



Thetis Island Local Trust Committee Regular Meeting Agenda

Date: February 21, 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 November 29, 2016 for adoption	3 - 9
6.2 Section 26 Resolutions-Without-Meeting Report dated February 10, 2017	10 - 11
6.3 Advisory Planning Commission Minutes - None	
7. BUSINESS ARISING FROM MINUTES	10:05 AM - 10:15 AM
7.1 Follow-up Action List dated February 10, 2017	12 - 13
8. DELEGATIONS	10:15 AM - 10:25 AM
8.1 Gerry & Vivian Smith regarding Lot 49 Harbour Road, Thetis Island	
9. CORRESPONDENCE - None	
<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
10. APPLICATIONS AND REFERRALS	10:25 AM - 10:45 AM
10.1 TH-RZ-2015.2 Hardy Granite Quarries Ltd - Staff Report	14 - 30
10.2 TH-SUB-2015.1 Polaris - Staff Report	31 - 44

11.	LOCAL TRUST COMMITTEE PROJECTS	10:45 AM - 11:00 AM	
11.1	Riparian Areas Regulation		
11.1.1	<u>Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) Response Regarding Implementing RAR on Thetis Island - For Discussion</u>		45 - 46
12.	REPORTS	11:00 AM - 11:25 AM	
12.1	Work Program Reports		
12.1.1	<u>Top Priorities Report dated February 10, 2017</u>		47 - 47
12.1.2	<u>Projects List Report dated February 10, 2017</u>		48 - 49
12.2	Applications Report dated February 10, 2017		50 - 52
12.3	Trustee and Local Expense Report dated December, 2016		53 - 53
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 - None		
12.9	Trust Fund Board Report - None		
13.	NEW BUSINESS	11:25 AM - 11:35 AM	
13.1	Provincial Private Moorage Policy Update - Memorandum		54 - 58
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	11:35 AM - 11:50 AM	
16.	CLOSED MEETING - None		
17.	ADJOURNMENT	11:50 AM - 11:55 AM	



Thetis Island Local Trust Committee Minutes of Regular Meeting

Date: November 29, 2016
Location: Forbes Hall Community Centre (Hunter Room)
 292 North Cove Road, Thetis Island, BC

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

Staff Present Marnie Eggen, Acting Island Planner
 Gary Richardson, Island Planner, Southern Team
 Janice Young, Recorder

Others Present There were two (2) members of the public in attendance:
 Stephanie Cottell of the Meadow Valley Properties Strata, and
 Carolyn Askew representing the Thetis Island Residents and
 Ratepayers Association (TIRRA) and the Thetis Island
 Community Association (TICA).

1. CALL TO ORDER

Chair Morrison called the meeting to order at 09:29 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations, and introduced the Trustees and Staff to the members of the public.

2. APPROVAL OF AGENDA

By general consent the agenda was adopted with the following additions:

- 9.1 Letter dated November 2, 2016 from Olaf and Lynda Knezevic
- 9.2 Email dated November 28, 2016 from Gary Richardson

3. TOWN HALL AND QUESTIONS

Carolyn Askew, representing the Thetis Island Residents and Ratepayers Association (TIRRA Transportation Committee) asked for an update on the request for a Road Safety Report, and follow-up action. Also, representing the Thetis Island Community Association (TICA), she reported on the \$120,000 in funds given to TICA by BC Ferries that is intended for the expansion of Forbes Hall and facilities, and asked for input from the Trustees.

Trustee Luckham responded regarding the Road Safety Report query, that there is verbal commitment from the Ministry of Transportation and Infrastructure, however,

nothing in writing. With respect to the hall expansion funds, consider investigating matching funds opportunities.

Stephanie Cottell asked about a Riparian Areas Regulation update for the Meadow Valley Properties, to which Planner Eggen responded that there would be a verbal update.

TH-2016-064

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee ask staff to make a follow-up call to the Ministry of Transportation and Infrastructure regarding the request for a safety audit of the roads on Thetis Island, as there is concern for public safety.

CARRIED

4. COMMUNITY INFORMATION MEETING - None

5. PUBLIC HEARING - None

6. MINUTES

6.1 Local Trust Committee Minutes dated October 11, 2016 for adoption

By general consent the minutes were adopted with the following amendments:

- Item 1: Add a final sentence, "Introductions occurred as members of the public joined the meeting."
- Item 12.6: Delete, at the end of the third bullet, "regarding the Biosphere project."

6.2 Section 26 Resolutions-Without-Meeting Report - None

6.3 Advisory Planning Commission Minutes – None

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated November 21, 2016

Received.

8. DELEGATIONS – None

9. CORRESPONDENCE

Received.

10. APPLICATIONS AND REFERRALS

10.1 TH-RZ-2015.1 (Penelakut Seafoods Ltd.)

10.1.1 Staff Report dated November 29, 2016

Planner Eggen presented the report regarding application by Penelakut Seafoods to rezone land to permit mariculture. Discussion followed.

TH-2016-065

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee Bylaw No. 96, cited as "Thetis Island Official Community Plan, 2011, Amendment No. 1, 2015", be adopted.

CARRIED

TH-2016-066

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee Bylaw No. 97 cited as "Thetis Island Land Use Bylaw, 2011, Amendment No. 1, 2015", be read a third time.

CARRIED

TH-2016-067

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee Bylaw No. 97 cited as "Thetis Island Land Use Bylaw, 2011, Amendment No. 1, 2015", be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

10.2 TH-RZ-2015.2 (Hardy Granite Quarries Ltd.)

10.2.1 Staff Report dated November 29, 2016

Planner Eggen presented the report regarding application by Hardy Granite to rezone a marine area to allow barge facilities. Discussion followed.

TH-2016-068

It was MOVED and SECONDED that the Thetis Island Local Trust Committee Bylaw No. 98 cited as “Valdes Island Rural Land Use Bylaw, 1998, Amendment No.1, 2016” be amended as follows:

i. Section 2.1 is deleted in its entirety and replaced with the following:

2.1 Schedule “A” is amended by inserting the following new subsection and text, and by making such alterations to Schedule “A” to Bylaw No. 42 as are required to effect this change:

5.2.13 Marine Barge Facility (W7) Zone

The following uses and no others are permitted in the (W7) Zone:

- Barge loading and unloading
- Aids to marine navigation
- Moorage to buoys associated with use of adjacent upland parcel

CARRIED

TH-2016-069

It was MOVED and SECONDED that the Thetis Island Local Trust Committee Bylaw No. 98 cited as “Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 1, 2016” be read a first time as amended.

CARRIED

10.3 TH-DVP-2015.2 (Trincomali Holdings Ltd.)

10.3.1 Staff Report dated November 17, 2016

Planner Richardson presented the report regarding Development Variance Permit application TH-DVP-2015.2, from Dan A. J. Wickham, Director and Shareholder of Trincomali Holdings, to permit a seawall structure within zero metres of a rear lot. Discussion followed.

TH-2016-070

It was MOVED and SECONDED that the Thetis Island Local Trust Committee consider issuance of TH-DVP-2015.2 when:

- a) mitigation measures recommended in the Impact Assessment Report dated July 15, 2016 prepared by JPH Consultants are carried out to the satisfaction of the Planner;
- b) First Nations concerns are addressed to the satisfaction of the Local Trust Committee;
- c) a signed survey prepared by a Registered BC Land Surveyor is provided showing the location of the seawall structure.

CARRIED

10.4 Salt Spring Island Local Trust Area Bylaw Referral

10.4.1 Request for Response for Bylaw No. 497

TH-2016-071

It was MOVED and SECONDED that in response to Salt Spring Island Trust Area Bylaw Referral for Bylaw No. 497, the Thetis Island Trust Committee states that its interests are unaffected.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Riparian Areas Regulation

11.1.1 Verbal Update

Planner Eggen gave a verbal update regarding Riparian Areas Regulation and reported that staff is still waiting for response from the Ministry.

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report dated November 21, 2016

Received.

12.1.2 Projects List Report dated November 21, 2016

Received.

12.2 Applications Report dated November 21, 2016

Received.

12.3 Trustee and Local Expense Report dated September, 2016

Received. Discussion followed.

12.4 Adopted Policies and Standing Resolutions - None

12.5 Local Trust Committee Webpage

Post Shoreline Protection Publication.

12.6 Chair's Report

Chair Morrison reported on the following:

- Many meetings in preparation for Trust Council Quarterly Meeting on Salt Spring Island, December 6-8, 2016 meetings.

- Trust Fund Board Update.

12.7 Trustee Reports

Trustee Hunter reported on the following:

- Bylaw enforcement concerns.
- Ongoing gas pipeline issue.

Trustee Luckham reported on the following:

- Many meetings to discuss packages coming through to Trust Council.
- Local Thetis Island Nature Conservancy (ThINC) campaign – amazing wave of interest and pledging.

12.8 Electoral Area Director's Report - None

12.9 Trust Fund Board Report - None

13. NEW BUSINESS

13.1 Shoreline Protection

13.1.1 Memorandum dated November 18, 2016

TH-2016-072

It was MOVED and SECONDED that the Thetis Island Trust Committee contribute \$500 for printing the Shoreline Report from the communications budget for distribution on Thetis Island.

CARRIED

Review and discussion of this publication; copies to be available in the Library.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Tuesday, February 21, 2017 at 9:30 am at the Forbes Hall Community Centre (Hunter Room), 292 North Cove Road, Thetis Island, BC

15. TOWN HALL

Comment on the excellent Shoreline Report publication.

16. CLOSED MEETING - None

17. ADJOURNMENT

By general consent the meeting was adjourned at 10:25 am.

Susan Morrison, Chair

Certified Correct:

Janice Young, Recorder



Islands Trust

Print Date: February 10, 2017

Resolutions Without Meeting

Thetis Island

Resolution #	Action	Resolution Description	Resolution Date
2016-10	In Favour	"THAT the Thetis Island Local Trust Committee resolution no. TH-2016-056, be amended by replacing the word "Qualified" with "Eligible Consulting" and by removing the words, "who is a member in good standing with the BC Association of Professional Archaeologists", so that the resolution reads as follows: THAT the Thetis Island Local Trust Committee request that the applicant provide a detailed archaeological impact assessment report, prepared by an Eligible Consulting Archaeologist, selected in consultation with Lyackson First Nation, to assess the impact of the proposed breakwater on protected archaeological materials and make recommendations to mitigate any anticipated impacts."	08-Dec-2016
2016-11	In Favour	"THAT the Thetis Island Local Trust Committee resolution no. TH-2016-057, be amended by replacing the word "Qualified" with "Eligible Consulting", so that the resolution reads as follows: THAT the Thetis Island Local Trust Committee request that the applicant invite Lyackson First Nation to elect members to accompany the Eligible Consulting Archaeologist on any field investigations for the purpose of preparing the archaeological impact assessment."	12-Dec-2016
2017-01	In Favour	"That the Thetis Island Local Trust Committee move Top Priority item 2: "Amendments to Thetis Island OCP and LUB" to the Project List and add new Top Priority item 2 - "Amendments to the Thetis Associated Islands Land Use Bylaw regarding private moorage on Ruxton Island" and describe the Activity as "Amendments to consider limiting private moorage related structures."	06-Jan-2017
2017-02	In Favour	"That the Thetis Island Local Trust Committee request staff to prepare a report and draft project charter regarding Top Priority item 2: "Amendments to the Thetis Associated Islands Land Use Bylaw regarding private moorage on Ruxton Island" for consideration at the next LTC meeting."	10-Jan-2017



Islands Trust

Print Date: February 10, 2017

Resolutions Without Meeting

2017-03	In Favour	"That the Thetis Island Local Trust Committee request staff to schedule a special LTC meeting to consider Top Priority item 2: "Amendments to the Thetis Associated Islands Land Use Bylaw regarding private moorage on Ruxton Island.""	11-Jan-2017
2017-04	In Favour	"That Thetis Island Local Trust Committee Bylaw No. 97 cited as ""Thetis Island Land Use Bylaw, 2011, Amendment No. 1, 2015", be adopted".	23-Jan-2017
2017-05	In Favour	"That the Thetis Island Local Trust Committee cancel the Local Trust Committee Special Meeting scheduled for Monday, February 6, 2017, due to weather."	06-Feb-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. 96 was adopted. Staff to consolidate with Thetis OCP Bylaw No. 88.	Becky McErlean	28-Feb-2017	Done
Bylaw No. 97 cited as Thetis Island Land Use Bylaw, 2011, Amendment No. 1, 2015 was read a third time. Staff to update Bylaw No. 97 and forward to Executive Committee for their approval.	Becky McErlean Marnie Eggen	27-Jan-2017	Done
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	On Going
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

Follow Up Action Report

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

On Going

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	On Going

DATE OF MEETING: February 21, 2017

TO: Thetis Island Local Trust Committee

FROM: Marnie Eggen, Island Planner
Northern Team

SUBJECT: Application to Rezone a Marine Area to Allow Barge Facilities

Applicant: Hardy Island Granite Quarries Ltd.

Location: Unsurveyed Crown foreshore and land covered by water being part of the
bed of Pylades Channel, adjacent to Lyackson IR3, Valdes Island

RECOMMENDATION

1. **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.”**

REPORT SUMMARY

The purpose of this staff report is to provide the Local Trust Committee (LTC) with a summary of referral responses and public submissions received to date regarding proposed Bylaw No. 98, and recommend notification of a community information meeting and public hearing.

BACKGROUND

After first reading of Bylaw No. 98 at the March 29, 2016 LTC meeting, agency and First Nation referrals were sent out and then summarized at the July 26, 2016 LTC meeting. Staff comments were not included at that time because the applicant indicated a forthcoming change in the proposed rezoning uses which may have necessitated another set of referrals. After receiving the request to change the zoning to include moorage, no further referrals were deemed necessary, and the LTC passed the following resolutions at the November 29th LTC meeting:

TH-2016-068

It was MOVED and SECONDED that the Thetis Island Local Trust Committee Bylaw No. 98 cited as “Valdes Island Rural Land Use Bylaw, 1998, Amendment No.1, 2016” be amended as follows:

i. Section 2.1 is deleted in its entirety and replaced with the following:

2.1 Schedule “A” is amended by inserting the following new subsection and text, and by making such alterations to Schedule “A” to Bylaw No. 42 as are required to effect this change:

5.2.13 Marine Barge Facility (W7) Zone

The following uses and no others are permitted in the (W7) Zone:

- Barge loading and unloading
- Aids to marine navigation
- Moorage to buoys associated with use of adjacent upland parcel

CARRIED

TH-2016-069

It was **MOVED** and **SECONDED** that the Thetis Island Local Trust Committee Bylaw No. 98 cited as “Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 1, 2016” be read a first time as amended.

CARRIED

ANALYSIS

Referral Responses and Public Submissions

The following are the referral responses received regarding Bylaw No. 98. Copies of referral responses received to date are attached.

Ministry of Forests, Lands & Natural Resource Operations - Archaeology Site Inventory

Archaeological sites identified on Federal lands, are not protected under the provincial *Heritage Conservation Act* and do not require a permit from the Archaeology Branch. However, they recommend that archaeological standards and practices that are in place for private and Crown lands are also applied to Federal Lands. This information was passed on to the applicant for their information. Staff note that prior to construction of the barge landing site, the applicant engaged a professional archaeologist who conducted an archaeological impact assessment study and also provided a report recommending measures for heritage site conservation.

Transport Canada

Transport Canada found no perceived or potential conflicts with the *Navigation Protection Act*. They advise that the proponent would need to submit a Notice of Works for construction. This information was passed on to the applicant for their information.

Lyackson First Nation

Lyackson First Nation has no issue with the proposed bylaw amendment.

Cowichan Tribes

Cowichan Tribes provided a verbal response, deferring to Lyackson First Nation.

Ruxton Island Ratepayers Association

A referral was sent to the Association, and a response was not received directly from the association; however, several Ruxton Island property owners have provided submissions (see below).

The following agencies responded noting “Interests Unaffected”:

- Town of Ladysmith
- Cowichan Valley Regional District
- Regional District of Nanaimo
- Gabriola Island Local Trust Committee
- Galiano Island Local Trust Committee
- Salt Spring Island Local Trust Committee
- Ministry of Environment

No responses have been received from the following agencies and First Nations:

- Ministry of Forests, Lands and Natural Resource Operations – Ecosystems
- School District #68 (Nanaimo-Ladysmith)
- Environment Canada
- Parks Canada
- Semiahmoo First Nation
- Stz'uminus First Nation
- Halalt First Nation
- Lake Cowichan First Nation
- Penelakut Tribe
- Snuneymuxw First Nation

Staff continue to communicate with these First Nations in efforts to obtain responses.

Ten submissions were received from members of the public since the last staff report was considered at the March 29, 2016 LTC meeting. All submissions were forwarded to the LTC. One of the submissions was included in the agenda for the May 24, 2016 LTC meeting and the others are posted on the *Thetis Current Applications* webpage of the Islands Trust website: <http://www.islandstrust.bc.ca/islands/local-trust-areas/thetis/current-applications/>.

All future correspondence related to significant development applications for the Thetis Local Trust Area is intended to be posted on the webpage.

All submissions are from Ruxton Island property owners and all but one do not support the bylaw amendment. The one supportive submission is conditional on the barge being operational only during daylight hours. In summary, the concerns are with regard to the following potential impacts from the change in zoning:

- increased industrial/commercial activity in the marine area and decreased scenic value;
- noise pollution; and
- degradation of the marine area, including negative impacts on species at risk (particularly bird species).

Staff Comments

Staff recommend no changes to the bylaws as a result of the referral responses and the public submissions. Staff have the following comments regarding the public submissions:

Impacts on commercial/industrial activity and scenic value of the marine area

As the rezoning would allow a barge facility at this one location on Valdes Island, staff expect that there would be increased barge activity in the marine area. It is anticipated that the barge activity would include industrial/commercial use in association with the sandstone quarry on Valdes Island in the fall and winter months, and also general community use by the Lyackson First Nation in the future. Staff note that the area to be rezoned is small (approximately 0.272 ha (0.67 ac)) relative to the surrounding marine area of Valdes Island. The existing W1 zoning only allows marine uses associated with upland residential use, such as boat anchorage, moorage, docks and ramps. The W1 zone does not allow for marine access to the IR3 lands on Valdes Island. As Valdes Island has no ferry service and no existing formal barge loading site, it is reasonable to consider allowing this form of access to lands on Valdes Island.

Noise Associated with the Barge Facility

Staff understands from the applicant that the noise of the barge landing area during active quarry periods will be similar to that of the log storage areas located off the northwest side of Valdes Island, and that the loader will be infrequent and short term (fall and winter months), similar to the noise of a large truck or boat. Staff expects that general use of the barge facility in the future for uses other than the quarry may be similar. Staff does not recommend any changes to the bylaw as a result of this concern.

Impacts on the Marine Area and Species at Risk

During the Department of Aboriginal Affairs and Northern Development Canada (AANDC) Environmental Review Process, ecological/environmental assessments were conducted that included the construction of the barge landing. The assessments included an analysis of the species at risk in the area and recommendations aimed at protecting those species were included in the project proposal approved by AANDC. It is noted that quarry activities would not be conducted during critical breeding periods for bird species at risk; the proposal also restricts work activities between February 5 and July 31 of each calendar year. The 2011 environmental assessment report stipulates that transporting the rock isn't expected to impact active nest sites of species at risk in the area. Also, as reported in the staff report considered at the November 2015 LTC meeting, the assessments concluded that there would be no impacts on the subtidal zone, as barges would not be anchoring. Staff does not recommend any changes to the bylaw nor does staff recommend requesting any further environmental assessment.

Rationale for Recommendation

Staff have not identified any significant issues to date that would warrant postponing a community information meeting or public hearing. All input received until the close of a public hearing would be considered by the LTC prior to consideration of third reading.

NEXT STEPS

Staff will move forward with arranging a community information meeting and public hearing taking into consideration the persons whom may be most affected by the proposed rezoning.

Submitted By:	Marnie Eggen, MCIP, RPP Island Planner	February 9, 2017
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	February 13, 2017

ATTACHMENTS

1. Referral Responses
2. Bylaw No. 98

Marnie Eggen

From: NPP PAC - PPN PAC <NPPAC-PPNPAC@tc.gc.ca>
Sent: Monday, April 18, 2016 2:07 PM
To: Marnie Eggen
Subject: FW: Bylaw Referral - Thetis Island Local Trust Committee Bylaw No. 98 (Valdes Island) Transport Canada
Attachments: ByLaw Referral form 98.pdf; THBL 98 - 1st reading.pdf

Hi Marnie,

I've reviewed the proposed bylaw amendment on behalf of Transport Canada, and have not found any perceived or potential conflicts with the Navigation Protection Act. As before, the proponent would still need to submit a Notice of Works for any construction, and would require authorization from TC to proceed with the works should the project move forward.

Thank you for the opportunity to comment.

Roberta Dight
Navigation Protection Officer
Navigation Protection Program
Transport Canada / Government of Canada
NPPAC-PPNPAC@tc.gc.ca

Agente de protection de la navigation
Programme de protection de la navigation
Transports Canada / Gouvernement du Canada
NPPAC-PPNPAC@tc.gc.ca

<http://www.tc.gc.ca/eng/programs-621.html>

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From: Greville, Ryan
Sent: Friday, April 15, 2016 11:13 AM
To: NPP PAC - PPN PAC
Subject: FW: Bylaw Referral - Thetis Island Local Trust Committee Bylaw No. 98 (Valdes Island) Transport Canada

From: Gowe, Bob
Sent: Friday, April 15, 2016 10:58 AM
To: Greville, Ryan
Subject: FW: Bylaw Referral - Thetis Island Local Trust Committee Bylaw No. 98 (Valdes Island) Transport Canada

FYI/FYA

From: Becky McErlean [<mailto:bmcerlean@islandstrust.bc.ca>]

Sent: Thursday, April 14, 2016 5:07 PM

To: Gowe, Bob

Subject: Bylaw Referral - Thetis Island Local Trust Committee Bylaw No. 98 (Valdes Island) Transport Canada

Attention: Bob Gowe, Manager Marine Projects

Attached is a bylaw referral package from the Thetis Island Local Trust Committee of the Islands Trust.

Proposed Bylaw No. 98, if adopted, will amend the Valdes Island Rural Land Use Bylaw No. 42 by changing the zoning classification of the Crown foreshore or land covered by water being part of the bed of Pylades Channel, adjacent to Lyackson IR3, Valdes Island, from Marine Conservation (W1) to Marine Barge Facility (W7) to allow barge loading and unloading.

Please review the proposed regulations and indicate how your agency's interests in the proposed regulations are affected. A referral response form is included for your convenience and we would appreciate your comments by **May 20, 2016**.

For more information on the proposed bylaw please contact Marnie Eggen, Island Planner at meggen@islandstrust.bc.ca or 250-247-2210.

Thank you for your time and attention to this matter.

Becky McErlean
A/Legislative Clerk
Northern Office, Islands Trust
700 North Road
Gabriola, BC V0R 1X3
250-247-2206
Enquiry BC Toll-free call 1-800-663-7867
or from the lower mainland 604-660-2421

Websites: www.islandstrust.bc.ca | www.islandstrustfund.bc.ca
Preserving Island communities, culture and environment since 1974

Marnie Eggen

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: Friday, April 15, 2016 10:55 AM
To: Marnie Eggen
Cc: Becky McErlean
Subject: RE: Bylaw Referral - Thetis Island Local Trust Committee Bylaw No. 98 (Valdes Island)
MFLNRO Archaeology Branch

Attachments: [REDACTED]

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello Marnie,

Thank you for the referral to amend the Valdes Island Rural Land Use Bylaw No. 42 by changing the zoning classification of the Crown foreshore or land covered by water being part of the bed of Pylades Channel, adjacent to Lyackson IR3, Valdes Island, from Marine Conservation (W1) to Marine Barge Facility (W7) to allow barge loading and unloading.

Provincial records indicate archaeological site [REDACTED]
[REDACTED] Given the subsurface nature of archaeological deposits, boundaries of archaeological sites are often difficult to determine without extensive subsurface testing. Therefore, any mapped boundaries are considered to be approximate.

Archaeological sites recorded on Federal Land are not protected under the *Heritage Conservation Act* and a permit from the Archaeology Branch is not required to alter these sites. However, given the sensitive and non-renewable nature of archaeological sites, we recommend that archaeological standards and practices in place for private and Crown lands also be applied to Federal Lands. Prior to any land-altering activities an Eligible Consulting Archaeologist should be engaged to determine the steps in managing impacts to the archaeological site(s).

An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists (<http://www.bcapa.ca/>) or through local yellow pages and online directories.

If you have additional questions please visit the FAQ page at <http://www.for.gov.bc.ca/archaeology/faq.htm>.

I have attached a screenshot showing the project area in relation to [REDACTED]. I have also attached a copy of the site record for [REDACTED] for your reference.

Please feel free to contact me should you have any questions regarding this data request.

Kind regards,

Diana

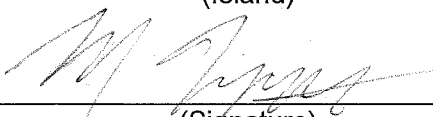
The orange line is the Lyackson IR#3 boundary.

BYLAW 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

Thetis Island Local Trust Area

(Island)



(Signature)

2016/04/15

(Date)

Amendment Bylaw No. 98
(Amending Valdes Island Rural Land Use Bylaw No. 42)

(Bylaw Number)

MIKE TIPPETT, MANAGER

(Name and Title)

CVRD

(Agency)

BYLAW REFERRAL FORM RESPONSE SUMMARY

☐

Approval Recommended for Reasons Outlined Below

☐

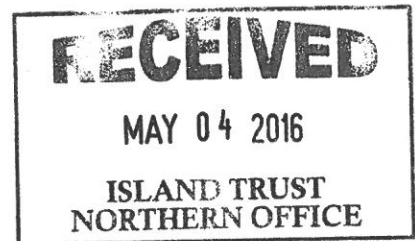
Approval Recommended Subject to Conditions Outlined Below

☒

Interests Unaffected by Bylaw

☐

Approval Not Recommended Due to Reason Outlined Below



Thetis Island Local Trust Area

(Island)

S. L. deRosario

(Signature)

May 2/16

(Date)

Amendment Bylaw No. 98

(Amending Valdes Island Rural Land Use Bylaw No. 42)

(Bylaw Number)

*Sharon
Deputy Secretary Lloyd-deRosario*

(Name and Title)

Galiano Island LTC

(Agency)

BYLAW 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

Thetis Island Local Trust Area

(Island)

S. Zupanec
(Signature)

June 15 2016
(Date)

Amendment Bylaw No. 98
(Amending Valdes Island Rural Land Use Bylaw No. 42)

(Bylaw Number)

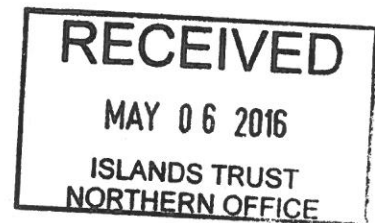
Sonja Zupanec, Island Planner
(Name and Title)

Gabriola Island LTC
(Agency)

BYLAW 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

The subject location is not within the Town of Ladysmith jurisdiction and the Town's interests are unaffected by the Islands Trust proposed Bylaw amendment.



Thetis Island Local Trust Area

(Island)

Margaret Pandaen
(Signature)

April 28, 2016
(Date)

Amendment Bylaw No. 98
(Amending Valdes Island Rural Land Use Bylaw No. 42)
(Bylaw Number)

Margaret Pandaen, Planner
(Name and Title)

Town of Ladysmith
(Agency)

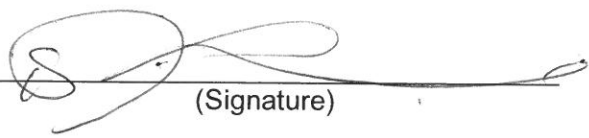
BYLAW REFERRAL FORM RESPONSE SUMMARY

- ☐ 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

Lyackson has no issue with this
Bylaw change

Thetis Island Local Trust Area

(Island)


(Signature)

April 27/16
(Date)

Amendment Bylaw No. 98

(Amending Valdes Island Rural Land Use Bylaw No. 42)

(Bylaw Number)

K. Ahnne, Land & Resources
(Name and Title)

Lyackson First Nation
(Agency)

BYLAW 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

Thetis Island Local Trust Area

(Island)

Amendment Bylaw No. 98
(Amending Valdes Island Rural Land Use Bylaw No. 42)
(Bylaw Number)

Dr. Grant Bracher P.A., R.P.B.I.O.
(Signature)

DR. GRANT BRACHER P.A., R.P.B.I.O.
(Name and Title)

APRIL 21, 2016
(Date)

ENVIRONMENTAL STEWARDSHIP
(Agency)

MINISTRY OF FORESTS, LANDS AND
NATURAL RESOURCE OPERATIONS

BYLAW 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

Thetis Island Local Trust Area

(Island)

(Signature)

(Date)

Amendment Bylaw No. 98
(Amending Valdes Island Rural Land Use Bylaw No. 42)
(Bylaw Number)

(Name and Title)

(Agency)

BYLAW 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

Thetis Island Local Trust Area

(Island)

(Signature)

(Date)

Amendment Bylaw No. 98
(Amending Valdes Island Rural Land Use Bylaw No. 42)

(Bylaw Number)

(Name and Title)

(Agency)

PROPOSED

THETIS ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 98

A BYLAW TO AMEND VALDES ISLAND RURAL LAND USE BYLAW, 1998

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

1. Citation

This bylaw may be cited for all purposes as “Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 1, 2016”.

2. Thetis Island Local Trust Committee Bylaw No. 42, cited as “Valdes Island Rural Land Use Bylaw, 1998,” is amended as follows:

2.1 Schedule “A” is amended by inserting the following new subsection and text, and by making such alterations to Schedule “A” to Bylaw No. 42 as are required to effect this change:

“5.2.13 Marine Barge Facility (W7) Zone

The following uses and no others are permitted in the (W7) Zone:

- Barge loading and unloading
- Aids to marine navigation
- Moorage to buoys associated with use of adjacent upland parcel”

2.2 Schedule “C” is amended as follows:

2.2.1 By adding to the list of zone classifications “(W7) Marine Barge Facility”, and by making such alterations to Schedule “C” to Bylaw No. 42 as are required to effect this change.

2.2.2 By changing the zoning classification of a portion of the unsurveyed crown foreshore and land covered by water being part of the bed of Pylades Channel, adjacent to Lyackson IR3 from Marine Conservation (W1) to Marine Barge Facility (W7), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “C” to Bylaw No. 42 as are required to effect this change.

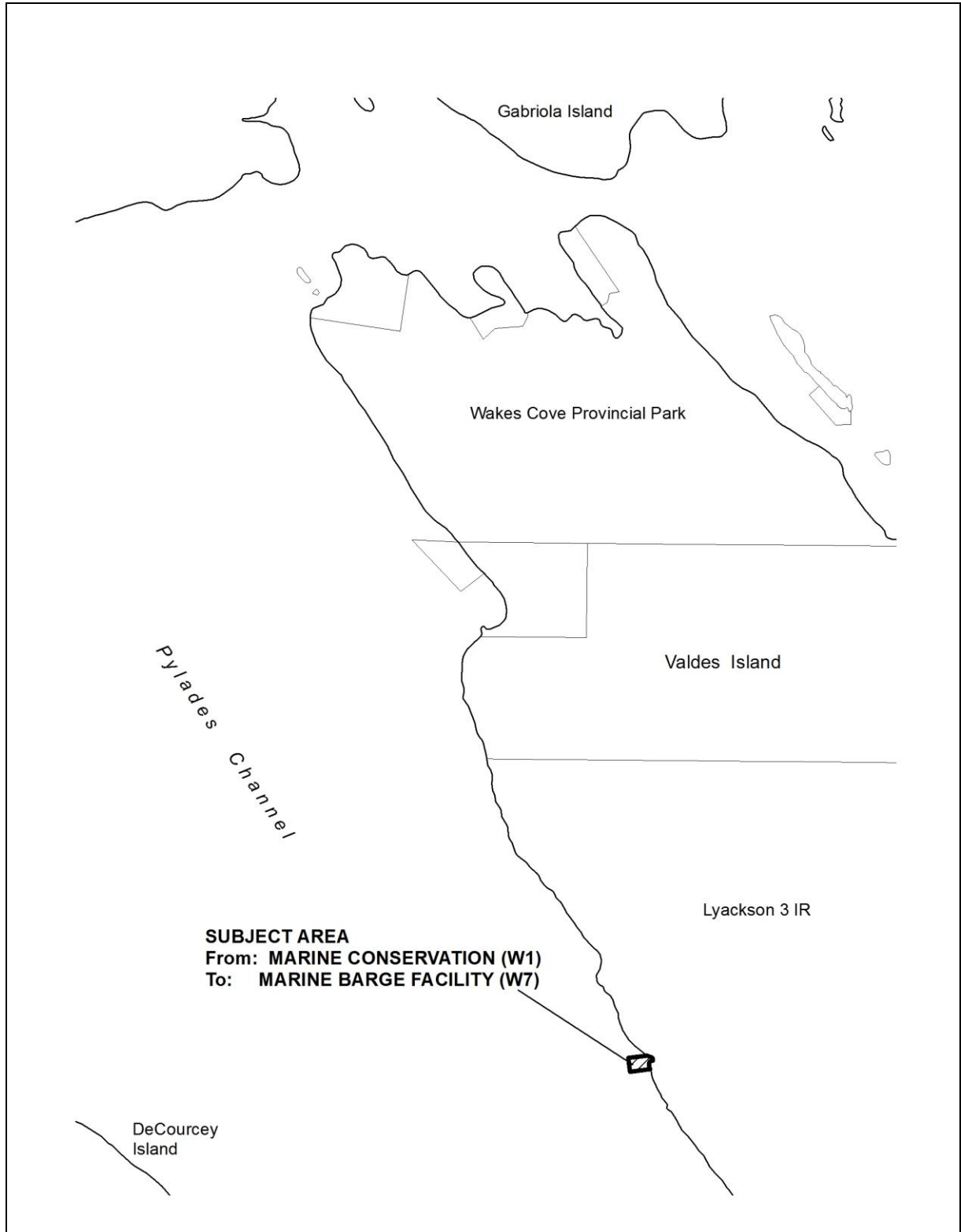
READ A FIRST TIME THIS	29 TH	DAY OF	NOVEMBER, 2016
READ A SECOND TIME THIS	_____	DAY OF	_____, 20____
PUBLIC HEARING HELD THIS	_____	DAY OF	_____, 20____
READ A THIRD TIME THIS	_____	DAY OF	_____, 20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____, 20____
ADOPTED THIS	_____	DAY OF	_____, 20____

Chair

Secretary

**THETIS ISLAND LOCAL TRUST COMMITTEE
BYLAW NO.98**

Plan No. 1





File No.: TH-SUB-2015.1 (Polaris
Land Surveying Ltd.)

DATE OF MEETING: February 21, 2017
TO: Thetis Island Local Trust Committee
FROM: Marnie Eggen, Island Planner
Northern Office
SUBJECT: Cost recovery agreement for legal review of a covenant for a two-lot bare land strata subdivision of PID 007-818-459; Lot 8, Thetis Island, Cowichan District (Dayman Island)
Applicant: Polaris Land Surveying Ltd. for M. Brister & P. Davidson (owners)

RECOMMENDATION

1. **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.**

REPORT SUMMARY

The owners of the above noted property are required to enter into a covenant with the Local Trust Committee (LTC) pursuant to Section 7.3(3) of Thetis Associated Islands Land Use Bylaw No. 94, 2014:

"If the approval of a bare land strata plan would create common property, the applicant must grant a restrictive covenant in respect of the common property prohibiting the further subdivision of the common property and the disposition of the common property separately from the strata lots."

A copy of the subdivision referral report is attached for information. Staff note that, subsequent to the submission of the referral report to the Ministry of Transportation and Infrastructure, staff have informed the Ministry that the applicant is no longer required to satisfy the condition requiring a variance because the applicant has revised the plan of subdivision which results in no non-conformity with respect to the siting of existing buildings and structures.

For the Islands Trust to enter into a cost recovery agreement with the owner, an LTC resolution is required.

Submitted By:	Marnie Eggen, MCIP, RPP Island Planner	February 8, 2017
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	February 10, 2017

ATTACHMENT

1. Subdivision Referral Report, March 2, 2016



Islands Trust

SUBDIVISION REFERRAL REPORT

200 1627 Fort St.
Victoria, B. C., V8R 1H8
Phone: (250) 405-5151
Fax: (25) 405-5155
E-mail: info@islandstrust.bc.ca
WWW: <http://www.islandstrust.bc.ca>

Date: March 2, 2016

To: David Koch
District Development Technician

MOT File #: 2015-02190
IT File #: TH-SUB-2015.1
(Polaris Land Surveying Inc.)

MOT District Office: Saanich Area Office

From: Marnie Eggen, A/ Island Planner

Re: Proposed Two Lot Bare Land Strata Subdivision of Lot 8, Thetis Island, Cowichan District, (Known as Dayman Island)

Referral Response Summary:

Dayman Island is currently unzoned and as such is subject to the *Local Government Services Act Community Planning Area Number 24: Gulf Islands Subdivision Regulation BC Reg. 268/94*, Section 3 which stipulates that “the minimum area of a parcel size into which land may be subdivided is 4.047 hectares.” As the subdivision proposal intends to create lots less than that permitted in the *Act*, the proposal is not permitted at this time.

However, the Ministry of Transportation and Infrastructure has requested Islands Trust to proceed with a referral response in anticipation of the adoption of proposed Thetis Associated Islands Official Community Plan (OCP) Bylaw No. 93 and Thetis Associated Islands Land Use Bylaw (LUB) No. 94. As such, should the OCP and LUB be adopted, the Islands Trust recommends that the following be made conditions precedent of any Preliminary Layout Approval. Please note that the BC Ministry of Community, Sport and Cultural Development have recently approved the OCP, and adoption of the OCP and the LUB by the Thetis Local Trust Committee are anticipated for March 2016.

1. A restrictive covenant is required in accordance with Section 7.3 (3) of the LUB, prohibiting the further subdivision of the common property and the disposition of the common property separately from the strata lots (See Section 5 of the Referral Report below).
2. An approved variance from Section 5.3 (4) of the LUB is required to allow the siting of the “water building under construction” in relation to the lot lines of proposed Lot 2.



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3. No non-conformity may be created with respect to the use, siting or density of any existing building or structure as a result of the subdivision.

Prior to final approval, the applicant must obtain written confirmation from the Islands Trust that the proposed subdivision meets the above conditions and conforms to all Thetis Local Trust Committee Bylaws.

This referral response is based upon the attached subdivision layout plan. Details of the application's compliance or non-compliance with specific bylaw regulations are provided on the attached pages.

Note for Information: *The landowners are encouraged to consider other methods of subdivision that incorporate conservation measures to assist with the protection of sensitive ecosystems on Dayman Island. Alternative subdivision approaches (that could result in a two lot subdivision) include those that incorporate a Section 219 Covenant (Local Government Act) or a Section 99 (Land Title Act) subdivision and where tax benefits can be realized (e.g. Natural Area Protection Tax Exemption Program: <http://www.islandstrustfund.bc.ca/initiatives/privateconservation/naptep.aspx>). Please call our office for further information.*



Islands Trust

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WWW: <http://www.islandstrust.bc.ca>

1. General Information:

Applicant:	Polaris Land Surveying Inc.
Land Owner:	M. Brister & P. Davidson
Legal Description:	PID 007-818-459; Lot 8, Thetis Island, Cowichan District (known as Dayman Island)
Area:	10.13 ha (25 acres) approx. (to be confirmed)
Details of Proposal:	Two Lot Bare Land Strata subdivision

2. Property Title Information: LTC Covenant/Easement/Right-of-Way/Permits

Legal Notations:	Covenant CA3477976 (registered to Thetis Local Trust Committee) Restricts land to only the following buildings and structures: two single-family dwellings, two cottages (restricts floor area); and non-residential buildings and structures accessory to the residential use. Statutory Right of Way CA3477977 (registered to Thetis Local Trust Committee) Provides for reasonable entry on to land to determine compliance with covenants. Rent Charge CA3477978 (register to Thetis Local Trust Committee) Provides for a Rent Charge in case of breach of Covenant.
Comments:	As per Thetis Local Trust Committee resolution TH-2014-017, staff will begin the covenant discharge process with landowners once the Thetis Associated Islands Land Use Bylaw is adopted.

3. OCP Information:

OCP Designation:	Residential (R) as per the proposed Thetis Associated Official Community Bylaw No. 93 (OCP)
Development Permit Area:	None



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Development Permit Required: No
Comments: n/a

4. Zoning Information:

Zone Classification: Residential 3 - R3(a) as per the **proposed** Thetis
Associated Islands Land Use Bylaw No.94, (LUB):
Average lot area: 4 ha (9.88 ac)
Minimum lot area: 1 ha (2.47 ac)
Comments:

5. Lot Sizes and Density:

Proposed lot areas: Proposed Strata Lot 1: 0.95 ha (2.35 ac) approx.
Proposed Strata Lot 2: 0.95 ha (2.35 ac) approx.
Proposed Common Property: 8.23 ha (20.34 ac) approx.

Compliance with lot area: No, proposed Strata Lot 1 and Lot 2 are not in compliance
with min. lot area. However, as per Section 2(1) of the
Bare Land Strata Regulations the approving officer may
approve a bare land strata plan containing strata lots of
less than the permitted size so long as Section 2 (2) of
the *Bare Land Strata Regulations* is satisfied.

Compliance with lot density: As per Section 2 (2)(a)(ii) of the *Bare Land Strata
Regulations* appears to be satisfied; the total area of the
land (10.13 ha) divided by the proposed number of strata
lots (10.13 ha/2 lots = 5.05 ha) is not less than the
average lot size specified in the LUB (4 ha).

Covenant required: Yes, see comments below.

Comments: Restrictive covenant is required in accordance with
Section 7.3 (3) of the LUB, which states "If the approval
of a bare land strata plan would create common property,
the applicant must grant a restrictive covenant in respect
of the common property prohibiting the further
subdivision of the common property and the disposition
of the common property separately from the strata lots."



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WWW: <http://www.islandstrust.bc.ca>

Islands Trust

6. Section 946, Subdivision for a Relative:

Local Government Act requirements:	None
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7. Depth/Width Ratio:

Depth/width ratios of new lots:	There are no depth/width ratio regulations within the LUB.
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Comments:	n/a
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8. Park Dedication:

Park dedication required:	No
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If Yes, Amount required:	n/a
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Comments:	Under section 941 of the <i>Local Government Act</i> , an owner of land being subdivided must provide (without compensation) park land when three or more additional parcels are created and at least one of the parcels is 2 ha or smaller. As only two lots are being created, there is no parkland requirement.
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9. Ten Percent Waiver:

Lots Requiring Exemption:	None
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Comments:	n/a
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10. Agricultural Land Reserve:

Proposed Lots within ALR:	None
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Comments:	n/a
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11. Servicing Requirements:

Proof of Potable Water:	No requirements included in the LUB.
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Sewage Disposal:	No requirements included in the LUB.
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Comments:	n/a
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12. Road Standards:

Roads to be Constructed:	None
Road Classification:	n/a
Heritage Designated Road in vicinity:	n/a
Comments:	n/a

13. Buildings and Structures:

Does subdivision create non-conformity with Bylaws:	Yes, proposed subdivision and the “water building under construction” on proposed Lot 2 would create a non-conformity with regard to Section 5.3 (4) of the LUB which states “The minimum setback for any building or structure in the R3 zone is 5 metres from any lot line.”
Existing non-conforming buildings or structures:	The proposed distance between the “water building under construction” and the lot line of proposed Lot 2 is 0.5 metres. Existing/under construction buildings and structures are likely legal non-conforming with regard to siting within setback to the sea as per the proposed Thetis Associated Islands Land Use Bylaw No.94, (LUB). (see building permit referral TH-BP-2013.3).
Comments:	An approved variance from Section 5.3 (4) of the LUB will be required for the “water building under construction.”

14. Environmental Features, Islands Trust Ecosystem Mapping:

Sensitive ecosystems identified:	Yes, a woodland (primary sensitive ecosystem), and herbaceous (secondary and tertiary sensitive ecosystem) are mapped over Dayman Island.
Raptor/Heron Nests identified:	None
Watercourses:	None



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Riparian Areas Regulation – applicable stream or watershed:	n/a
Steep Slope Hazard Classification:	n/a
Comments:	Landowner stewardship information regarding mapped sensitive ecosystems is attached. Landowners are encouraged to consider other methods of subdivision that incorporate conservation measures such as those that incorporate a Section 219 Covenant (<i>Local Government Act</i>) or a Section 99 (<i>Land Title Act</i>) subdivision and where tax benefits can be realized (e.g. Natural Area Protection Tax Exemption Program: http://www.islandstrustfund.bc.ca/initiatives/privateconservation/naptep.aspx)

15. Intrinsic Groundwater Susceptibility Mapping:

Susceptibility:	Not mapped
Comments:	n/a

16. Cultural Features:

Archaeological Sites Identified:	Yes, archaeological sites mapped.
Comments:	Owners are aware of archaeological sites as a result of previous building permit (TH-BP-2013.3); however, the Provincial Arch. Branch letter is attached as a reminder of the land owners' responsibility.

17. Boundary Adjustments Only:

Complies with regulations:	n/a
Comments:	n/a

18. Panhandle Lots Only:

Complies with regulations:	n/a
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Islands Trust

Comments: | n/a

19. Split (Hooked) Lots Only:

Complies with regulations: | n/a

Comments: | n/a

Name: Marnie Eggen

Signature: *M. Eggen*

Title: Planner 2

Date March 2, 2016

cc: Polaris Land Surveying Inc., Applicant
Patricia Davidson, Owner
Matthew Brister, Owner
Thetis Local Trust Committee

Attachments:

1. Subdivision Layout Plan
2. Sensitive Ecosystems Fact Sheets re: Woodlands and Herbaceous
3. BC Archaeology Branch Notification Letter to landowners

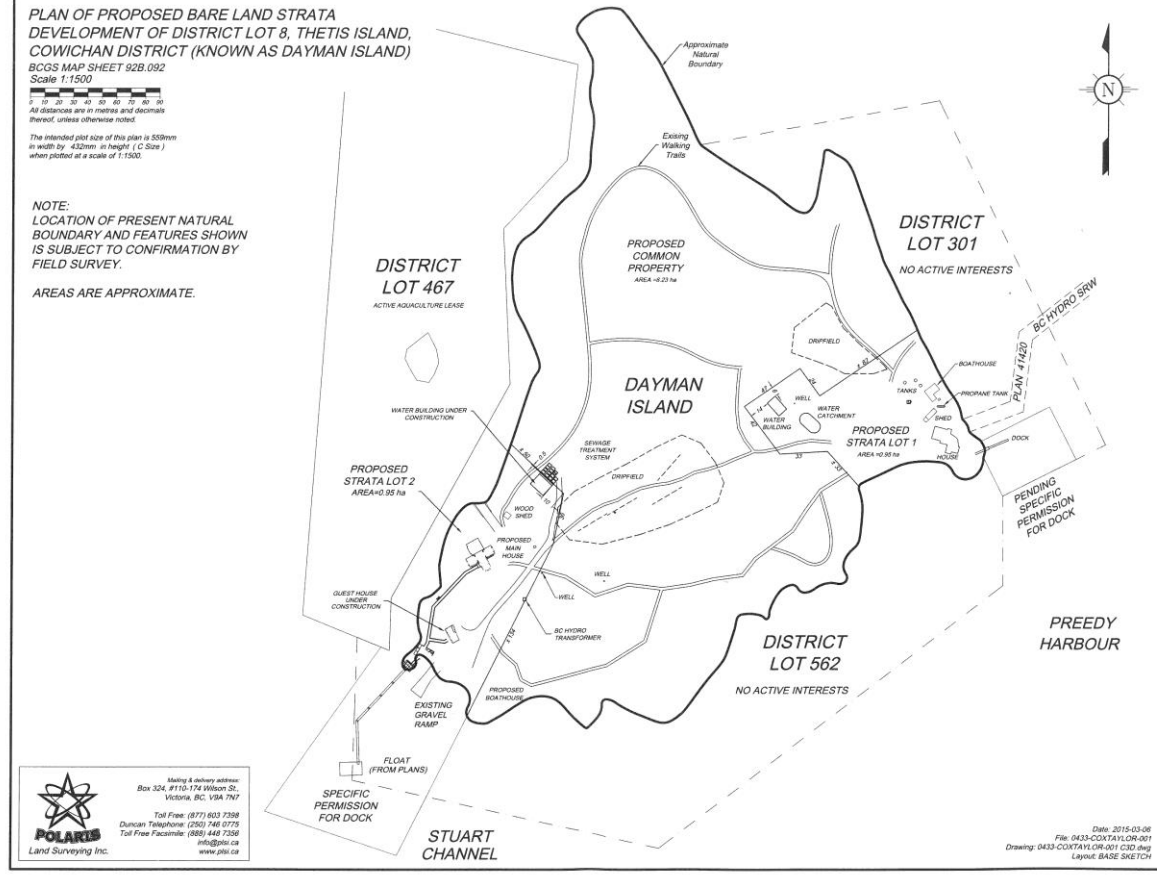


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Attachment 1: Proposed Subdivision Layout Plan





Islands Trust

SUBDIVISION REFERRAL REPORT

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Attachment 2: Sensitive Ecosystem Mapping Information (Woodlands & Herbaceous)

Woodland Ecosystems



Why are Woodland Ecosystems important?

Woodland ecosystems provide habitat to a wide variety of plants, insects, reptiles and birds. Garry oak woodlands, for example, support the highest plant species diversity of any terrestrial ecosystem in British Columbia. Woodland ecosystems commonly occur with herbaceous and cliff ecosystems, thus enriching the diversity of an entire area and increasing connectivity between these other sensitive ecosystems. Ecologists hypothesize that woodland ecosystems are likely to survive as our climate changes, due to this ecosystem's ability to exist in dry conditions. Retaining woodlands is important for the survival

of many species during this climatic transition period.

What are Woodland Ecosystems? Woodland ecosystems are dry and open forests dominated by a mix of deciduous and coniferous tree species. Arbutus, Douglas-fir and Garry oak dominated woodlands are among the most sensitive and biologically diverse woodland ecosystems in the Trust Area.

Where are Woodland Ecosystems located? Woodland ecosystems are generally restricted to south-facing slopes and ridges with shallow soils and bedrock outcroppings. Woodland ecosystems exist in areas with dry conditions that prevent the development of dense forests.

How can we protect Woodland Ecosystems? Woodland ecosystems are fragmented and rare - nationally, provincially and regionally. Because they support a high number of at-risk species, the loss of each woodland ecosystem has devastating effects on the Province's biodiversity and may affect the ability of our area to adapt to climate change.

- Limit access and avoid development to prevent vegetation damage
- Actively control invasive species to reduce competition with rare native species
- Prevent livestock grazing to avoid soil compaction and erosion
- Consider re-introducing managed fire to the ecosystem to reduce non-native species



Islands Trust

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Herbaceous Ecosystems



Where are Herbaceous Ecosystems located?

Herbaceous ecosystems are found on bedrock outcroppings, hilltops, dunes and spits and in large openings within forested areas. These fragile ecosystems are found in small patches throughout the Islands Trust Area.

Why are Herbaceous Ecosystems important?

Due to their occurrence on highly exposed areas, herbaceous ecosystems provide extremely specialized micro-habitats for many species of rare butterflies, wildflowers and lichens. The

lifecycles of certain rare species depend entirely on the specific conditions found within extremely small locations (some within an area of a few square centimeters) of herbaceous ecosystems.

What are Herbaceous Ecosystems? Herbaceous ecosystems are natural grasslands, open meadows and sparsely vegetated hilltops. The shallow soils, characteristic of herbaceous ecosystems, support low-growing vegetation, such as grasses, forbs (low, broad-leaved plants) and colourful arrays of wildflowers, mosses and ancient lichens. Few trees and shrubs survive on these sites due to the shallow, fast-drying nature of the exposed soils.

How can we protect Herbaceous Ecosystems? The thin soils of herbaceous ecosystems are especially vulnerable to disturbance. Once plants are removed, the thin soil cover is stripped by rain and wind making it extremely hard for plants to re-establish on exposed bed-rock.

- Limit access and avoid any type of development to prevent soil and vegetation damage
 - Create a vegetation buffer using native species to slow invasion by non-native species
 - Actively control invasive species to reduce competition with rare native species
 - Prevent disturbance of nesting or breeding areas by humans, livestock or pets, especially between March and August
 - Allow natural seasonal moisture variations to continue by restricting human inputs such as septic discharge and garden watering
-



Islands Trust

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Attachment 3: BC Archaeology Branch Notification Letter to landowners



ARCHAEOLOGICAL SITES IN BRITISH COLUMBIA

Internal Response Version
Document Revision Date:
January 20, 2011

Archaeological sites are the physical remains of past human activity. In British Columbia, the importance of archaeological sites as a link to the past is recognized in legislation (the *Heritage Conservation Act*). It is against the law to alter an archaeological site without first obtaining a permit to do so. Therefore, if you are considering development that may impact an archaeological site, you must hire a professional consulting archaeologist to determine the steps required to minimize or avoid development impacts on the site.

Receipt of this completed form indicates that the Archaeology Branch has reviewed the provincial records to determine if your proposed activities have the potential to impact a **protected** archaeological site. By identifying these types of overlaps with archaeological sites early in the planning/development process, costs can be significantly reduced. However, you should be aware that there are limitations concerning this review and we ask that you read the disclaimer below.

Your proposal falls into the selected category:

Direct Overlap with archaeological site _____:

Provincial records indicate an archaeological site is recorded on, or may extend into, your property.

- It appears your development will result in impacts to this site.
- It is necessary to hire a qualified consulting archaeologist to determine the steps in managing impacts to the archaeological site. Archaeologists may be contacted through the British Columbia Association of Professional Archaeologists at www.bcapca.bc.ca or through the local yellow pages.
- On the back of this form is information regarding the archaeological impact assessment process for British Columbia. If you have additional questions, you may wish to check the Archaeology Branch website (www.tti.gov.bc.ca/archaeology) or contact the Branch at (250) 953-3334.
- Any disturbance of an archaeological site without a permit is a breach of the legislation. An offence under this legislation may result in substantial fines and/or imprisonment.

*** Direct Overlap with an area of significant archaeological potential**

Your property is within an area with significant potential to contain an archaeological site protected under the *Heritage Conservation Act*.

- It is necessary to hire a qualified consulting archaeologist to determine if an archaeological impact assessment is warranted. Archaeologists may be contacted through the British Columbia Association of Professional Archaeologists at www.bcapca.bc.ca or through the local yellow pages.
- On the back of this form is information regarding the archaeological impact assessment process for British Columbia. If you have additional questions, you may wish to check the Archaeology Branch website (www.tti.gov.bc.ca/archaeology) or contact the Branch at (250) 953-3334.
- Archaeological sites are automatically protected by the Act, even if they have not been recorded. Any disturbance of an archaeological site without a permit is a breach of the legislation. An offence under this legislation may result in substantial fines and/or imprisonment.

☐ **No identified overlap**

Provincial records do not indicate that your property contains a known archaeological site, nor is it in an area determined to have significant potential to contain an archaeological site.

- There may be a limited possibility that unrecorded archaeological sites exist on your property.
- Unrecorded archaeological sites are also protected by provincial legislation.
- If an archaeological site is encountered during development, activities must be halted and the Archaeology Branch contacted for direction at (250) 953-3334.

Provincial Disclaimer:

The information in this document is based on a search of provincial archaeological records. There are archaeological sites in BC which are unknown and not recorded in these records. The Province makes no representations or warranties with respect to the accuracy or completeness of this information. Persons relying upon it do so at their own risk.

.../2



The following outlines the steps to manage development-related impacts to archaeological sites.

Archaeological sites are protected by the *Heritage Conservation Act*. These sites are protected for their historical, cultural, scientific and educational value to the general public, local communities and First Nations. When a proposed development location overlaps with an archaeological site, it is these values that are addressed in managing the development impacts to the site.

The property owner/developer is responsible for managing impacts to archaeological sites by engaging archaeological expertise to assess the situation and follow the site management requirements provided by the Archaeology Branch. This process is summarized in three steps:

Step 1: Determining if further Archaeological Study is necessary

The Archaeology Branch has reviewed provincial records and determined that your development may affect a protected archaeological site. It is necessary to hire a qualified consulting archaeologist. However, a qualified consulting archaeologist may re-examine the records and additional information, perhaps including a field visit, and conclude that development will not impact a site and further study is not needed. The archaeologist should send a letter stating the professional opinion to the Archaeology Branch.

If further archaeological study is warranted, you will be required to complete an archaeological impact assessment before starting land-altering activities.

Step 2: Archaeological Impact Assessments: Developing Requirements to Manage Site Impacts

To manage impacts to the archaeological site, the archaeologist will have to know the site location, the significance of the site, and the extent of damage the development will cause to the site. These questions are answered by a field study called an archaeological impact assessment (or AIA). The AIA results in recommendations for the management of the expected site impacts from property development or resource extraction.

The feasibility of recommendations will be discussed with you before the archaeologist submits the AIA to the Archaeology Branch. Common recommendations include:

- Changing the building site or footprint to reduce or avoid archaeological site impacts.
- Changing construction techniques to reduce the degree of site impact (e.g., substituting an above-ground basement, or building on pads and or pilings, instead of regular in-ground foundation).
- Completing additional archaeological excavations to recover information that will be destroyed by development.
- No further action when the values associated with the site are insignificant.

Step 3: Development under a Site Alteration Permit

After the appropriate archaeological studies have been completed, the owner or developer of a property is required to obtain a Site Alteration Permit in order to alter the archaeological site.

The site alteration permit application is available through the Archaeology Branch website; however, most proponents have the application prepared by the archaeologist on their behalf.

Ministry of Natural
Resource Operations

Archaeology Branch

Mailing Address:
PO Box 9816 Stn Prov Govt
Victoria BC V8W 9W3

Phone: (250) 953-3334
Fax: (250) 953-3340

Location:
#3 – 1250 Quadra Street
Victoria BC V8W 2K7



Ref: 226075

November 21, 2016

Thetis Island Local Trust Committee
Islands Trust, Northern Office
700 North Road
Gabriola Island BC V0R 1X3

Dear Members of the Thetis Island Local Trust Committee:

Re: Riparian Areas Regulation Implementation for Thetis Island

We understand that Islands Trust staff have requested clarification on behalf of the Thetis Island local trust committee (LTC) on their approach to meeting Riparian Areas Regulation (RAR) standards. The LTC's request is in response to correspondence submitted by the Meadow Valley Properties Strata Council (dated July 20, 2016). This letter is to provide further context on the implementation of the RAR on Thetis Island.

In responding to the assertions in the Meadow Valley Properties Strata letter, the primary element of significance is the fact that the absence of fish is not a determining factor as to if the RAR applies to a given watercourse. It is correct that a Qualified Environmental Professional (QEP) has the authority to determine *streams* under RAR, which was done on behalf of the LTC in the March 2011 report by Mimulus Biological Consultants using methods consistent with the RAR. Establishing the absence of fish as was done in the subsequent Aquaparian Environmental Consulting report (December 2011) does not exempt the watercourse from being classified as a *stream* under RAR. The parameters for establishing whether a watercourse is a *stream* under the RAR are outlined in section 1.4.2 of the assessment methods. If a watercourse is existing or potential fish habitat and is accessible to fish (or can be made accessible by the removal of non-natural barriers), the watercourse is a *stream* under the RAR.

A primary source of misunderstanding in this case appears to be the misinterpretation / misapplication of subsection 2.2.2 of the RAR assessment methods. Two methodologies are available to QEPs completing RAR assessments, the simple and detailed assessments. Subsection 2.2.2 forms part of the simple assessment methodology (Section 2) and is used exclusively for establishing fish presence under this method. Fish presence / absence data is subsequently used under subsection 2.4 of the simple assessment methods to determine the appropriate Streamside Protection and Enhancement Area (SPEA). Of particular note is that under the simple

Page 1 of 2

Ministry of Forests, Lands and
Natural Resource Operations

Resource Management
Objectives Branch

Mailing Address:
PO Box 9525 Stn Prov Govt
Victoria, BC V8W 9C3
Location: 3rd Fl-1520 Blanshard
Street, Victoria, BC

Tel: (250)387-1113
Fax: (250)356-5341
Website: www.gov.bc.ca/for/

assessment, non-fish bearing streams also have SPEAs established. The methodology described in subsection 2.2.2 applies only to the use of the simple assessment. Establishing fish absence under the simple assessment does not exempt a watercourse from classification as a stream under RAR; it affects only the size of the SPEA applicable to the stream.

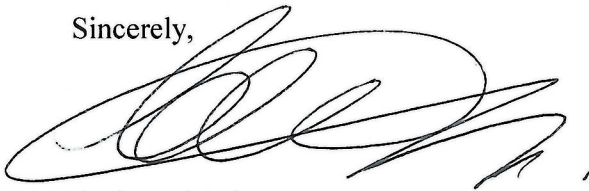
As stated above, the QEP has the role of determining streams under the RAR. If there is a difference in professional opinion between the QEPs responsible for the Mimulus and Aquaparian reports, under the RAR's professional reliance model this issue would be resolved through the QEPs relevant professional association(s). The apparent difference in opinion in this case stems from the interpretation of the RAR methodology as described above, and resolution of that difference in opinion would most likely be based on that factor. As we have indicated, the RAR methods describe that the absence of fish does not exempt a watercourse from classification as a stream under the RAR. The statement in the Aquaparian report that "*...the watercourse does not support fish and therefore is not protected by the RAR*" is inconsistent with RAR assessment methods.

There also appears to be misunderstanding as to what constitutes grandparenting under the RAR. The RAR provides that existing structures and land uses are grandparented within Riparian Assessment Areas and land can continue to be used as it was before the implementation of the RAR. Only in the case of (re)development requiring local government permits does the RAR apply. A watershed or area cannot be grandparented under the RAR, only existing land uses and structures. In this sense, the existing land uses and structures that form part of the Meadow Valley Strata are grandparented; however the RAR does apply to any new *development* as defined in the RAR.

In terms of a way forward with RAR implementation, after review of the Thetis LTC meeting materials we can confirm that the comments and recommendations outlined in Thetis LTC staff reports dated September 7, 2012, November 14, 2012 and October 31, 2013 remain valid and consistent with RAR. Further to this point, the supporting information provided in the Young Anderson legal opinion (dated January 30, 2012) attached to the September 7, 2012 staff report is also applicable and accurate to the Thetis Island context. In summary, the ministry recognizes that the approach taken to implement RAR by the Thetis LTC is consistent with the regulation.

Ministry staff are available to Islands Trust staff and Trustees to assist in the interpretation and implementation of RAR standards. We encourage you to contact the undersigned with any further questions or for clarification. We appreciate your ongoing efforts towards implementing RAR standards in the Thetis Island Local Trust Area.

Sincerely,



Andrew Appleton
Riparian Areas Regulation Resource Specialist
T: 250-387-7918
andrew.appleton@gov.bc.ca

**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	Amendments to the Thetis Associated Islands Land Use Bylaw regarding private moorage on Ruxton Island.	Amendments to consider limiting private moorage related structures.	11-Jan-2017	Marnie Eggen	
3	Follow up on comments from Lyackson First Nation 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 Aleksandra Brzozow	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



Islands Trust

Print Date: February 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: 06-Feb-2017 No change in status.			

Applications

Status Date: 08-Jun-2016

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

Status Date: 04-May-2016

New Thetis Associated Islands OCP and LUB adopted; applicant to confirm whether they would like to continue with application.

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.

Islands Trust
LTC EXP SUMMARY REPORT F2017
Invoices posted to Month ending December 2016

670 Thetis	Invoices posted to Month ending December 2016	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-670	LTC "Trustee Expenses"	750.00	0.00	750.00
LTC Local				
65200-670	LTC - Local Exp - LTC Meeting Expenses	1,000.00	1,405.26	-405.26
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	0.00	500.00
TOTAL LTC Local Expense		<u>3,000.00</u>	<u>1,405.26</u>	<u>1,594.74</u>
Projects				
73001-670-3008	Thetis RAR	1,500.00	0.00	1,500.00
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>



DATE: January 24, 2017
TO: Local Trust Committees (Northern Region)
FROM: Ann Kjerulf, MCIP, RPP
Northern Team
SUBJECT: Provincial Private Moorage Policy Update

PURPOSE

The Ministry of Forests, Lands and Natural Resource Operations (FLNRO) has recently amended its private moorage policy to no longer require applications for private moorage (i.e. docks) in certain locations and under certain conditions. These are now authorized as 'General Permissions'.

However, applications will continue to be required in 'Application-Only Areas' (see attached West Coast and South Coast Region Private Moorage Application-Only Area maps). In 'Application-Only Areas', all proposed new private docks, regardless of size, will continue to be subject to review and decision under the *Land Act*, and all proponents of new private docks will be required to submit an application to FrontCounter BC. However, tenure replacements for existing docks within 'Application-Only Areas', which meet the terms and conditions of a General Permission, will fall under the new General Permission policy and as such will not require an application and statutory decision.

Denman, Hornby, and Lasqueti Islands and the North Pender Associated Islands south of Piers and Moresby Islands, are excluded from the 'Application-Only Areas' and private moorage is permitted under the General Permission policy (with no application to FLNRO or referral to Islands Trust). Correspondence from FLNRO indicates their staff will be carrying out of a review of the 'Application-Only' areas with the intention of applying the General Permission provision to a larger area over the coming months.

Please note the changes to the Private Moorage policy do not affect local government zoning or bylaws. Local zoning bylaw requirements must be met regardless of location. Prospective dock owners must continue to ensure compliance with local zoning bylaws.

The Private Moorage Policy and supporting documents are available on the Province of BC website:
<http://www2.gov.bc.ca/gov/content/industry/natural-resource-use/land-use/crown-land/crownland-uses/residential-uses/private-moorage>.

Submitted By:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	January 24, 2017
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ATTACHMENTS

1. Letter from FLNRO to UBCM (January 17, 2017)
2. South Coast Region Private Moorage Application-Only Areas Map
3. West Coast Region Private Moorage Application-Only Areas Map



Date: January 17, 2017

Gary MacIsaac, Executive Director
Union of British Columbia Municipalities
525 Government Street
Victoria, BC V8V 0A8
(Sent by e-mail)

Re: Notice of amendments to the Private Moorage Program

To local government members:

The purpose of this letter is to advise you of recent changes to the Provincial Private Moorage Land Use policy that provides direction on the authorization of residential docks.

The Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) has made changes to the private moorage program that will reduce red-tape and streamline administration, while maintaining public safety and environmental standards.

Effective January 17, 2017 more residential docks will be eligible to be authorized under a “General Permission” rather than an application-driven Crown land tenure. The General Permission will grant authority for a residential dock, subject to a dock owner complying with a set of specific conditions. These conditions have been established to avoid environmental impacts and interference with the public and other stakeholders, as well as to provide a high level of certainty that the dock will satisfy provincial and federal legislation. Some of the key requirements include:

- the dock owner must be the owner or lessee of the property fronting the foreshore where the dock is sited;
- the dock is not located in an area designated as being environmentally sensitive, or overlapping with other authorizations or Crown land reserves;
- the dock is not in a designated “application-only area” (i.e. where special circumstances dictate that all private moorage proposals require submission of an application);
- the dock is built to a specified standard and within set size limits; and
- the dock is constructed and placed to not unduly impede public access and to avoid impacts to neighbouring property owners.

Ministry of Forests,
Lands and Natural
Resource Operations

Land Tenures Branch

Mailing Address:
PO Box 9352
Victoria BC V8W 9M1

Phone: 250 387-6730
Fax: 250 356-6791

Docks that do not satisfy the conditions of the General Permission will require an application for a tenure, which will be subject to the standard ministry application review process, currently in place.

The policy changes expand the applicability of the private moorage General Permission which was introduced in 2008 and previously only applied to certain types of freshwater docks. The new policy now provides for moderately-sized docks, and docks located in marine waters to be eligible for general permission, subject to meeting all required conditions.

The changes to the private moorage policy do not affect local government zoning or bylaws. Prospective dock owners must continue to adhere to all local government requirements.

The rules and regulations of the Water Sustainability Act, including compliance with “works in and about a stream (waterbody)”, and those of other agencies, such as Federal Fisheries and Oceans Canada, and Transport Canada – Navigable Waters program, will continue to apply to all docks whether covered under a General Permission or not.

For further details of the Private Moorage Policy, as well as, the full list of conditions and requirements of the General Permission, please refer to the following website:
<http://www2.gov.bc.ca/gov/content/industry/natural-resource-use/land-use/crown-land/crown-land-uses/residential-uses/private-moorage>

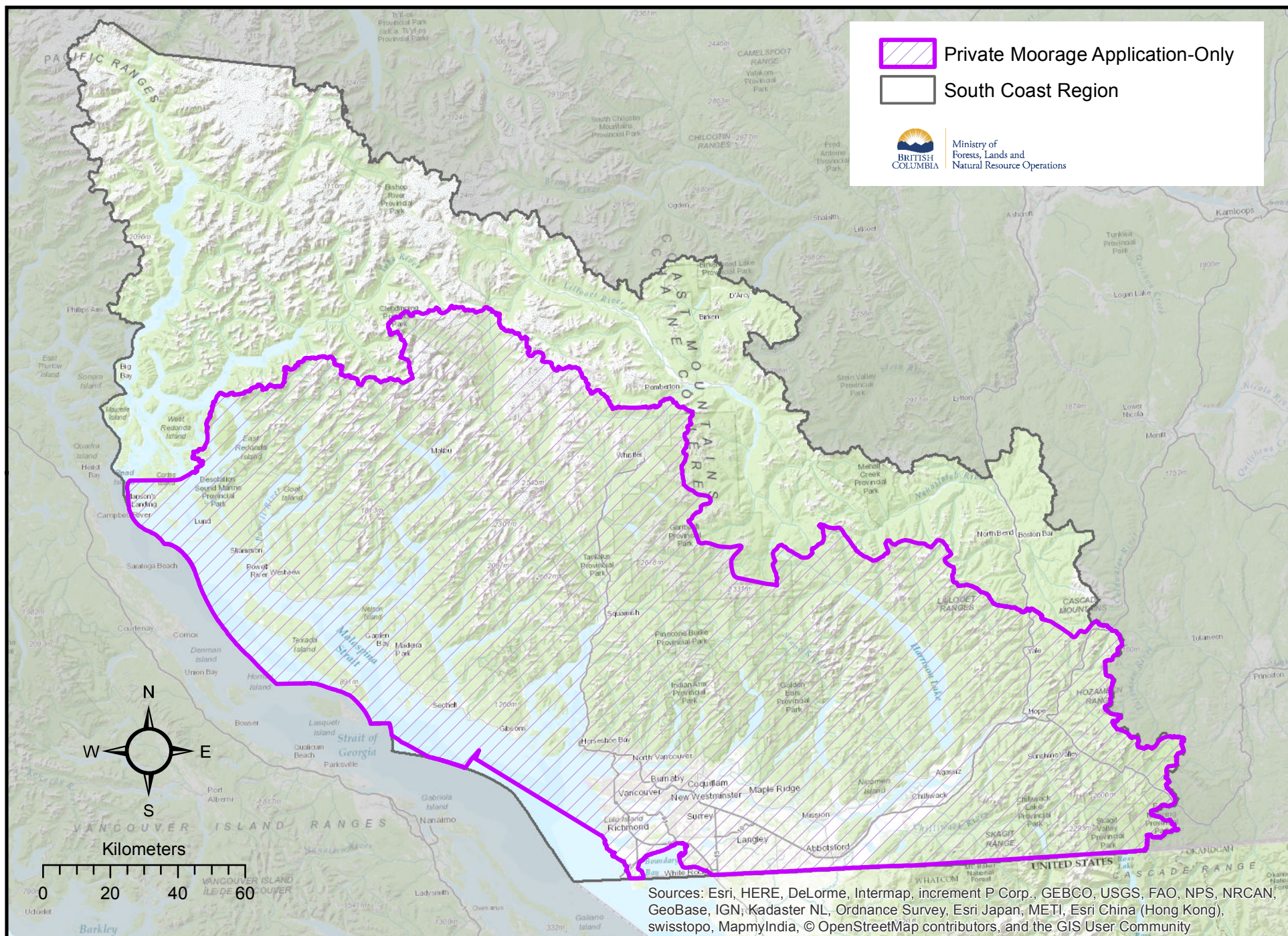
If you have questions or would like further information on how this may affect docks in your area please contact FrontCounter BC at: <http://www.frontcounterbc.gov.bc.ca/contact/>.

Sincerely,

Greg Kockx, Manager
Land Tenures Branch
Ministry of Forests, lands and Natural Resource Operations

E-mail: Greg.Kockx@gov.bc.ca

South Coast Private Moorage Application-Only Areas: January 2017



MFLNRO - West Coast Region

Private Moorage Application Only Area

Legend

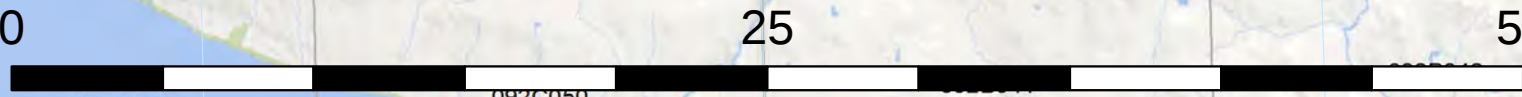
Private Moorage Application Only Area

MFLNRO - West Coast Region

Mapsheet Grid (1:20,000)

Private Moorage Application Only Area Description :

The natural boundary beginning at Englishman River Estuary (Parksville) and running south along the east coast of Vancouver Island to the Goldstream Estuary (Goldstream Park) and protruding up the left half of Sannich Inlet towards the middle of Satellite Channel including Piers Island and all the southern Gulf Islands.



Kilometers