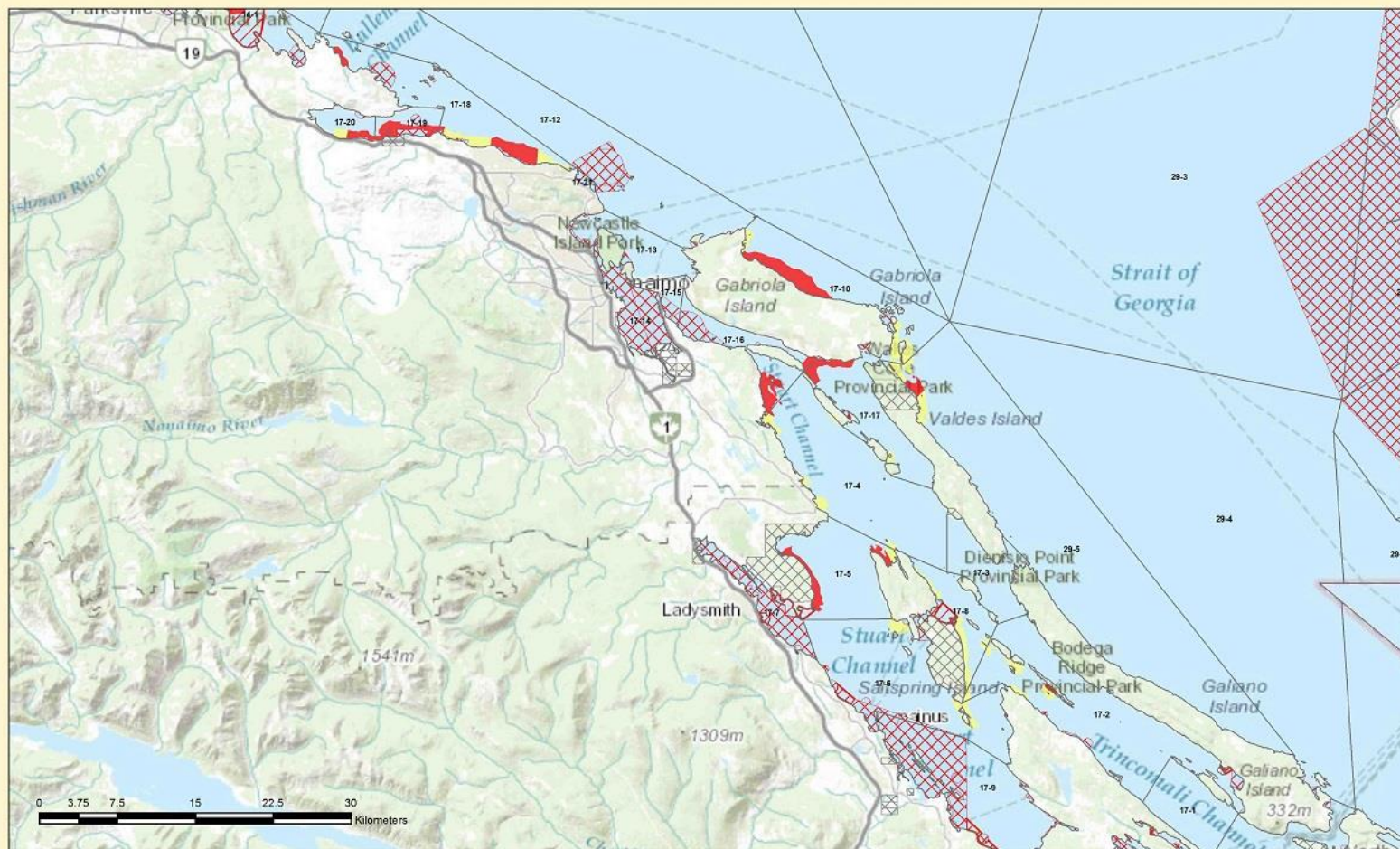
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- Conditional Closure
- Closed
- Indian Reserve

Integrated Geoduck Management Framework Map Pacific Fisheries Management Area 16

This map is to be used as a guide only. Approval of aquaculture applications requires consideration of many factors. Please see the Pacific Shellfish Aquaculture Application Guide for details. The closure information can change at any time, please refer to <http://www.pac.dfo-mpo.gc.ca/fm-gp/contamination/biotox/index-eng.html> for the most up to date information.





Fisheries and Oceans
Canada

Legend

-  Conditional Closure
-  Closed
-  Indian Reserve

Integrated Geoduck Management Framework Map Pacific Fisheries Management Area 17

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