



Thetis Island Local Trust Committee Regular Meeting Agenda

Date: April 18, 2017
Time: 9:30 am
Location: Thetis Island Community Centre (Forbes Hall)
North Cove Road, Thetis Island, BC

	Pages
1. CALL TO ORDER	9:30 AM - 9:35 AM
<i>"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."</i>	
2. APPROVAL OF AGENDA	
3. TOWN HALL AND QUESTIONS	9:35 AM - 9:50 AM
4. COMMUNITY INFORMATION MEETING - None	
5. PUBLIC HEARING - None	
6. MINUTES	9:50 AM - 10:05 AM
6.1 Local Trust Committee Minutes dated February 21, 2017 for adoption	3 - 9
6.2 Local Trust Committee Special Meeting Minutes dated February 27, 2017 for adoption	10 - 14
6.3 Section 26 Resolutions-Without-Meeting Report dated April 10, 2017	15 - 15
6.4 Advisory Planning Commission Minutes - None	
7. BUSINESS ARISING FROM MINUTES	10:05 AM - 10:15 AM
7.1 Follow-up Action List dated April 10, 2017	16 - 18
8. DELEGATIONS - None	
9. CORRESPONDENCE	10:15 AM - 10:25 AM
<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
9.1 Letter from Allistair MacGregor, Member of Parliament - Cowichan-Malahat-Langford	19 - 19

10.	APPLICATIONS AND REFERRALS	10:25 AM - 10:45 AM	
10.1	Salt Spring Island Local Trust Committee Referral regarding Bylaw Nos. 488, 489 and 490		20 - 23
10.2	Gabriola Island Local Trust Committee Referral regarding Bylaw Nos. 292 and 293		24 - 34
11.	LOCAL TRUST COMMITTEE PROJECTS - None		
12.	REPORTS	10:45 AM - 11:15 AM	
12.1	Work Program Reports		
12.1.1	<u>Top Priorities Report dated April 10, 2017</u>		35 - 35
12.1.2	<u>Projects List Report dated M/D, 2017</u>		36 - 37
12.2	Applications Report dated April 10, 2017		38 - 40
12.3	Trustee and Local Expense Report dated February, 2017		41 - 41
12.4	Adopted Policies and Standing Resolutions - None		
12.5	Local Trust Committee Webpage		
12.6	Chair's Report		
12.7	Trustee Reports		
12.8	Electoral Area Director's Report		
12.8.1	<u>Cowichan Valley Regional District Burning Bylaw No. 3716 - Verbal Update</u>		
12.9	Trust Fund Board Report dated February, 2017		42 - 43
13.	NEW BUSINESS	11:15 AM - 11:30 AM	
13.1	Thetis Community Association - Invoice for Islands Trust Link on Webcam 2017		44 - 44
13.2	2016/17 Islands Trust Annual Report Memorandum		45 - 45
14.	UPCOMING MEETINGS		
14.1	Next Regular Meeting Scheduled for Tuesday, June 27, 2017 at 9:30 am at the Thetis Island Community Centre (Forbes Hall), North Cove Road, Thetis Island, BC		
15.	TOWN HALL	11:30 AM - 11:45 AM	
16.	CLOSED MEETING - None		
17.	ADJOURNMENT	11:45 AM - 11:50 AM	



Thetis Island Local Trust Committee Minutes of Regular Meeting

Date: February 21, 2017
Location: Thetis Island Community Centre (Forbes Hall)
 North Cove Road, Thetis Island, BC

Members Present Susan Morrison, Chair
 Peter Luckham, Local Trustee
 Ken Hunter, Local Trustee

Staff Present Marnie Eggen, Island Planner
 Janice Young, Recorder

Others Present Approximately eighteen (18) members of the public

1. CALL TO ORDER

Chair Morrison called the meeting to order at 9:30am. She acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following change to the agenda was presented for consideration:

8.1 To be moved to the beginning of agenda

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

The following points were made:

- A community member asked about restrictions for Temporary Use Permits.
 - A Trustee responded that anyone can make an application to the Local Trust Committee (LTC) to discuss before applying for re-zoning and that there is no discrimination in this process.
- A community member commented on the difficulty of shutting down illegal operations after the fact.
- A member of the community asked about time restrictions for Temporary Use Permits (TUPs).
 - Staff responded that approved TUPs are valid for two years.
- A community member asked the LTC to consider tree cutting restrictions.
 - A Trustee responded saying that attempts to include the Development Permit Area in the most recent Official Community Plan revision was unsuccessful, and that they would like to revisit this issue.

- A community member asked about the definition and regulations of necessary outbuildings.
 - A Trustee responded that accessory structures and buildings are for “accessory use” to the residential dwelling.
- A community member asked for timely action regarding Lot 49, Harbour Road.

4. COMMUNITY INFORMATION MEETING - None

5. PUBLIC HEARING - None

6. MINUTES

6.1 Local Trust Committee Minutes dated November 29, 2016 for adoption

The following amendments to the minutes were presented for consideration:

- 1. Call to Order**, third line down, change to read “Trustees and Staff, and welcomed members of the public.”

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report dated February 10, 2017

Received.

6.3 Advisory Planning Commission Minutes - None

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated February 10, 2017

Report received. Update provided by the Island Planner.

8. DELEGATIONS

8.1 Gerry & Vivian Smith regarding Lot 49 Harbour Road, Thetis Island

Presentation by Gerry Smith and submission of a petition signed by 62 community members for the LTC to reject the application for a Temporary Use Permit to R. Velez of Lot 49 Harbour Road for the purpose of the development of a campground. He added that this illegal and unsightly development of Lot 49 is interfering with the sale of his property, and that for health reason, he and his wife need to sell and relocate in a timely fashion.

The Island Planner responded with a brief definition of a Temporary Use Permit and noted the following:

- Bylaw Enforcement has discontinued rental use of the trailers onsite;

- The owner of Lot 49 has not yet applied for a Temporary Use Permit; and
- It is only a conversation at this point. Many substantial documents must also be submitted at the time of the permit application.

Discussion followed.

TH-2017-001

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee direct Staff to advise Mr. Velez that the Local Trust Committee requests receipt of a complete application for their attention on the project within 30 (thirty) days and that Bylaw Enforcement be engaged to bring the project into compliance in absence of an application.

CARRIED

TH-2017-002

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee direct Staff to write to the Cowichan Valley Regional District requesting the status of all building permits on record for Lot 49 Harbour Road, Thetis Island.

CARRIED

TH-2017-003

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee write to Mr. Velez expressing that the Local Trust Committee has received a significant number of letters in opposition to the development of a campground, and none in favour.

CARRIED

9. CORRESPONDENCE - None

10. APPLICATIONS AND REFERRALS

10.1 TH-RZ-2015.2 Hardy Granite Quarries Ltd - Staff Report

Staff Report presented by Planner Eggen.

TH-2017-004

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request Staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 98 cited as "Valdes Island Rural Land Use Bylaw, 1998, Amendment No.1, 2016."

CARRIED

10.2 TH-SUB-2015.1 Polaris - Staff Report

Staff Report presented by Planner Eggen.

TH-2017-005

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

that Staff advise the Local Trust Committee on the status of the fulfilment of the necessity for the archaeological impact assessment with respect to Dayman Island.

CARRIED

TH-2017-006

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

that the Thetis Island Local Trust Committee enter into a cost recovery agreement allowing Islands Trust legal counsel to draft and/or review a covenant prohibiting further subdivision and disposition of the common property for subdivision application TH-SUB-2015.1.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Riparian Areas Regulation

11.1.1 Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) Response Regarding Implementing RAR on Thetis Island - For Discussion

Received.

Letter from Ian Ralston dated February 17, 2017 also received.

Discussion followed.

TH-2017-007

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

that the Thetis Island Local Trust Committee request Staff to arrange for a meeting of the Staff of the Ministry of Forests, Lands and Natural Resource Operations, including Riparian Area Regulation Resource Specialist Andrew Appleton, with the Thetis Island Local Trust Committee and the Meadow Valley Strata members to discuss Riparian Areas Regulation application for Ralston Creek and options for implementation.

CARRIED

Chair Morrison requested the following:

- That a large format map of the area in question be prepared for this meeting;

- Printed resource materials are available for people to take away with them; and
- The Strata members are informed as soon as possible.

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report dated February 10, 2017

Report reviewed and discussion followed.

12.1.2 Projects List Report dated February 10, 2017

Report reviewed and discussion followed.

TH-2017-008

It was MOVED and SECONDED

to add to the Projects List a new item: Review of Development Permit Area and the Development Approval Information Bylaw for Thetis Island.

CARRIED

12.2 Applications Report dated February 10, 2017

Report received. Update provided by the Island Planner.

12.3 Trustee and Local Expense Report dated December, 2016

Received.

12.4 Adopted Policies and Standing Resolutions - None

12.5 Local Trust Committee Webpage – None

12.6 Chair's Report

Chair Morrison reported on the following:

- Attended the following meetings:
 - Executive Committee preparing for March Trust Council
 - Denman Island issue of driving on the beach.
 - Local Trust Committee meeting on Lasqueti Island
 - Two projects moving forward
 - Aging in place
 - Shoreline protection

12.7 Trustee Reports

Trustee Hunter reported that he is still awaiting a report from the roadway safety inquiry.

Trustee Luckham had no report at this time.

12.8 Electoral Area Director's Report - None

12.9 Trust Fund Board Report dated February, 2017

Report presented by Chair Morrison.

13. NEW BUSINESS

13.1 Provincial Private Moorage Policy Update - Memorandum

Memorandum received and discussed.

TH-2017-009

It was MOVED and SECONDED

that the Local Trust Committee write the Executive Committee to write to the Province requesting the Province to not apply general provisions regarding the Provincial Private Moorage Policy Update until the Local Trust Committees have the opportunity to consider the Provincial Private Moorage Policy Update in respect to local zoning and bylaws.

CARRIED

13.2 New Nature Reserve on Thetis Island – Memorandum

Memorandum presented by Chair Morrison; discussion followed regarding the New Moore Hill Nature Reserve on Thetis Island and plans for a gathering to celebrate this significant occasion.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Tuesday, April 18, 2017 at 9:30 am at the Thetis Island Community Centre (Forbes Hall), North Cove Road, Thetis Island, BC

15. TOWN HALL- None

16. CLOSED MEETING - None

17. ADJOURNMENT

By general consent the meeting was adjourned at 12:04pm.

Susan Morrison, Chair

Certified Correct:

Janice Young, Recorder



Thetis Island Local Trust Committee Minutes of Special Meeting

Date: February 27, 2017
Location: Nanaimo Museum
 Program Room
 100 Museum Way
 Nanaimo, BC

Members Present Susan Morrison, Chair
 Peter Luckham, Local Trustee
 Ken Hunter, Local Trustee

Staff Present Marnie Eggen, Island Planner
 Ann Kjerulf, Regional Planning Manager
 Miles Drew, Bylaw Enforcement Officer
 Janice Young, Recorder

Others Present Approximately twenty (20) members of the public

1. CALL TO ORDER

Chair Morrison called the meeting to order at 1:00 pm. She introduced Staff and Trustees, welcomed members of the public and acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 4.1.1 Town Hall
- 4.1.2 Local Trust Committee Discussion

By general consent the agenda was adopted as amended.

3. CLOSED MEETING

3.1 Motion to Close the Meeting

TH-2017-010**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)(f) and (i) for the purpose of considering Adoption of In-Camera Meeting Minutes dated October 11, 2016, bylaw enforcement and Legal Advice that is subject to solicitor-client privilege, including communications necessary for that purpose and that the recorder and staff attend the meeting.

CARRIED

The meeting was closed to the public at 1:04pm

3.2 Recall to Order

The meeting was re-opened to the public at 1:34

3.3 Rise and Report

Chair Morrison stated that the October 11, 2016 Closed Meeting minutes were adopted.

4. LOCAL TRUST COMMITTEE PROJECTS**4.1 Thetis Associated Islands Land Use Bylaw Amendment - Staff Report**

The Island Planner presented the Staff Report and:

- Reviewed the background;
- Highlighted two issues:
 - Riparian Rights re: having a dock; and
 - Human Rights re: having a dock; and
- Opened to public comments.

4.1.1 Town Hall

- A member of the public asked if the- structure recently built along the shoreline on Ruxton Island was approved.
 - Staff responded that the current bylaw allows this structure.
- A member of the public asked if a moratorium can be put in place to prevent new structures on the foreshore until new regulations are established.
 - Staff responded that there is no tool for establishing a moratorium; the process is to work to amend the bylaw.
 - A Trustee added that while “docks” are not permitted in this zone, that “equipment” is, and that presently “equipment” is not defined.
- A member of the public commented that people need a safe way to load and unload from the boat onto the shore.
- A member of the public commented that access is needed year round and that the rocks are often very slippery and dangerous.
- A member of the public expressed mobility concerns and creating safe access to the properties.

- Members of the public voiced opinions both for and against docks on Ruxton Island.
- A member of the public commented that in spite of the claim of extensive consultation with the community, that this bylaw was voted on by a committee, and not by all property owners and that everyone should have a say on such an important matter.
- A member of the public gave a historical profile of docks on Ruxton Island and commented on the problem of safe access.
- A member of the public inquired about posting of letters addressing this issue and where they can be found on the website.
 - Staff responded that correspondence related to projects and applications are available to view on the website; however, correspondence that includes personal/sensitive information will not be posted.

4.1.2 Local Trust Committee Discussion

Staff and Trustees further responded to the Town Hall comments saying that the Local Trust Committee is here to serve the needs of the community; that public safety is not only important, it is a responsibility and that options will be explored, going on to discuss this issue with consideration of establishing community docks on Ruxton Island, keeping in mind the mandate of Islands Trust to serve and protect the environment.

Trustee Luckham projected slides showing potential locations for community docks and suggested enabling a community process for the development of community docks.

Chair Morrison referred to the Aging in Place program on Lasqueti Island, adding that while safe access is important, island living always has its challenges.

Further discussion followed, focussed on the Project Charter, timeline and budget.

TH-2017-011

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee amend the Project Charter by adding:

- Consideration of community docks on Ruxton Island, and
 - Consultation with residents
- to be “In Scope”.

CARRIED

Trustee Hunter stood opposed to this resolution.

TH-2017-012

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request Staff to bring back an amended Charter and include a phased approach, as discussed.

CARRIED

TH-2017-013

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee approve a budget allocation of \$1,200.00 from the Thetis Island Riparian Area Project 2106-2017 to meet the needs of the Thetis Associated Land Use Bylaw Amendment – Ruxton Island Private Moorage Structures Project.

CARRIED

TH-2017-014

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee approve a budget allocation of \$1,500.00 from the Thetis Targeted Official Community Plan/Land Use Bylaw Review Project 2017-2018 to meet the needs of the Thetis Associated Land Use Bylaw Amendment – Ruxton Island Private Moorage Structures Project.

CARRIED

TH-2017-015

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request Staff to prepare a draft amending bylaw for Local Trust Committee consideration for the Thetis Associated Land Use Bylaw Amendment – Ruxton Island Private Moorage Structures Project that will:

- a) Review Land Use Bylaw regulations relevant to Ruxton Island to remove ambiguities regarding the regulation of private moorage structures in order to effectively reflect the original intent of the Thetis Associated Land Use Bylaw to prohibit private docks or dock-like structures.

CARRIED

5. UPCOMING MEETINGS

Next Regular Meeting is scheduled for Tuesday, April 18, 2017 at 9:30AM at the Thetis Island Community Centre (Forbes Hall – Hunter Room), 292 North Cove Road, Thetis Island, BC.

6. ADJOURNMENT

By general consent the meeting was adjourned at 2:55 pm.

Susan Morrison, Chair

Certified Correct:

Janice Young, Recorder



Islands Trust

Print Date: April 10, 2017

Resolutions Without Meeting

Thetis Island

Resolution #	Action	Resolution Description	Resolution Date
2017-07	In Favour	"That the Thetis Island Local Trust Committee request staff to reschedule the April 18, 2017 Special Meeting regarding the Riparian Areas Regulation in order to facilitate participation by Ministry of Forests, Lands, and Natural Resource Operations staff following the Provincial election."	17-Mar-2017

**Follow Up Action Report****Thetis Island****11-Oct-2016**

Activity	Responsibility	Target Date	Status
Staff to contact MFLNRO and provide a Staff Memo regarding options for the LTC with regard to issues that arise in changes in mariculture/aquaculture operations under licences of occupation, including changes in species.	Marnie Eggen	18-Nov-2016	On Going

29-Nov-2016

Activity	Responsibility	Target Date	Status
Staff to follow up with MOTI regarding their response to the letter sent from the LTC in October re: request for a road safety report because there is continued concern for public safety.	Marnie Eggen	09-Dec-2016	On Going
Bylaw No. 98 cited as Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 1, 2016 was amended and read a first time as amended. Staff to amend the bylaw and update readings of Bylaw No. 98.	Becky McErlean Marnie Eggen	31-Jan-2017	Done
Staff to bring TH-DVP-2015.2 for consideration by the LTC when: - mitigation measures recommended in the Impact Plantings Assessment report dated July 15, 2016 prepared by JPH Consultants Inc. are carried out to the satisfaction of the planner; - First Nations concerns are addressed to the satisfaction of the LTC; and - signed survey prepared by a registered BC Land Surveyor is provided showing the location of the seawall structure.	Gary Richardson	31-Jan-2017	On Going
Staff to post Your Marine Waterfront Guide to the LTC website. Staff to order colour copies to be distributed to Thetis Island utilizing \$500 of the Communication Budget.	Marnie Eggen Aleksandra Brzozowski	23-Dec-2016	Done

Follow Up Action Report

23-Jan-2017

Activity	Responsibility	Target Date	Status
Bylaw No. 97 was adopted by RWM. Staff to consolidate with Thetis LUB Bylaw No. 98.	Becky McErlean	10-Feb-2017	Done

21-Feb-2017

Activity	Responsibility	Target Date	Status
Staff to schedule a community information meeting and public hearing in Nanaimo for Bylaw No. 98 cited as Valdes Island Rural Land Use Bylaw, 1998, Amendment No.1, 2016	Becky McErlean Marnie Eggen Wil Cottingham	31-Mar-2017	Done
Staff to request TH-SUB-2015.1 applicant to enter into a cost recovery agreement for strata common property covenant.	Marnie Eggen	10-Mar-2017	On Going
Staff to determine status of fulfillment of archaeological assessment for Dayman Island.		18-Apr-2017	On Going
Staff to arrange an LTC meeting with MFLNRO staff, and Meadow Valley Strata Property owners to discuss the applicability of RAR to Ralston Creek and options for implementation.	Marnie Eggen Wil Cottingham	18-Apr-2017	On Going
Staff to forward LTC request the Executive Committee to write to the Province requesting the Province to not apply general provisions regarding the Provincial Private Moorage Policy Update until the Local Trust Committees have the opportunity to consider the Provincial Private Moorage Policy Update in respect to local zoning and bylaws.	Marnie Eggen	24-Feb-2017	Done



Follow Up Action Report

Staff to request receipt of a complete application from property owners of 49 Harbour Rd. Thetis Island for their intention on the project within 30(thirty) days and that Bylaw Enforcement be engaged to bring the project in compliance in absence of an application. And to write the property owners to let them know that the LTC has received public correspondence regarding the development on the property.

Marnie Eggen

07-Mar-2017

Done

Staff to write to the Cowichan Valley Regional District requesting the status of all building permits on record for Lot 49 Harbour Road, Thetis Island.

Marnie Eggen

07-Mar-2017

On Going

27-Mar-2017

Activity	Responsibility	Target Date	Status
Staff to re-allocate budget of \$1,200.00 from the Thetis RAR Project 2016-2017 and \$1,500.00 from the Thetis Targeted OCP/LUB Review Project 2017-2018 to meet the needs of the Thetis Associated LUB Bylaw Amendment - Ruxton Island Private Moorage Structures Project.	Marnie Eggen Ann Kjerulf	31-Mar-2017	Done



Alistair MacGregor

MEMBER OF PARLIAMENT - COWICHAN-MALAHAT-LANGFORD

Parliamentary Office
519 Confederation Building
Ottawa, ON K1A 0A6

Duncan Community Office
101-129 Ingram St
Duncan, BC V9L 1P1

Langford Community Office
3202B Happy Valley Rd
Langford, BC V9C 1P1

Ottawa Tel: 613-943-2180

Community Office Toll Free Tel: 1-866-609-9998

Email: Alistair.MacGregor@parl.gc.ca **Web:** alistairmacgregor.ca



March 02, 2017

TO: Islands Trust – Thetis Island Local Trust Area – c/o Susan Morrison, Ken Hunter, & Peter Luckham

I would like to personally extend an invitation to you and the Islands Trust to participate in pre-budget consultations for the 2018 federal budget.

The Islands Trust has an incredibly important role to play as steward, governmental organization, and service provider to a huge geographic area – an area which extends in to my riding by way of Thetis Island. Many of the vital projects and initiatives of the Islands Trust would undoubtedly benefit from federal funding.

Your participation can help influence the federal government as they set upcoming priorities. Perhaps just as importantly, it will also help me as your Member of Parliament identify local projects I can help support at the federal level.

Each year, the House of Commons' Standing Committee on Finance invites the participation of all Canadians in a consultation for the next year's budget. The written submissions from individuals, groups, municipalities, First Nations bands, and businesses are collected from across the country. It is vital that your interests are represented as after the consultation, a report is presented to the Minister of Finance for consideration as the budget is being developed. Although there is no assurance that your projects and priorities will be incorporated by the Minister, the consultation report helps me as your representative hold the government's feet to the fire and explain how and why their budget priorities get set.

Submissions should not be longer than 2,000 words and should include an executive summary. This year's deadline has not yet been announced, but it is usually in the middle of the summer. I encourage you to begin work on your submission soon so that you are well prepared.

My office will be happy to answer any questions you may have about this process.

I will be reviewing the upcoming 2017 federal budget, which is expected next month, very carefully when it is presented, to ensure that all funding opportunities for our communities are properly accounted for. As always, I am happy to write letters of support for your funding applications.

Together, we can work to put the people and priorities of Cowichan-Malahat-Langford central to the 2018 federal budget and push to have our needs reflected by this federal government.

Sincerely,

Alistair MacGregor
Member of Parliament
Cowichan-Malahat-Langford





Islands Trust

BYLAW REFERRAL FORM

1-500 Lower Ganges Road
Salt Spring Island, BC V8K 2N8
Ph: (250) 537-9144
Fax: (250) 537-9116
ssiinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Salt Spring Island Trust Area Bylaw No.: 488-489-490 Date: March 14, 2017

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 60 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Salt Spring Island Local Trust Committee
Islands Trust, 1-500 Lower Ganges Road, Salt Spring Island, BC, V8K 2N8

PURPOSE OF BYLAW:

Proposed Bylaw No. 488 amends Salt Spring Island Official Community Plan Bylaw No. 434 by introducing a new definition of "General Employment" as a basis for zoning changes in Land Use Bylaw No. 355 (LUB 355) and by introducing a policy context for the Salt Spring Island Local Trust Committee to entertain future rezoning applications in certain areas of Salt Spring Island and by modifying development permit guidelines to address new uses envisioned in Proposed Bylaw No. 489 including the addition of new development permit guidelines for the protection of farming.

Proposed Bylaw No. 489 amends LUB 355 by replacing Section 9.7 with a new "General Employment" zoning structure which reworks the existing industrial land use framework by adding permitted uses, amending site coverage, setback regulations as well as zone variations. In addition, a total of 54 properties are potentially rezoned by this draft bylaw; however, some of the properties are currently zoned for commercial and industrial uses and the rezoning is more reflective of the new "General Employment" zoning approach rather than a substantive change to permitted uses on those properties.

Proposed Bylaw No. 490 amends LUB 355 by amending the zoning classification of some existing Waste Management Facilities to reflect that use.

A copy of the most recent staff report and proposed bylaws may be found at the following link:

<http://www.islandstrust.bc.ca/islands/local-trust-areas/salt-spring/projects-initiatives/industrial-land-uses/>

For your reference [Land Use Bylaw No. 355](#) and [Official Community Plan Bylaw No. 434](#) and their current amendments can be accessed at these links.

GENERAL LOCATION:

Salt Spring Island Electoral Area F

LEGAL DESCRIPTION:

Salt Spring Island Electoral Area F

SIZE OF PROPERTY AFFECTED:

N/A

ALR STATUS:

N/A

OFFICIAL COMMUNITY PLAN DESIGNATION:

Bylaw No. 488

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw. Email your response to ssiinfo@islandstrust.bc.ca.

(Signature)

Name: Rob Milne

Title: Island Planner

This referral has been sent to the following agencies:

Provincial Agencies

Agricultural Land Commission
Ministry of Agriculture
Ministry of Community, Sport & Cultural Development
Ministry of Forest Lands & Natural Resource Operations – Environment
Ministry of Jobs, Tourism & Skills

Non-Agency Referrals

North Salt Spring Waterworks District
SSI Chamber of Commerce
SSI Fire Protection District
SS Farmer's Institute
SSI Farmland Trust
SSI Agricultural Alliance
Cusheon Lake Stewardship Committee
SSI Water Council Society
SSI Water Preservation Society

Adjacent Local Trust Committees and Municipalities

Galiano Island Local Trust Committee
Mayne Island Local Trust Committee
North Pender Island Local Trust Committee
Thetis Island Local Trust Committee
Cowichan Valley Regional District

Regional Agencies

CRD – J. Arnett, All referrals
CRD – K. Campbell, Senior Manager
CRD – SSI Economic Development Commission
CRD – SSI Parks and Recreation Commission
CRD – Ganges Sewer Commission
CRD – Fulford Water Service Commission
Vancouver Island Health Authority

First Nations

Malahat First Nation
Pauquachin First Nation
Tsartlip First Nation
Tsawout First Nation
Tseycum First Nation

Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Penelakut Tribe
Stz'uminus First Nation

Semiahmoo First Nation
Tsawwassen First Nation

Hul'qumi'num Treaty Group (for information only)
Te'Mexw Treaty Association (for information only)

PLEASE TURN OVER **20**

BYLAW # 488 - REFERRAL FORM RESPONSE SUMMARY

☐ Approval Recommended for Reasons Outlined Below

☐ Approval Recommended Subject to Conditions Outlined Below

☐ Interests Unaffected by Bylaw

☐ Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area
(Island)

(Signature)

(Date)

488
(Bylaw Number)

(Title)

(Agency)

BYLAW # 489 - REFERRAL FORM RESPONSE SUMMARY

☐ Approval Recommended for Reasons Outlined Below

☐ Approval Recommended Subject to Conditions Outlined Below

☐ Interests Unaffected by Bylaw

☐ Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area
(Island)

(Signature)

(Date)

489
(Bylaw Number)

(Title)

(Agency)

BYLAW # 490 - REFERRAL FORM RESPONSE SUMMARY

☐ Approval Recommended for Reasons Outlined Below

☐ Approval Recommended Subject to Conditions Outlined Below

☐ Interests Unaffected by Bylaw

☐ Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area
(Island)

(Signature)

(Date)

490
(Bylaw Number)

(Title)

(Agency)



Islands Trust

BYLAW REFERRAL FORM

700 North Road
Gabriola Island BC V0R 1X3
Ph: (250) 247-2063
Fax: (250) 247-7514
northinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Gabriola Island **Bylaw No.:** 292 (OCP Amendment) and 293 (LUB Amendment) **Date:** February 16, 2017

You are requested to comment on the attached Bylaw for potential effect on your agency's/organization's interests. We would appreciate your response by **April 21, 2017**. If no response is received by that date, it will be assumed that your agency's/organization's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Gabriola Island Local Trust Committee

PURPOSE OF BYLAW:

Proposed Bylaw No. 292 will, if adopted, amend the current Gabriola Island Official Community Plan to permit secondary suites, in lieu of accessory cottages, on lots 2.0 hectares or larger in several zones with a principal residential use.

Proposed Bylaw No. 293 will, if adopted, amend the current Gabriola Land Use Bylaw No. 177 to permit and regulate secondary suites, in lieu of accessory cottages, on lots 2.0 hectares or larger in several zones with a principal residential use.

GENERAL LOCATION:

Gabriola Island

OTHER INFORMATION:

The Gabriola Island Local Trust Committee initiated a 'Housing Options Review Project' aimed at increasing housing options on the island. The first phase of the project includes reviewing the Official Community Plan policies and regulations of the Land Use Bylaw to permit a secondary suite (in lieu of what is now called an accessory cottage) accessory to a principal dwelling, in a number of possible configurations. These changes require an amendment to the Official Community Plan (Bylaw 292) and Land Use Bylaw (Bylaw 293). All background information and staff reports for this project have been posted online: <http://www.islandstrust.bc.ca/islands/local-trust-areas/gabriola/projects-initiatives/gabriola-housing-options-review-project/>

Please contact Island Planner Sonja Zupanec at 250.247.2211 or szupanec@islandstrust.bc.ca with any questions about this bylaw.

Please fill out the Response Summary on the back of this form. If your agency's interests are "*Unaffected*", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

Sonja Zupanec

(Signature)

Sonja Zupanec

Name:

Title:

Island Planner

This referral has been sent to the following First Nations and agencies:

First Nations

Snuneymuxw First Nation
Penelakut Tribe
Lyackson First Nation
Halalt First Nation
Cowichan Tribes
Lake Cowichan First Nation
Hul'qumi'num Treaty Group
Stz'uminus First Nation
Semiahmoo First Nation

Regional Agencies

Regional District of Nanaimo – Building Department
School District No. 68

Adjacent Local Trust Committees and Municipalities

Thetis Island Local Trust Committee

Federal Agencies

N/A

PLEASE TURN OVER **24**

Provincial Agencies

Ministry of Transportation and Infrastructure
Agriculture Land Commission
Island Health – Protection and Environmental Services
Branch
BC Assessment – Assessment Unit

Non-Agency Referrals

Islands Trust Bylaw Enforcement
Gabriola Island Advisory Planning Commission
Gabriola Island Chamber of Commerce
Gabriola Housing Society
People for a Healthy Community Gabriola Island
Island Futures

BYLAW REFERRAL FORM RESPONSE SUMMARY

☐ Approval Recommended for Reason(s) Outlined Below

☐ Approval Recommended Subject to Condition(s) Outlined Below

☐ Interests Unaffected by Bylaw

☐ Approval Not Recommended Due to Reason(s) Outlined Below

**Gabriola Island Local Trust Area –
Gabriola Island**

(Island)

(Signature)

(Date)

**Bylaw Nos.: 292 (OCP Amendment) and
293 (LUB Amendment)**

(Bylaw Number)

(Title)

(Agency)

PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 292

A BYLAW TO AMEND GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN, 1997

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

1. Citation

This bylaw may be cited for all purposes as “Gabriola Island Official Community Plan (Gabriola), 1997, Amendment No. 1, 2017”.

2. Gabriola Island Local Trust Committee Bylaw No. 166, cited as “Gabriola Island Official Community Plan (Gabriola), 1997” Schedule “A” is amended as follows:

2.1 Section 2. – General Land Use and Residential Development, Section 2.0 General Land Use, General Land Use Policies, Clause j) is amended by deleting the word “permit” and replacing it with the word “support”.

2.2 Section 2. – General Land Use and Residential Development, Section 2.1 – Residential Land Use, General Residential Policies, Clause g) is deleted in its entirety and replaced with:

“g) On parcels 2.0 hectares (4.94 acres) or larger, one secondary suite shall be permitted per parcel, accessory to a principal single family dwelling.”

2.3 Section 2. – General Land Use and Residential Development, Section 2.6 Single-family Affordable Housing, Background is deleted in its entirety and replaced with:

“Background: A community plan is intended to contain a statement concerning the provision of affordable housing in the community. Currently on Gabriola, the allowance of secondary suites on parcels 2.0 hectares or larger, is considered a means of addressing the islands’ need for diversity in housing options and affordability.”

2.4 Section 2. – General Land Use and Residential Development, Section 2.6 Single-family Affordable Housing, Single-dwelling Affordable Housing Objectives is amended by deleting the words “Single-dwelling”.

2.5 Section 2. – General Land Use and Residential Development, Section 2.6 Single-family Affordable Housing, Single-dwelling Affordable Housing Policies is amended by deleting the words “Single-dwelling”.

2.6 Section 2. – General Land Use and Residential Development, Section 2.6 Single-family Affordable Housing, Single-dwelling Affordable Housing Policies’, Clause a) is deleted in its entirety and replaced with:

“a) Provision for a secondary suite on a parcel 2.0 hectares or larger (as per policy 2.1 g) shall be recognized as a means of providing for affordable housing in a rural, low density context.”

2.7 Section 2. – General Land Use and Residential Development, Section 2.7 Home Occupational Use, Home Occupational Policies, Clause b, Item i, is deleted in its entirety and replaced with:

“i the use is accessory to a dwelling unit on a parcel;”

2.8 Appendix 1 - Definitions is amended by deleting the following terms and the associated definitions:

“accessory”	“Accessory cottage”	
“bed and breakfast accommodation”	“boarder”	“building”
“dwelling unit”	“home occupation”	“horticulture”
“industry”	“principal”	“public park”
“public utility”	“residence”	“school”
“single-dwelling”	“structure”	“tourist accommodation”
“tourist accommodation unit”		

2.9 Appendix 1 – Definitions is amended by deleting the word “means” from the beginning of each definition.

READ A FIRST TIME THIS	9 TH	DAY OF	FEBRUARY	,2017
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	201X
READ A SECOND TIME THIS	_____	DAY OF	_____	201X
READ A THIRD TIME THIS	_____	DAY OF	_____	201X
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	201X
ADOPTED THIS	_____	DAY OF	_____	201X

Chair

Secretary

PROPOSED

GABRIOLA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 293

A BYLAW TO AMEND GABRIOLA ISLAND LAND USE BYLAW, 1999

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

1. Citation:

This bylaw may be cited for all purposes as “Gabriola Island Land Use Bylaw, 1999, Amendment No. 1, 2017”.

2. Gabriola Island Local Trust Committee Bylaw No. 177, cited as “Gabriola Island Land Use Bylaw, 1999, ” is amended as shown on Schedule 1, attached to and forming part of this bylaw:

READ A FIRST TIME THIS 9TH DAY OF FEBRUARY ,2017

PUBLIC HEARING HELD THIS _____ DAY OF _____ ,201X

READ A SECOND TIME THIS _____ DAY OF _____ ,201x

READ A THIRD TIME THIS _____ DAY OF _____ ,201X

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ ,201X

ADOPTED THIS _____ DAY OF _____ ,201X

Chair

Secretary

Gabriola Island Local Trust Committee

Bylaw No. 293

Schedule 1

Schedule “A” of Gabriola Island Land Use Bylaw No. 177 cited as “Gabriola Island Land Use Bylaw, 1999 is amended as follows:

- 2.1 Part B – GENERAL REGULATIONS, Section B.1 USES, BUILDINGS AND STRUCTURES, Subsection B.1.2 Prohibited Uses and Buildings, Article B.1.2.1 Prohibited Uses, Clause a. is amended by deleting the words “an accessory cottage” and replacing it with the words “a secondary suite”.
- 2.2 Part B – GENERAL REGULATIONS, Section B.1 USES, BUILDINGS AND STRUCTURES, Subsection B.1.2 Prohibited Uses and Buildings, Article B.1.2.3 Additional Dwellings, Clause a. text is deleted in its entirety and replaced with:

“The construction, placement, or use of more than one dwelling unit on a lot is prohibited, unless specifically permitted in the zone.”
- 2.3 Part B – GENERAL REGULATIONS, Section B.1 USES, BUILDINGS AND STRUCTURES, Subsection B.1.2 Prohibited Uses and Buildings, Article B.1.2.3 Additional Dwellings, Clause b. is deleted in its entirety.
- 2.4 Part B – GENERAL REGULATIONS, Section B.3 Home Occupations, Subsection B.3.3 General Provisions, Article B.3.3.1, Clause a. is amended by deleting the word “principal”.
- 2.5 Part B – GENERAL REGULATIONS, Section B.3 Home Occupations, Subsection B.3.3 General Provisions, Article B.3.3.1, Clause b. is deleted in its entirety and replaced with:

“Home occupations must be entirely enclosed within a dwelling and/or an accessory building, providing the combined total floor area for home occupation uses on a lot do not exceed 95 square metres (1,023 square feet), except on lots greater than 2.0 hectares (4.95 acres), where the total combined floor area of home occupation uses may not exceed 150 square metres (1,615 square feet).”
- 2.6 Part B – GENERAL REGULATIONS, Section B.5 PARKING, Subsection B.5.1 Minimum Number of Parking Spaces for Automobiles and Bicycles, Article B.5.1.1, Table 2: Parking Requirements is amended by replacing the word “cottage” with “secondary suite”.
- 2.7 Part B – GENERAL REGULATIONS, Section B.6 MISCELLANEOUS, Subsection B.6.3 Commercial Vacation Rentals is deleted in its entirety and replaced with the following:

“B.6.3 Secondary Suite Regulations

Secondary Suites are subject to the following requirements:

- B.6.3.1 Secondary suites are a permitted accessory use in the SRR, LRR, F, R, RR1 zones on lots 2.0 hectares (4.94 acres) or larger;
- B.6.3.2 A maximum of one (1) secondary suite is permitted per lot in a configuration consistent with Figure 1;
- B.6.3.3 The maximum permitted floor area for a secondary suite located wholly within or attached to a single family dwelling is 90 square metres (968 square feet) or 40% of the floor area of the dwelling, whichever is less;
OR
- B.6.3.4 The maximum permitted floor area for a secondary suite detached from a single family dwelling; or within an accessory building is 90 square metres (968 square feet);
- B.6.3.5 Secondary suites are for residential use and any use for overnight accommodation on less than a monthly basis for monetary gain is prohibited unless authorized by a temporary use permit;
- B.6.3.6 A secondary suite must only be accessible by an entrance separate from that of the principal dwelling unit;
- B.6.3.7 A secondary suite must have the approval of the local Health Authority with respect to sewage disposal;
- B.6.3.8 A secondary suite within an accessory building must not contain interior access to any part of the accessory building and the means of access and egress must be external to the structure;
- B.6.3.9 A secondary suite must not be located within a manufactured home or multiple family dwelling;
- B.6.3.10 A secondary suite shall not be permitted on a lot unless the owner of the lot, has registered a restrictive covenant under Section 219 of the *Land Title Act* in favour of the Gabriola Island Local Trust Committee:
 - a. prohibiting the registration of a strata plan under the *Strata Property Act* or *Land Title Act* which would result in the secondary suite being a separate real estate entity; and
 - b. for lots outside of the Agriculture Land Reserve, limiting the number of dwellings permitted on the lot to two, including the principal dwelling.

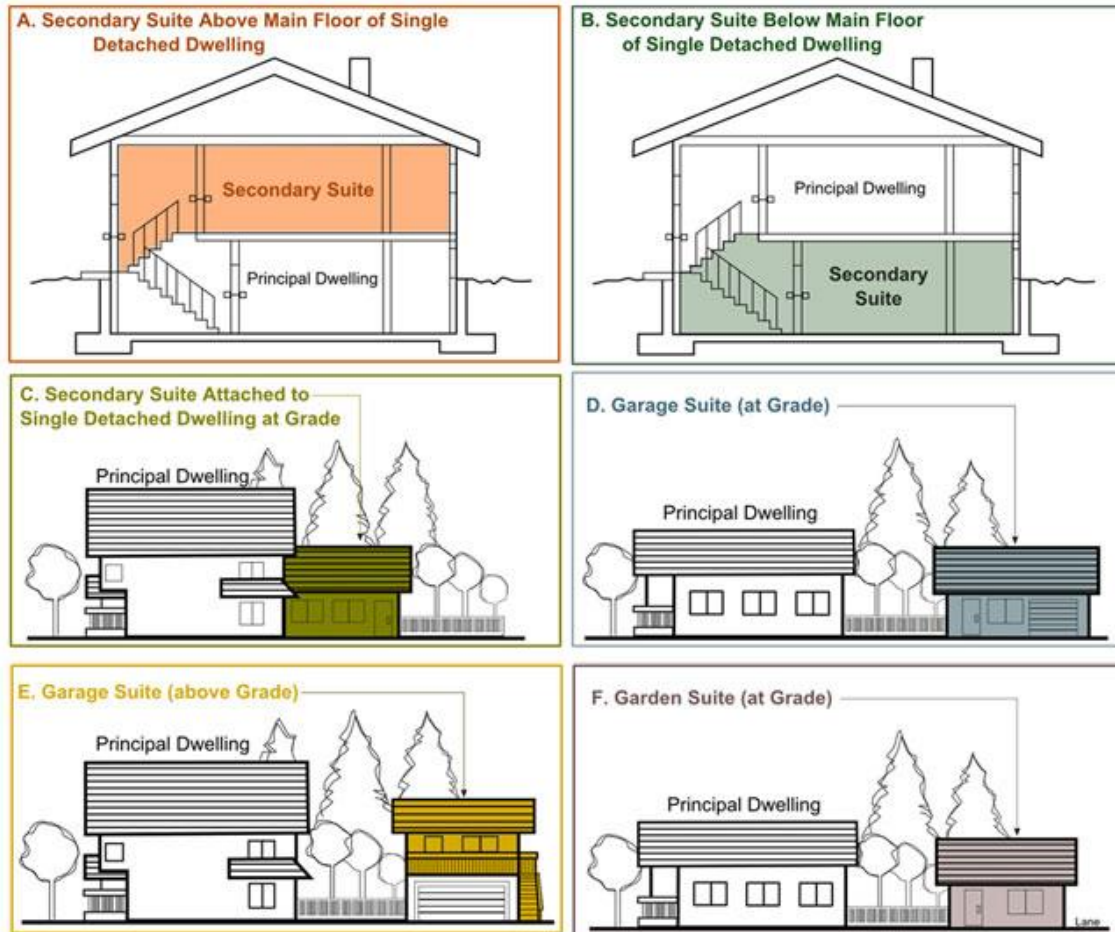


Figure 1. Permitted configurations for a secondary suite.”

- 2.8 Part B – GENERAL REGULATIONS, Section B.6 MISCELLANEOUS, Subsection B.6.4 Use of Travel Trailers, Recreational Vehicles and Accessory Buildings, Article B.6.4.1, Clause c. to be deleted in its entirety and replaced with the following:

“c. the travel trailer, recreational vehicle or accessory building is connected to an approved sewage disposal system.”

- 2.9 Part D – ZONES, Section D.1 RESIDENTIAL ZONES, Subsection D.1.1 Small Rural Residential (SRR), Article D.1.1.1 Permitted Uses, Clause b. Permitted Accessory Uses, Item ii is amended by replacing the word “cottage” with “secondary suite”.

- 2.10 Part D – ZONES, Section D.1 RESIDENTIAL ZONES, Subsection D.1.1 Small Rural Residential (SRR), Article D.1.1.2 Buildings and Structures, Clause a. Permitted Buildings and Structures, Item i, second and third bullets are deleted and replaced with:

“one secondary suite per lot;
three buildings per lot that exclude a secondary suite; pump/utility house and woodshed and that are accessory to all dwellings; and”

- 2.11 Part D – ZONES, Section D.1 RESIDENTIAL ZONES, Subsection D.1.2 Large Rural Residential (LRR), Article D.1.2.1 Permitted Uses, Clause b. Permitted Accessory Uses, Item ii is amended by replacing the word “cottage” with “secondary suite”.
- 2.12 Part D – ZONES, Section D.1 RESIDENTIAL ZONES, Subsection D.1.2 Large Rural Residential (LRR), Article D.1.2.2 Buildings and Structures, Clause a. Permitted Buildings and Structures, Item i second and third bullets are deleted and replaced with:
- “one secondary suite per lot;
three buildings per lot that exclude a secondary suite; pump/utility house and woodshed and that are accessory to all dwellings; and”
- 2.13 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.1 Agriculture (AG), Article D.2.1.1 Permitted Uses, Clause b. Permitted Accessory Uses, Item ii is amended by deleting the words “or cottage”.
- 2.14 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.1 Agriculture (AG), Article D.2.1.2 Buildings and Structures, Clause a. Permitted Buildings and Structures, Item ii second and third and fourth bullets are deleted and replaced with:
- “one secondary suite per lot. For lots in the Agricultural Land Reserve, despite B.6.3.2 the secondary suite dwelling must only be located either wholly within a building that is a single real estate entity which otherwise contains a single family dwelling OR located above an accessory building;
three buildings per lot that exclude a secondary suite; pump/utility house and woodshed and that are accessory to all dwellings; and”
- 2.15 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.1 Agriculture (AG), Article D.2.1.3 Regulations, Clause a. Buildings and Structures Siting Requirements, Item i, first bullet is amended by replacing the word “cottage” with “secondary suite”.
- 2.16 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.1 Agriculture (AG), Article D.2.1.3 Regulations, Clause a. Buildings and Structures Siting Requirements, Item ii, first bullet is amended by replacing the word “cottage” with “secondary suite”.
- 2.17 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.2 Forestry (F), Article D.2.2.1 Permitted Uses, Clause b. Permitted Accessory Uses, Item ii is amended by replacing the word “cottage” with “secondary suite”.
- 2.18 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.2 Forestry (F), Article D.2.2.2 Buildings and Structures, Clause a. Permitted Buildings and Structures, Item i second and third bullets are deleted and replaced with:
- “one secondary suite per lot;
three buildings per lot that exclude a secondary suite; pump/utility house and woodshed and that are accessory to all dwellings; and”

- 2.19 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.4 Resource (R), Article D.2.4.1 Permitted Uses, Clause b. Permitted Accessory Uses, Item ii is amended by replacing the word “cottage” with “secondary suite”.
- 2.20 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.4 Resource (R), Article D.2.4.2 Buildings and Structures, Clause a. Permitted Buildings and Structures, Item i second and third bullets are deleted and replaced with:
- “one secondary suite per lot;
three buildings per lot that exclude a secondary suite; pump/utility house and woodshed and that are accessory to all dwellings; and”
- 2.21 Part D – , ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.6 Resource Residential 1 (RR 1), Article D.2.6.1 Permitted Uses, Clause b. Permitted Accessory Uses, Item ii text is deleted in its entirety and replaced with:
- “secondary suite residential on lands shown on Schedule C Map 14 and subject to section B.6.3.”
- 2.22 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.6 Resource Residential 1 (RR 1), Article D.2.6.2 Buildings and Structures, Clause a. Permitted Buildings and Structures, Item i, second bullet is amended by replacing the word “cottage” with “secondary suite”.
- 2.23 Part D – ZONES, Section D.2 RESOURCE ZONES, Subsection D.2.6 Resource Residential 1 (RR 1), Article D.2.6.2 Buildings and Structures, Clause a. Permitted Buildings and Structures, Item i, fourth bullet text is deleted in its entirety and replaced with “one secondary suite per lot.”
- 2.24 Part E – SUBDIVISION, Section E.1 GENERAL, Subsection E.1.3 Covenant Against Further Subdivision and Development, Article E.1.3.3 is amended by deleting the words “ or cottage” in each instance it appears.
- 2.25 Part G – DEFINITIONS, Section G.1 DEFINITIONS is amended by deleting the term “cottage” and definition.
- 2.26 Part G – DEFINITIONS, Section G.1 DEFINITIONS, “*dwelling – multiple family*” is amended by replacing the word “two” with “three”.
- 2.27 Part G – DEFINITIONS, Section G.1 DEFINITIONS, “secondary suite” is amended by replacing the definition with the following text:
- “a self-contained dwelling unit consisting of one or more habitable rooms and a cooking facility for residential occupancy accessory to a principal dwelling unit located on the same lot.”
- 2.28 Part G – DEFINITIONS, Section G.1 DEFINITIONS, is amended by deleting the word “means” from the beginning of each definition in the section.



Top Priorities

Thetis Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Riparian Areas Regulation Implementation	Ensure protection of freshwater ecosystems in the Ralston Creek watershed through review of current regulation and covenants, and possible bylaw amendment.	07-Sep-2011	Marnie Eggen	15-Nov-2014
2	Thetis Assoc. Islands Land Use Bylaw Amendment re: private moorage on Ruxton Isl.	Amendments to consider limiting private moorage related structures.	11-Jan-2017	Marnie Eggen	
3	Follow up on Lyackson FN comments post adoption of Thetis Assoc. Islands OCP and LUB	- land use considerations for clam gardens - explore private docks as a permitted use - potential impacts of ocean geothermal loops - switchback fencing in setback to the sea	11-Oct-2016	Marnie Eggen	24-Nov-2017

**Projects****Thetis Island**

Description	Activity	R/Initiated
LUB Amendments	- short-term vacation rentals of principle dwellings in the R-2 zone - rainwater storage requirements	07-Sep-2011
Island-wide watershed protection	TBD	21-Nov-2012
Pilkey Point / Marina Drive Slough Support for Habitat Restoration		20-Nov-2013
Sensitive ecosystems education and engagement	Environmental education and engagement efforts, in particular with owners on the Associated Islands, to explore ways to protect sensitive ecosystems in the Area.	19-Mar-2014
Associated Islands OCP and LUB	Develop new OCP and LUB to replace Ruxton Island Zoning Bylaw, 1982, CVRD Bylaw 110, and to include other islands with no zoning. Scope does not include Valdes Island, but includes establishing a Memo of Understanding with the Stzuminus Nation for a stakeholder process regarding Bute and Dunsmuir Islands.	07-Sep-2011
Letter of Understanding between the Thetis LTC and the Cowichan Valley Regional District.	Planning staff to begin drafting once project progresses to Priorities.	24-Nov-2015



Projects

Thetis Island

Description	Activity	R/Initiated
Amendments to Thetis Island OCP and LUB; staff to provide staff report when time permits.	Moved back to Projects List: - (housekeeping)4.3(d) amend to say: In addition to s. 4.3(a), (b), and (c)... - (housekeeping) objectives and policies re sea level rise (was resolution to include in draft but did not make it in to adopted OCP). - OCP/LUB amendments to consider ocean loop geothermal exchange systems. - explore measures to address impacts of wharf related structures.	12-Jan-2017
Review of Development Permit Areas and development of a Development Approval Information Bylaw on Thetis Island		21-Feb-2017



Islands Trust

Print Date: April 10, 2017

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
TH-DVP-2015.2	Trincomali Holdings Ltd.	03-Sep-2015	204 PILKEY POINT RD Obtain approval to construct a retaining wall.
Planner: Gary Richardson			
Planning Status			
Status Date: 15-Sep-2015 opened file, gave to planner, notified LTC, processed fees			

Rezoning

File Number	Applicant Name	Date Received	Purpose
TH-RZ-2015.2	Hardy Island Granite Quarries Ltd.	05-Oct-2015	Zoning change to allow barges to be loaded and unloaded at the proposed lot.
Planner: Marnie Eggen			
Planning Status			
Status Date: 29-Nov-2016 Applicant requested that moorings be added to permitted uses. Bylaw No. 98 given first reading as amended.			
Status Date: 19-Jul-2016 Revised application anticipated.			
Status Date: 29-Mar-2016 First reading and bylaw referrals sent out			
File Number	Applicant Name	Date Received	Purpose
TH-RZ-2016.1	WEST VANCOUVER YACHT CLUB	02-Feb-2016	Proposed reconstruction and/or maintenance of breakwater on crown land north of Kendrick Island, south is Valdes Island.
Planner: Marnie Eggen			
Planning Status			
Status Date: 11-Oct-2016			

Applications

Referral responses received. Applicant requested to provide an archaeological impact assessment with Lyackson First Nation involvement.

Status Date: 26-Jul-2016

Bylaw given 1st reading and First Nation and Agency referrals sent out. Applicant requested to provide QEP report regarding construction timing windows for birds.

Status Date: 19-Jul-2016

CIM held. Draft Bylaw prepared.

Subdivision

File Number	Applicant Name	Date Received	Purpose
TH-SUB-1998.1	TRAX DEVELOPMENT LTD C/O WRIGHT FOCUS ENGINEERING LTD Planner: Marnie Eggen	25-Sep-1998	Phased Strata Subdivision 'Meadow Valley Properties' phased strata to create 21 strata lots from 4 parent parcels
Planning Status			
Status Date: 19-Jul-2016 MOTI issued 1 yr. extension.			
Status Date: 18-Dec-2015 Staff comments provided to MOTI.			
Status Date: 14-Sep-2015 Applicant seeking comments on Phase III. Planner reviewing file.			
File Number	Applicant Name	Date Received	Purpose
TH-SUB-2014.1	J.E. Anderson & Associates Planner: Teresa Ritemann	23-Jun-2014	Ruxton Island\nto create 2 parcels from 3 existing lots
Planning Status			
Status Date: 20-Mar-2017 PLA received from MOTI. Require final subdivision plans before IT can issue final letter.			

Applications

Status Date: 13-Feb-2017

No change in status.

Status Date: 08-Jun-2016

Subdivision Referral response sent to Kirsten Fagervik MOTI and copied to applicant and LTC.

File Number	Applicant Name	Date Received	Purpose
TH-SUB-2015.1	Polaris Land Surveying Inc.	19-Aug-2015	PID:007-818-459 The proposed subdivision will create 2 parcels (including remainders) and the intended use of the land and/or buildings and structure is residential.

Planner: Marnie Eggen

Planning Status

Status Date: 27-Jul-2016

Revisions compliant. No DVP required. Covenant respecting prohibition of subdivision of common property still required.

Status Date: 11-Mar-2016

Applicant revising proposed plan. Planner reviewing.

Status Date: 02-Mar-2016

Subdivision referral report completed and sent to MOTI.

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
TH-TUP-2017.1	Velez, RAYMUNDO	30-Mar-2017	PID: 028-987-691 Temporary affordable accommodation in travel trailers under roofs. Civic: 49 Harbour Road, Thetis Island, BC.

Planner: Marnie Eggen

Planning Status

Status Date:

Islands Trust
LTC EXP SUMMARY REPORT F2017
Invoices posted to Month ending February 2017

670 Thetis	Invoices posted to Month ending February 2017	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-670	LTC "Trustee Expenses"	750.00	97.40	652.60
LTC Local				
65200-670	LTC - Local Exp - LTC Meeting Expenses	1,000.00	1,895.34	-895.34
65210-670	LTC - Local Exp - APC Meeting Expenses	500.00	0.00	500.00
65220-670	LTC - Local Exp - Communications	1,000.00	0.00	1,000.00
65230-670	LTC - Local Exp - Special Projects	500.00	90.00	410.00
TOTAL LTC Local Expense		<u>3,000.00</u>	<u>1,985.34</u>	<u>1,014.66</u>
Projects				
73001-670-2010	Thetis (Ruxton Island) Associated OCP/LUB	1,200.00	0.00	1,200.00
73001-670-3008	Thetis RAR	300.00	0.00	300.00
73001-670-4072	Thetis First Nations Relations	3,000.00	0.00	3,000.00
TOTAL Project Expenses		<u>4,500.00</u>	<u>0.00</u>	<u>4,500.00</u>



Trust Fund Board Report to Local Trust Committees and Bowen Island Municipality February 2017

Regional Conservation Plan – LTC input

The Regional Conservation Plan guides the work of the Islands Trust Fund. The Plan's objectives and goals shape how we pursue our mission based on good science, the regional context and the resources available. Our current five year plan – extended for a further two years – will conclude this year. We are pleased to report that most of its goals have been, or are about to be, achieved.

The Trust Fund Board has approved the project charter for developing a new Regional Conservation Plan. This time, we are looking at a ten year plan with action items being developed and reviewed every two to three years. First steps include background research and preliminary consultations with trustees, partners and planners over the spring. We very much welcome the input of local trust committees and Bowen Island Municipality. We will be in touch with a formal way to provide feedback, but feel free to contact us for more information or send us your ideas informally.

New Board Member: Robin Williams

At our February meeting we welcomed a new Board member appointed by the Province: Robin Ashley Williams. Robin is a resident of Salt Spring Island who has been very actively involved in his community. Prior to his retirement, Mr. Williams was the President and Owner of Rombus Digital Systems and Ashley Fraser Technologies. Active in his community, Robin is the elected Chair for the Capital Regional District (CRD) Salt Spring Island Transportation Commission. He brings a range of expertise and experience that will be of great value to the Board. We are now back up to our full complement of six members.

Moore Hill, Thetis Island - New Nature Reserve

We are excited to announce the acquisition of a new 21 hectare nature reserve of unspoiled waterfront forest on Thetis Island. Moore Hill forms one of the highest peaks on Thetis and features sandstone cliffs with caves that provide bat habitat. This hill is ecologically rich and is culturally significant to the Penelakut Tribe. The acquisition involved an Ecological Gift from the former owner, a significant private donation, a major grant and partnership with Cowichan Community Land Trust and the Thetis Island Nature Conservancy.

Fairyslipper Forest campaign

This project is moving into its crucial final fund-raising stage. Thetis Islanders have already provided huge support through donations and pledges, so the balance required to close the purchase will likely have to be found from off-island sources. To that end, applications have been submitted to appropriate funding agencies. Deep appreciation is due to Lisa Gordon and everyone who contributed to her retirement campaign which raised \$3,000 towards the Fairyslipper Forest acquisition.

Summary of Current Island-by-Island Activities

Bowen

Bowen Island Conservancy has just completed site remediation work in the David Otter Nature Reserve and installed a new sign. ITF staff are working with a contractor to revise the management plan for the Singing Woods Nature Reserve.

Denman

The Islands Trust Fund Manager and the Director of Trust Area Services met recently with staff of the Ministry of Forests, Lands and Natural Resources to explore options for the protection of provincially managed parcels on Denman Island that have identified conservation values.

Gabriola

A survey of Western Screech Owls is being carried out during February in the Elder Cedar Nature Reserve. We are waiting to hear about potential funding to cover the cost of a boardwalk around the iconic large western redcedar. Two new signs for the entry points are being created to remind visitors about leashing dogs. A management plan for Burren's Acres Nature Reserve has been approved and posted to the ITF website.

Galiano

Restoration activities including tree planting plus weeding of last year's planting are taking place in March in the Trincomali Nature Reserve.

Gambier

Gambier Island Conservancy will be carrying out restoration work in the Long Bay Wetlands Nature Reserve. This will involve planting and caging new western redcedar seedlings in the old gravel pit and in the areas that have been previously logged.

Lasqueti

A Species at Risk survey on all three Lasqueti Island nature reserves has begun. The revision of the management plan for the Kwel Nature Reserve is underway.

Salt Spring

The Trust Fund Board approved a conservation covenant on Salt Spring Island to be held with the Salt Spring Island Conservancy.

Please feel free to contact members of the Trust Fund Board or Islands Trust Fund staff for more details.

Tony Law, Chair tlaw@islandstrust.bc.ca
Islands Trust Fund itfmail@islandstrust.bc.ca



Thetis Island Community Association
292 North Cove Road, P.O. Box 14-0
Thetis Island, B.C., Canada V0R 2Y0

www.thetisisland.net/tica/

INVOICE NO. 2017031415

March 14, 2017

CUSTOMER: Islands Trust

JOB	/ year	
Webcam link on thetisisland.net	\$ 35.00	\$35.00
TOTAL		\$35.00

PLEASE MAKE CHEQUES PAYABLE TO T.I.C.A. and send to the
TICA Treasurer at Box 14-0

Thank you!



DATE OF MEETING: April 10, 2017
TO: Thetis Island Local Trust Committee
FROM: Ann Kjerulf, Regional Planning Manager
Northern Team
COPY: Marnie Eggen, Island Planner
SUBJECT: 2016/17 Islands Trust Annual Report

RECOMMENDATION

1. That the Thetis Island Local Trust Committee endorse the annual report submission as follows: <annual report text>.

PURPOSE

In preparation for the 2016 Islands Trust Annual Report, each Local Trust Committee (LTC) is asked to review and endorse draft text for inclusion in the report. The Annual Report is a status report on the period April 1, 2016 – March 31, 2017 describing how Islands Trust Council and committees further the Strategic Plan and implement the Islands Trust Policy Statement.

Each LTC is requested to formally endorse the annual report submission by resolution. Please review the following draft text and indicate any changes or additions for the 2016/17 Annual Report.

Draft Annual Report Text

In 2016-2017, the Thetis Island Local Trust Committee amended its Bylaw Enforcement Notification Bylaw No. 90 to reduce penalties following voluntary bylaw compliance to zero. The Local Trust Committee considered a number of rezoning applications, mostly pertaining to marine areas, including an application for a yacht club outstation at Kendrick Island to the northeast of Valdes Island, an application for a barge facility on Valdes Island, and a proposal to rezone the marine area adjacent to Thetis Island to permit mariculture (approved January 2017). The Local Trust Committee has also recently embarked on a new project to review private moorage regulations and to examine the potential for community dock facilities on Ruxton Island.

Submitted By:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	April 10, 2017
---------------	---	----------------