



Thetis Island Local Trust Committee

Regular Meeting Agenda

Date: May 24, 2016
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 March 29, 2016 for adoption	4 - 12
6.2 Local Trust Committee Minutes from Special Meeting dated May 9, 2016 for adoption	13 - 16
6.3 Public Hearing Record dated May 9, 2016 - For Information	17 - 20
6.4 Section 26 Resolutions-Without-Meeting Report dated May 13, 2016	21 - 22
6.5 Advisory Planning Commission Minutes - None	
7. NEW BUSINESS	10:05 AM - 10:50 AM
7.1 Lyackson First Nation Comments (Thetis Associated Island Official Community Plan and Land Use Bylaw)	
7.1.1 <u>Staff Report dated May 6, 2016</u>	23 - 35
7.2 Public Consultation re: Cowichan Valley Regional District Burning Ban	
7.3 Limberis Aquaculture Lease	
7.4 Bylaw Enforcement Notification Bylaw Amendment Bylaw No. 100	
7.4.1 <u>Staff Report dated May 10, 2016</u>	36 - 59

8.	BUSINESS ARISING FROM MINUTES	10:50 AM - 11:00 AM	
8.1	Follow-up Action List dated May 13, 2016		60 - 61
8.2	Advisory Planning Commission - None		
9.	DELEGATIONS - None		
10.	CORRESPONDENCE - None		
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>		
11.	APPLICATIONS AND REFERRALS	11:00 AM - 12:00 PM	
11.1	TH-RZ-2015.1 (Penelakut Seafoods Ltd.)		
11.1.1	<u>Email dated April 26, 2016 from Pat English</u>		62 - 62
11.1.2	<u>Public Hearing Submissions</u>		63 - 65
11.1.3	<u>Public Hearing Follow Up - Verbal Update</u>		
11.1.4	<u>Bylaw No. 96</u> That the Thetis Island Local Trust Committee Bylaw No. 96 cited as "Thetis Island Official Community Plan, 2011, Amendment No. 1, 2015", be read a second time. That the Thetis Island Local Trust Committee Bylaw No. 96 cited as "Thetis Island Official Community Plan, 2011, Amendment No. 1, 2015", be read a third time. That the Thetis Island Local Trust Committee Bylaw No. 96, cited as "Thetis Island Official Community Plan, 2011, Amendment No. 1, 2015", be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee. That the Thetis Island Local Trust Committee forward Bylaw No. 96, cited as "Thetis Island Official Community Plan, 2011, Amendment No. 1, 2015", to the Minister of Community, Sport and Cultural Development for approval.		66 - 67
11.1.5	<u>Bylaw No. 97</u> That the Thetis Island Local Trust Committee Bylaw No. 97 cited as "Thetis Island Land Use Bylaw, 2011, Amendment 1, 2015", be read a second time. That the Thetis Island Local Trust Committee Bylaw No. 97 cited as "Thetis Island Land Use Bylaw, 2011, Amendment 1, 2015", be read a third time. That the Thetis Island Local Trust Committee Bylaw No. 97 cited as "Thetis Island Land Use Bylaw, 2011, Amendment 1, 2015", be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.		68 - 69
11.2	TH-RZ-2015.2 (Hardy Granite Quarries Ltd.) - Verbal Update		
11.2.1	<u>Letter dated May 8, 2016 from Victoria Scott</u>		70 - 71
11.3	TH-RZ-2016.1 (West Vancouver Yacht Club) - Verbal Update		

11.4 Salt Spring Island Local Trust Area Bylaw Referral Request for Response for a Land Use Bylaw Amendment No. 492 dated April 18, 2016

11.4.1 Bylaw Referral Form

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12. LOCAL TRUST COMMITTEE PROJECTS - None

13. REPORTS

12:00 PM - 12:20 PM

13.1 Work Program Reports

13.1.1 Top Priorities Report dated May 13, 2016

74 - 74

13.1.2 Projects List Report dated May 13, 2016

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13.2 Applications Report dated May 13, 2016

76 - 79

13.3 Trustee and Local Expense Report dated March, 2016

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13.4 Adopted Policies and Standing Resolutions - None

13.5 Local Trust Committee Webpage

13.6 Chair's Report

13.7 Trustee Reports

13.8 Electoral Area Director's Report - None

13.9 Trust Fund Board Report - None

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Tuesday, July 26, 2016 at 9:30 am at the Thetis Island Community Centre (Forbes Hall), North Cove Road, Thetis Island, BC

15. TOWN HALL

12:20 PM - 12:35 PM

16. CLOSED MEETING

12:35 PM - 12:50 PM

16.1 Motion to Close the Meeting

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(d) for the adoption of In-Camera Minutes dated March 29, 2016 and s.90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and that the recorder and staff attend the meeting.

16.2 Recall to Order

16.3 Rise and Report

17. ADJOURNMENT

12:50 PM - 12:50 PM



Thetis Island Local Trust Committee Minutes of Regular Meeting

Date: March 29, 2016
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, Acting Island Planner
 Janice Young, Recorder

Others Present: Two (2) members of the public were in attendance.

1. CALL TO ORDER

Chair Morrison called the meeting to order at 9:30 am. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. She then introduced the staff and trustees and welcomed the members of the public.

2. APPROVAL OF AGENDA

The following amendment to the agenda was presented for consideration:

16. Motion to Close Meeting: Remove the words “Board of Variance Members and”.

By general consent the agenda was adopted as amended

3. TOWN HALL AND QUESTIONS

Graeme Shelford, representing the Thetis Island Residents and Ratepayers Association (TIRRA) presented the need for a road safety analysis on Thetis Island, due to several hazardous sharp bends in the road infrastructure, and requested a letter of support from the Local Trust Committee (LTC) for the TIRRA letter to the Department of Highways for a road safety analysis. The Department of Highways will not take on this project unless a political body is involved in the process.

Trustee Luckham mentioned that Cowichan Valley Regional District Director of our area, Mel Dorey would be on Thetis Island this Wednesday, and that Trustee Luckham would talk with him and bring up this important issue, noting that trails to the ferry have already been established on other islands.

As a result of Town Hall, a new agenda item: **13.3 Road Safety Analysis on Thetis Island** was added to further discuss this issue.

4. COMMUNITY INFORMATION MEETING – None

5. PUBLIC HEARING - None

6. MINUTES

6.1 Local Trust Committee Minutes January 26, 2016 for adoption

The following amendments to the minutes were presented for consideration:

Item 1, page 1, add a last sentence “Introductions were done prior to the meeting start.”

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report dated March 18, 2016

Received, with the suggestion from Trustee Hunter that these resolutions, when passed, be termed “Carried” rather than “In Favour” to more accurately reflect the result of the process.

6.3 Advisory Planning Commission Minutes - None

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated March 18, 2016

Planner Eggen presented the Follow-up Action List dated March 18, 2016 and provided updates.

7.2 Advisory Planning Commission - None

8. DELEGATIONS – None

9. CORRESPONDENCE

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

9.1 Letter dated March 7, 2016 from Ann Erickson on behalf of the Thetis Island Nature Conservancy

Received for information. Trustee Luckham added that he wrote a letter of support for the Thetis Island Nature Conservancy (ThINC) funding application to Mountain Equipment Co-op.

10. APPLICATIONS AND REFERRALS

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

10.1.1 Staff Report dated March 9, 2016

Presented by Planner Eggen. Discussion followed.

TH-2016-008

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.

CARRIED

TH-2016-009

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 98 cited as “Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 1, 2016” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

TH-2016-010

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request staff to refer Bylaw No. 98 cited as "Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 1, 2016" to the following agencies for comment:

- Town of Ladysmith
- Cowichan Valley Regional District
- Nanaimo Regional District
- Gabriola Island Local Trust Committee
- Galiano Island Local Trust Committee
- Salt Spring Island Local Trust Committee
- Ministry of Environment
- Ministry of Community, Sport and Cultural Development
- Ministry of Forests, Lands and Natural Resources Operations – Ecosystems
- Ministry of Forests, Lands and Natural Resource Operations – Archaeology Site Inventory
- School District #68 (Nanaimo-Ladysmith)
- Transport Canada
- Environment Canada
- Parks Canada
- Semiahmoo First Nation
- Stz'uminus First Nation
- Cowichan Tribes
- Halalt First Nation
- Lake Cowichan First Nation
- Lyackson First Nation
- Penelakut Tribe
- Snuneymuxw First Nation
- Hul'qumi'num Treaty Group
- Ruxton Island Ratepayers Association

CARRIED

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

10.2.1 Staff Report dated March 10, 2016

Planner Eggen presented the staff report. Discussion followed, including concerns regarding predator netting.

TH-2016-011

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. 96 cited as "Thetis Island Official Community Plan, 2011, Amendment No. 1, 2015," and for Bylaw No. 97 cited as "Thetis Island Land Use Bylaw, 2011, Amendment No. 1, 2015."

CARRIED

10.3 TH-RZ-2016.1 (West Vancouver Yacht Club)

10.3.1 Staff Report dated March 14, 2016

Planner Eggen presented the staff report. David Jones, representing the applicant, West Vancouver Yacht Club, spoke to the issues and made points of clarification. Discussion followed.

TH-2016-012

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request staff to schedule a community information meeting for the application TH-RZ-2016.1 (West Vancouver Yacht Club) to gather public comments on the proposed breakwater prior to drafting a bylaw amendment.

CARRIED

TH-2016-013

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request staff to request additional information 1) from the applicant regarding potential impacts of the proposed breakwater on coastal processes and adjacent marine areas and shorelines, and 2) from the Archaeological Branch, archeological site and traditional uses information.

CARRIED

10.4 TH-Bylaw No. 99 APC Bylaw Amendment

TH-2016-014

It was MOVED and SECONDED

that Thetis Island Local Trust Committee Bylaw No. 99, cited as "Thetis Island Local Trust Committee Advisory Planning Commission Bylaw, 2012, Amendment No. 1, 2016", be adopted.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Shoreline Protection

11.1.1 Memorandum dated March 18, 2016

The Shoreline Protection Project update was presented by Planner Eggen. Discussion followed with positive comments regarding a prototype Marine Shoreline Design Guidelines technical document produced by the Washington Department of Fish and Wildlife, included in the agenda package.

11.2 Riparian Areas Regulation Implementation - Verbal update

Planner Eggen reported that this is a slow process due to limited staff time to move the project forward. Working with Ian Ralston continues. Discussion followed.

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report dated March 18, 2016

Received. Discussion followed and it was agreed that item 2. Shoreline Protection be removed from the Top Priorities List.

12.1.2 Projects List Report dated March 18, 2016

Received. Discussion followed.

TH-2016-015

It was MOVED and SECONDED

that Thetis Island Local Trust Committee ask staff to remove the following from the Projects List:

- Housekeeping Amendments to the LUB
- Housekeeping Amendments to the OCP
- OCP/LUB amendments to consider ocean loop geothermal exchange systems
- Explore regulatory measures to address impact of wharf related structures

and add to the Top Priorities List as No. 3 OCP/LUB Amendments with the activity being the description from the Projects List.

CARRIED

TH-2016-016

It was MOVED and SECONDED

that Thetis Island Local Trust Committee direct staff to create a report considering No. 3 on the Top Priorities List, when time permits.

CARRIED

12.2 Applications Report dated March 18, 2016

Applications Report dated March 18, 2016 presented by Planner Eggen. Discussion followed.

12.3 Trustee and Local Expense Report dated February, 2016

Received.

12.4 Adopted Policies and Standing Resolutions - None

12.5 Local Trust Committee Webpage

Trustees Luckham presented photos that he had taken as possible banner pictures for staff to use on the LTC webpage.

12.6 Chair's Report

Chair Morrison reported on the following:

- Trust Council meetings.
- Upcoming Gambier Island Community to Community (C2C) meeting.
- Association of Vancouver Island and Coastal Communities (AVICC) meeting in April.

12.7 Trustee Reports

Trustee Hunter reported on the following:

- Ongoing dialogue with Ian Ralston regarding the issue of Riparian Areas Regulation (RAR).

Trustee Luckham reported on the following:

- AVICC meeting in April.
- Clear Seas Marine Management meeting.
- Attended the renaming of the Shaw Ocean Discovery Centre to the Aquarium of the Salish Sea.
- TIRRA meeting

12.8 Electoral Area Director's Report - None

12.9 Trust Fund Board Report dated March, 2016

Received for information.

13. NEW BUSINESS

13.1 Thetis Island Community Association

13.1.1 Invoice for Webcam link 2015/16 - for Consideration

Presented by Planner Eggen. Discussion followed.

TH-2016-017

It was MOVED and SECONDED

that Thetis Island Local Trust Committee approve the invoice from the Thetis Island Community Association (TICA) for webcam advertising.

CARRIED

13.2 Wakes Cove Park

13.2.1 Draft Management Plan for Public Review

Presented by Planner Eggen. Discussion followed. Trustee Luckham will forward his notes and comments.

TH-2016-018

It was MOVED and SECONDED

that Thetis Island Local Trust Committee forward to BC Parks the attached suggestions for changes to the Waves Cove Park Draft Management Plan and endorse in 3.2 Management Objectives, Issues and Strategies that BC Parks pursue supporting the Lyackson First Nation with a new name that supports the Lyackson First Nation.

CARRIED

13.3 Road Safety Analysis on Thetis Island

The issue was further discussed and past incidents/accidents recalled.

TH-2016-019

It was MOVED and SECONDED

that Thetis Island Local Trust Committee write to the Ministry of Transportation and Infrastructure requesting a road safety report, to be signed by the Chair.

CARRIED

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Tuesday, May 24, 2016 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

16.1 Motion to Close Meeting

TH-2016-20

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)(a) for the purpose of considering appointment of an Advisory Planning Commission Member and s.90(1)(d) for the adoption of in-camera minutes dated January 26, 2016 AND that the recorder and staff attend the meeting.

CARRIED

The meeting was closed to the public at 11:32am.

16.2 Recall to Order

The meeting was reopened to the public at 11:37 am.

16.3 Rise and Report

Chair Morrison stated that the minutes of January 26, 2016 Closed Meeting were adopted, and announced that Patrick Mooney was appointed to the Thetis Island Advisory Planning Commission.

17. ADJOURNMENT

By general consent the meeting was adjourned at 11:38 am.

Susan Morrison, Chair

Certified Correct:

Janice Young, Recorder



Thetis Island Local Trust Committee Minutes of Special Meeting

Date: May 9, 2016
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, Planner 2
 Sonja Zupanec, Island Planner
 Lisa Millard, Recorder

Others Present There were approximately thirty one (31) members of the public in attendance

1. CALL TO ORDER

Chair Morrison called the meeting to order at 5:00 pm. She acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA AND INTRODUCTIONS

By general consent the agenda was approved as presented.

3. COMMUNITY INFORMATION MEETING

TH-RZ-2015.1 (Penelakut Seafoods Ltd.)

3.1 Presentation by Marnie Eggen, Planner 2

Planner Eggen explained that the purpose of the meeting was to provide an overview of the bylaw amendment process, an overview of the proposed bylaw amendments, and to ensure that residents and property owners had an opportunity to ask questions and seek clarity prior to the Public Hearing.

Planner Eggen conducted a powerpoint presentation which summarized the following:

- The applicant, Penelakut Seafoods Ltd., held a public meeting approximately one year ago to listen to, and address, concerns regarding public access for recreational purposes along the beach of the area known locally as the “Cut”.
- The concerns raised were addressed by Penelakut Seafoods Ltd. and the boundaries of the subject area of the application were moved 10 metres seaward prior to the submission of the application for rezoning.
- In the fall of 2015 the Thetis Island Local Trust Committee received a Rezoning Application from Penelakut Seafoods. Later in the fall, the Thetis Local Trust Committee gave first reading to proposed bylaw amendments.
- A map showing the subject area affected by the proposed bylaw amendments was presented and an explanation of said amendments was provided.
- Current Official Community Plan policies and Land Use Bylaw regulations that are applicable to “bottom culture mariculture” were explained and the existing Land Use Bylaw definition provided.
- A comparison of Zone Water 4 to Zone Water 5 zonings was presented and similarities and differences were highlighted.

Planner Eggen concluded the presentation portion of the meeting and invited questions from the public.

3.2 Questions & Answers Session

- Several questions were put forward by members of the public regarding the definition, and potential use of predator netting, and included if netting would be allowed, if it could be allowed in the future, and if it was possible to ensure it could not be allowed at any time in the future. Planner Eggen reviewed the definition of “bottom culture mariculture,” clarified that netting was currently not permitted, and indicated that if Penelakut Seafoods Ltd. (the Applicant) wanted to apply to amend their tenure to allow predator netting they would be required to apply to amend their tenure. She also expressed that staff have requested of the provincial governing body to refer any possible request for an amendment back to the Thetis Island Local Trust Committee for consideration.
- It was noted that the definition of “bottom culture mariculture,” as written in the current Land Use Bylaw policies and regulations, referred to marine mammals. Planner Eggen made note of the discrepancy and indicated that the definition could be reworded appropriately.
- Planner Eggen was asked to clarify if the previous request to shift the boundary of the subject area further east was met, and she responded that the Applicant had adjusted the boundaries in the rezoning application by 10 metres seaward.

- An inquiry was made regarding the length of tenure and Planner Eggen clarified that the tenure period is for seven (7) years and that it could be renewed by the province in the future and that approval was outside of the jurisdiction of the Thetis Island Local Trust Committee.
- Planner Eggen was asked if there had been any considerations made for future dredging within the subject area which might be necessary to maintain navigability within the channel. She responded that neither dredging nor navigational access was within the jurisdiction of the Thetis Island Local Trust Committee.
- Clarification was requested in regard to relevant marine navigation acts and regulations regarding navigable channels and the potential impediment of mariculture to navigation. Planner Eggen explained that applications received for mariculture operations are reviewed by the Provincial Government in conjunction with Transport Canada and the Department of Fisheries and Oceans, and that the current tenure made allowances for public access within the subject area.
- Concerns were raised about the use of long lines within the proposed mariculture area and Planner Eggen explained that the application was specifically for the rearing and cultivation of oysters and clams and suspended infrastructure was not part of the application request.
- It was stated that shell fish harvesting is currently not allowed in the region due to contamination, therefore why would the cultivation of shellfish be allowed? Planner Eggen indicated that the Provincial Government allowed the application to proceed because the shellfish will be moved to a different site after harvesting and cleaned at that site in order to rid them of toxins.

4. RECESS FOR PUBLIC HEARING

By general consent the meeting was recessed at 5:32 pm to conduct a Public Hearing on Bylaw No. 96 and Bylaw No. 97.

5. RECALL TO ORDER

By general consent the meeting was recalled to order at 6:25 pm.

6. LOCAL TRUST COMMITTEE PROJECTS

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

6.1.1 Bylaw No. 96

That the Thetis Island Local Trust Committee Bylaw No. 96 cited as "Thetis Island Official Community Plan, 2011, Amendment No. 1, 2015", be read a second time.

By general consent this item was deferred until the next scheduled meeting of the Thetis Island Local Trust Committee.

6.1.2 Bylaw No. 97

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

By general consent this item was deferred until the next scheduled meeting of the Thetis Island Local Trust Committee.

7. UPCOMING MEETINGS

Next Regular Meeting is scheduled for Tuesday, May 24, 2016 at 9:30 am at the Thetis Island Community Centre (Forbes Hall), North Cove Road, Thetis Island, BC.

8. ADJOURNMENT

By general consent the meeting was adjourned at 6:38 pm.

Susan Morrison, Chair

Certified Correct:

Lisa Millard, Recorder



**Thetis Island
Local Trust Committee
Public Hearing Record**

**REGARDING PROPOSED BYLAW NO. 96 CITED AS
“THETIS ISLAND OFFICIAL COMMUNITY PLAN, 2011, AMENDMENT NO. 1, 2015”
REGARDING PROPOSED BYLAW NO. 97 CITED AS “THETIS ISLAND LAND USE BYLAW,
2011, AMENDMENT 1, 2015”**

Date of Meeting: Monday, May 9, 2016
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, Planner 2
Sonja Zupanec, Island Planner
Lisa Millard, Recorder

Others: There were approximately thirty one (31) members of the public in attendance

1. CALL TO ORDER

Chair Morrison called the Public Hearing to order at 5:32 pm.

2. INTRODUCTIONS AND OPENING STATEMENT FROM THE CHAIR

Chair Morrison read the Chairperson's Opening Statement and explained that this Public Hearing is being conducted to hear views regarding Proposed Bylaw Nos. 96 and 97. She invited those wishing to speak to sign a speaker's list and to place written submissions into the Public Hearing submission box.

3. REVIEW OF PUBLIC HEARING NOTICE

Planner Eggen reported that a copy of this notice was advertised in two consecutive editions of the Chemainus Ladysmith Chronical on April 27, 2016 and May 4, 2016. A copy of the notice was mailed to 26 property owners on April 19, 2016. The notice was posted on island at the BC Ferries Bulletin Board. All notification requirements under the *Local Government Act* have been completed.

A copy of the proposed bylaw and the public hearing binder have been available for public review at the Islands Trust Northern Office. There is a copy of the complete public hearing binder available during this public hearing.

Proposed Bylaw No. 96, if adopted, will amend the Thetis Island Official Community Plan Bylaw No. 88 by changing the designation of the unsurveyed Crown foreshore or land covered by water being part of the bed of Clam Bay, Cowichan District from undesignated to Mariculture (M) to allow for the use of mariculture activities.

Proposed Bylaw No. 97, if adopted, will amend the Thetis Island Land Use Bylaw No. 89 by changing the zoning classification of the unsurveyed Crown foreshore or land covered by water being part of the bed of Clam Bay, Cowichan District from Water 4 (W-4) to Water 5 (W-5) to allow for the use of mariculture activities.

The Proposed Bylaws were referred to 18 agencies and 7 First Nations.

She reported on submissions that have been received as of the afternoon of May 9, 2016. Nine responses were received; seven indicated that their interests were unaffected, Cowichan Tribes recommended approval, and Lyackson First Nation deferred to Penelakut First Nation. One public submission was received since notification.

Chair Morrison opened the floor for public comments.

4. BYLAW NOS. 96 and 97 SUBMISSIONS FROM THE PUBLIC

Kathryn Kennedy, Thetis Island and Lucy Hayward, Thetis Island provided a historical account of mariculture on Thetis Island. Ms. Kennedy presented a written submission in which she made the following points:

- Pollution, sleep disturbance, lack of beach access, and property devaluation resulted from mariculture in the area in the 1990's.
- It was cleaned up eventually.
- Current issues include inadequate mapping of the subject area, past evidence of effluent pollution in the area, and the impact on recreational and navigational access.
- Recreational marine use, navigation, and the marine environment need to be protected.

Arthur Gooding, Thetis Island presented a written submission in which he made the following points:

- The area of the mariculture expansion is in a navigation channel and the Ministry of Transportation and Infrastructure state that there is a public right of navigation in Canada.
- The area known as the "Cut" was dredged 75 years ago and again 35 years ago and will most likely need to be dredged again in the future in order to maintain a navigable channel. Therefore if there are mariculture operations on both sides of the channel any dredged materials will need to be removed off site instead of placed on the shoreline.
- He does not believe expanded mariculture and marine navigation are compatible in this area.

Ian Brown, Thetis Island expressed concerns about the operation negatively affecting property values and the scale of the proposal.

David Steen, Thetis Island indicated that he is not opposed to mariculture but is opposed to the expansion of mariculture in the region. His concerns also included:

- That the expansion of mariculture on Denman Island has had negative impacts such as vehicles on beaches, water channels being diverted, and pollution.
- Geoduck operations allow PVC pipes to be placed vertically in the ocean bed and the use of nets has negative impacts on marine life.
- His association with the group Gulf Island Alliance mandates environmental protection of the Gulf Islands and local Trustees are also mandated to protect the Gulf Islands. He is concerned about environmental impacts of the increased growth of mariculture in the area.

Glen Anderson, Thetis Island stated:

- He is not in favor of changing the Water Zone to W-5 from W-4.
- The expansion of mariculture in the region will compromise the opportunity to dredge the channel within the subject area.
- The area should be protected as a navigable channel.

Richard Strachan, Thetis Island stated the following concerns:

- Loss of current marine navigational access.
- Pollution and marine hazards caused by PVC tubing, experimental marine farming, dislodged netting and debris.
- Existing limitations on mussel and clam harvesting due to pollution.

Gary Geddes, Thetis Island made the following comments:

- He appreciated the Penelakut First Nation's positive response to the public's concerns regarding the removal of the lagoon and moving the lease boundaries to allow for continued recreational use.
- The use of netting and tubing within the specified area is irrelevant as it is not allowed.
- The issue of future dredging of the channel may be relevant and he suggested that this concern be addressed with Penelakut Seafoods Ltd. directly.
- He is in favor of the application

Sandy Lotis, Thetis Island stated her concern about increased pollution.

Ann Erikson, Thetis Island stated her support of the application and indicated:

- The application is for an extension of the mariculture techniques that are already in use in the existing tenure.
- The harvesting is done by hand picking.
- There is no application for geoduck cultivation and the area has been deemed unsuitable for it.
- Penelakut Seafoods Ltd. listened to, and addressed, the Thetis Island resident's concerns brought up approximately one year ago.
- Netting is not allowed and won't be used.

Bill Dickie, Thetis Island stated that:

- He was a Trustee for a period of ten years.
- In that time he has heard multiple concerns throughout the Trust Region from the public in regards to public access becoming limited due to mariculture operations.
- He expressed concern that public access will be further limited in the area between the existing mariculture tenure and the subject area and suggested that a 10 meter corridor between the two leases be designated as public access.
- This designation would ensure that public access remained in place and would prevent exclusive use of the access corridor by the mariculture operation.

Veronica Shelford, Thetis Island indicated that her concern is in regard to the potential for industrialization and access in 'the cut'.

Richard DeMarco, Thetis Island stated his concerns as follows:

- A mariculture tenure in front of his property has been unused for 20 years but was renewed one month ago despite letters of protest.
- There is potential for the tenure to change ownership and that local mariculture may become industrialized.
- He is not confident the area will remain protected.

Tess DeMarco, Thetis Island stated that she opposes expansion of the existing tenure.

Kathryn Kennedy, Thetis Island indicated that:

- She is very concerned about potential for netting.
- The area is already polluted and additional mariculture might increase pollution.
- She is concerned about recreational and navigational uses being impacted.

Deb Wilson, Thetis Island provided a written submission in which she stated:

- She does not support the rezoning application.
- She is concerned about the potential for future use of predator netting.
- The channel should remain navigable.
- Additional mariculture in the area will prevent future dredging.

17. ADJOURNEMENT

Chair Morrison asked three times if there were any in the audience who wished to comment or provide written submissions and hearing none she declared the public hearing closed at 6:19 pm.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE PUBLIC HEARING HELD.

Lisa Millard, Recorder



Islands Trust

Print Date: May 16, 2016

Resolutions Without Meeting

Thetis Island

Resolution #	Action	Resolution Description	Resolution Date
2016-01	In Favour	"That the Thetis Local Trust Committee give first reading to draft Bylaw No.99, cited as "Thetis Island Local Trust Committee Advisory Planning Commission Bylaw, 2012, Amendment No. 1, 2016."	14-Jan-2016
2016-02	In Favour	"THAT the Thetis Island Local Trust Committee requests a revision to the draft 2016-17 Local Trust Committee Project Budget submission to include \$1,500.00 for the Riparian Areas Regulation Implementation project."	19-Jan-2016
2016-03	In Favour	"THAT the Thetis Local Trust Committee approve the issuance of Development Variance Permit TH-DP-2015.4 (Carncross) for property legally described as: PID 001-510-487; Lot 18, District Lot 1, Thetis Island, Cowichan District, Plan 5327, Except Parts in Plans 17467 and 21038."	01-Mar-2016
2016-04	In Favour	THAT Thetis Local Trust Committee Bylaw No.93 cited as "Thetis Associated Islands Official Community Plan Bylaw, 2014", be adopted	07-Mar-2016
2016-05	In Favour	THAT Thetis Local Trust Committee Bylaw No.94 cited as "Thetis Associated Islands Land Use Bylaw, 2014", be adopted.	07-Mar-2016



Islands Trust

2016-06

In Favour

Print Date: May 16, 2016

Resolutions Without Meeting

03-May-2016

"That the Thetis Island Local Trust Committee approves text for inclusion in the 2015-2016 Annual Report for approval by Trust Council and submission to the Minister of Community, Sport and Cultural Development, as follows:

In 2015-2016, the Thetis Island Local Trust Committee held seven regular meetings. An important area of focus included the adoption of new bylaws. In early 2016, the Local Trust Committee adopted the first Official Community Plan and Land Use Bylaws for the Thetis Island Local Trust Area Associated Islands - Dayman, Hudson, Pylades, Reid, Ruxton, Scott, Tree, and Whaleboat Islands - which are located in the Cowichan Valley Regional District between Chemainus and Valdes Island.

Other committee work included reviewing rezoning and other development applications. The applications include a proposal to rezone the marine area adjacent to Thetis Island for mariculture, a rezoning proposal to allow a barge facility on Valdes Island, and another rezoning proposal to allow a breakwater to accommodate a yacht club facility on Valdes Island. Also of significance was the Local Trust Committee approval of a variance to permit shoreline stabilization structures; these structures are intended to accommodate a residential green shores project, expected to be completed in 2016.

STAFF REPORT

Date: May 6, 2016

File No.: TH-6500-20

To: Thetis Island Local Trust Committee
For meeting of May 24, 2016

From: Aleksandra Brzozowski, Island Planner

CC: Ann Kjerulf, Regional Planning Manager
Marnie Eggen, Planner 2

Re: **Thetis Associated Islands Official Community Plan
and Land Use Bylaw**

THE PROPOSAL:

This project was initiated by the Thetis Island Local Trust Committee (LTC) to create an official community plan and land use bylaw for Ruxton, Whaleboat, Pylades, Tree, Reid, Hudson, Scott, and Dayman Islands.

The purpose of this report is to advise the LTC about comments raised by the Lyackson Nation regarding further work it desires for the bylaws. Also attached is the draft of the last newsletter to be distributed to the property owners.

BACKGROUND:

This project was initiated in 2012, as no Official Community Plan (OCP) was in place for the smaller islands within the Thetis Island Local Trust Area. A Rural Land Use Bylaw existed for Ruxton Island, but required major revision and other islands and waters were unzoned. In 2013, draft policies and regulations were developed for the land and water areas. Extensive community engagement took place and agency and First Nations consultation was conducted. In response to comments from the Stz'uminus Nation, Bute and Dunsmuir Islands were removed from the OCP Plan Area following the referral period.

The public hearing for the bylaws was held on August 29, 2014. Both bylaws were given Third Reading on September 17, 2014 and were sent to the Executive Committee for approval in October 2014. The Ministry of Community, Sport, and Cultural Development (MCSCD) approved the OCP in February 2016, and the LTC adopted the OCP and LUB on March 7, 2016.

SITE CONTEXT:

Please refer to the Community Profile, September 2012 for site context information.

CURRENT PLANNING STATUS OF SUBJECT LANDS:

Please refer to the staff report presented at the November 21, 2012 LTC meeting for this information.

COMMENTS FROM LYACKSON NATION FOLLOWING PUBLIC HEARING:

At the outset of the project, planning staff contacted the First Nations identified in the consultative database to solicit their interests and concerns in the Plan Area. The Lyackson Nation requested that a summary of changes relevant to the Lyackson Nation be prepared by planning staff upon complete development of the draft land use regulations and be sent to the Nation. This was done shortly before the bylaw referral period.

Subsequent to the public hearing and Third Reading, staff received a set of comments from the Lyackson Nation on September 29, 2014. Planning staff had telephone and in-person meetings with Lyackson staff throughout October to review the comments. Several points were clarified and addressed, yet four outstanding concerns remained. In recognition that presenting this new information would delay the adoption of the bylaws by at least a year, the two staff prepared a written understanding that Islands Trust staff would present this new information to the LTC after adoption of the bylaws, along with accompanying staff research and analysis recommending that these comments be addressed by the LTC. Staff sent a letter, dated November 12, 2014, to the Lyackson Nation detailing the agreed-upon staff commitments on this matter (Attachment 1). Near the end of its review of the Official Community Plan (OCP), the Ministry of Community, Sport, and Cultural Development (MCSCD) liaised with both Islands Trust and Lyackson staff to communicate support for consideration of the Lyackson comments and included statements of support in the conveyance letter approving the OCP (Attachment 2).

Both staff from the Lyackson Nation and MCSCD plan to attend the May 24, 2016 LTC meeting to speak to this topic and staff report.

COMMENTS FROM LYACKSON NATION AND STAFF ANALYSIS:

The four outstanding issues raised by the Lyackson Nation are as follows.

Clam Gardens in the Plan Area

Clam gardens have been identified on certain shorelines in the Thetis Associated Islands Plan Area. Academic researchers have established that First Nations along the Pacific Coast from Alaska to Washington State developed clam gardens and used cultivation techniques in these gardens to intensify clam production.

Clam gardens typically feature rock walls and terraces. Sometimes rock walled clam gardens were constructed where there was little or no former clam habitat (such as on bedrock), while other times the rock wall and terrace would augment and expand a pre-existing clam beach. On some pre-existing clam beaches, clam garden walls were built over time, through the process of beach clearing associated with regular clam harvesting. At other locations, clam garden walls were built during a single engineering event and maintained over time as people rolled rocks to the low tide line while digging for clams.

Lyackson staff notified planning staff that recent academic research identified upwards of 70 clam



gardens in the Islands Trust Area with two clam gardens identified in the Thetis Associated Islands Plan Area. One of the archaeologists working on the research, Eric McLay, resides on Gabriola and planning staff has been in touch with him about the project. The locations have not yet been formally mapped.

Clam gardens cannot be effectively captured under the existing Culture and Heritage policies in the Official Community Plan, as those policies speak explicitly to archaeological sites. Clam gardens would potentially serve a broader purpose as sites to be restored and maintained using First Nations practices, with the possibility to return to being active aquaculture cultivation sites.

Clam gardens have been identified in other Local Trust Areas beyond the Thetis Local Trust Area; restoration projects are currently underway at Fulford Harbour on Saltspring Island and in the Gulf Islands National Park Reserve. However, land use planning considerations for clam gardens have not to date been identified by Local Planning Services or Trust Area Services. The Lyackson would like these clam garden areas zoned to not permit dock structures or floats in the foreshore.

Staff considers this new information a priority issue to be pursued as soon as possible. Such a project will require mapping, planning research, and community outreach. Staff estimates the work would run 12 to 18 months. A budget has not yet been scoped for the project.

Limiting private docks as a permitted use on Associated Islands

The second concern noted by the Lyackson Nation was the permitted use of private docks in the majority of the marine zones in the Plan Area. The underlying concern from the Lyackson Nation is a proliferation of docks on small islands, causing cumulative damage to the shoreline and marine ecosystems in the Plan Area.

Acknowledging that there some length and width restrictions were placed on the zones allowing private docks thus discouraging private docks to a certain degree; however, the Lyackson would like community dock zones to be more transparently identified wherever possible. (In the Thetis Associated Islands Land Use Bylaw, a “community dock” means non-commercial boat mooring facilities which are owned, operated, and administered cooperatively by individuals, a non-commercial organization, or by a strata corporation, for the provision of boat moorage spaces to residents of the island on which the dock is located, and for which user fees may be charged.) Lyackson staff commented that their Nation would like to see all Thetis Associated Islands only allow community docks, or to have zoning wherein private docks would need to be proven as needed rather than being an outright option for waterfront property owners.

A review of private docks as a permitted use would not involve Ruxton Island, as their W3 zoning already does not allow private docks without a site-specific rezoning. Nor would it concern Scott or Dayman Islands as those islands built out their dock uses fairly recently.

Such a review would involve Reid, Hudson, and Pylades Islands. Staff assesses that these three island communities would perhaps be open to discussing a review of dock policies over the long term. During consultation in 2013-2014, Reid Islanders noted that there are few feasible options for docks and residents are not currently interested in having docks; Hudson Islanders noted that they have discussed the possibility of establishing a shared dock. However, there would need to be considerable public conversation and collaboration on this topic taking into account the impact of such a land use change. A community planning project of this nature would likely require 12-18 months of consultation and outreach.

Staff identifies this concern as a priority item over the long term, but not an imminent item. Staff suggests that this project be pursued following the results of the clam garden project.

Geothermal loops

The third concern from the Lyackson is the potential impact of ocean geothermal loops on the shorelines in the Plan Area, in particular the impacts on middens and archaeological sites along the shoreline. The Lyackson are not in support of geothermal loops in the foreshore, mainly because it is anticipated that sandy beaches will be desirable places for such systems and these areas are sensitive. The Lyackson seek regulation that would not allow ocean geothermal loops, or at the very least that they should not be buried into the substrate, and shouldn't happen in or near archaeological sites (including clam gardens).

Staff is not aware of whether ocean geothermal loops are more or less prevalent on sandy shores, or the impacts of ocean geothermal loops on sandy shores. Research into this topic could be pursued if directed by the LTC.

Staff identifies this as a concern that could readily be researched and potentially pegged for review pending the results of research. Staff advises the item be added to the Projects List.

Switchback fencing

The final outstanding concern was that only switchback (cedar rail) fences should be permitted in foreshore areas. In the setback to the sea, there are sensitive ecosystems and culturally significant sites, and the Lyackson would like to see fencing in the setback area (10 metres from natural boundary of the sea) limited to fences that do not disturb the soil instead of fencing with posts in the ground along a straight line that may damage the setback area.

There should be minimal impacts to requiring or encouraging such a type of fencing in the setback area. A regulation specifying only switchback fencing be permitted in the setback from the natural boundary of the sea could be added to the Land Use Bylaw (LUB). Staff advises that such a change be placed onto a Housekeeping Amendment list for the Associated Islands Land Use Bylaw (AILUB) and be changed during the next review of the Associated Islands OCP/LUB.

DRAFT OF COMMUNITY NEWSLETTER:

Over the course of the Community Plan project, staff sent out several newsletters to property owners in the Plan Area providing relevant information on the project and updating property owners on the project timeline.

Staff has drafted a final newsletter to be sent out to the property owners in the Plan Area (Attachment 3). On the front page, there is space designated for a personal message from the LTC.

Staff solicits comments from the LTC on the draft newsletter, and requests that the LTC discuss the messaging it wishes to convey in the newsletter.

RECOMMENDATIONS:

1. THAT the Thetis Island Local Trust Committee place "Land Use Considerations for Clam Gardens" on the Priority Projects List at the earliest opportunity;
2. THAT the Thetis Island Local Trust Committee place "Limiting Private Docks as a Permitted Use on Associated Islands" on the Projects List;
3. THAT the Thetis Island Local Trust Committee place "Potential Impacts Limiting Private Docks as a Permitted Use on Associated Islands" on the Projects List;
4. THAT the Thetis Island Local Trust Committee place "Switchback Fencing in Setback to the Sea" on a Housekeeping List for the Thetis Associated Islands OCP and LUB
5. THAT the Thetis Island Local Trust Committee provide staff with comments on the draft Community Plan newsletter.

Prepared and Submitted by:

Aleksandra Brzozowski

Aleksandra Brzozowski, MCIP, RPP
Island Planner

May 10, 2016

Date

Concurred in by:

Ann Kjerulf

Ann Kjerulf, MCIP, RPP
Regional Planning Manager

May 12, 2016

Date

Attachments:

1. Letter from Planning Staff to Lyackson Nation regarding follow up to comments, dated November 10, 2014
2. Conveyance Letter from Ministry of Community, Sport, and Cultural Development, dated February 15, 2016
3. Draft of final Community Plan newsletter



700 North Road, Gabriola Island, BC V0R 1X3
Telephone **250. 247-2063** Fax 250. 247-7514

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

Email northinfo@islandstrust.bc.ca

Web www.islandstrust.bc.ca

Kathleen Johnnie
Lyackson First Nation
7973 Chemainus Rd RR 5
Chemainus, BC V0R 1K5

November 12, 2014

File Number: 6500-20

Re: Referral Response to Thetis Associated Islands Proposed Bylaws 93 and 94

Dear Ms. Johnnie:

Thank you for your referral response to Proposed Bylaws 93 and 94, and for spending time with me on October 21, 2014 to go over your comments in detail.

In our follow up email correspondence, I requested that the Proposed Bylaws be submitted to the Executive Committee as they currently stand. In your reply, you asked what would realistically happen to the comments should the Proposed Bylaws be submitted now for adoption.

Should the Bylaws be submitted to the Executive Committee now, it is my expectation that the Bylaws would be passed on to the Ministry of Community, Sport, and Cultural Development in late November for approval. Once the Ministry signs off on the Proposed Bylaws, they would be adopted by the Local Trust Committee, likely in the spring of 2015.

Once the bylaws are adopted, the Local Trust Committee would then be presented with your comments about the Bylaws. I intend to present the comments from the Lyackson along with my planning research and analysis stemming from our conversations this October, and recommend that the Local Trust Committee consider amending the Bylaws to address them. Topics will include:

- protection of identified Clam Gardens;
- limiting docks in the Plan Area to only community docks;
- a detailed analysis of the impacts of ocean geothermal loops on the shorelines in the Plan Area; and,
- requiring only switchback fences in the foreshore areas.

Speaking specifically to following up on comments about the mapping of clam gardens in the Plan Area, I have followed up with Eric McLay on obtaining this information and he has requested that he and Islands Trust staff begin work together on this topic in February 2015. Being able to look at the new clam gardens information for not only the Associated Islands but also all the islands in the Thetis Local Trust Area including Le'eyqsun (Valdes) Island should make considering this new information beneficial beyond this bylaw process alone.

While these comments are yet to be addressed and considered in full, there are a number of new provisions in the Proposed Bylaws that address interests and concerns heard from the

November 10, 2014
Thetis Associated Islands OCP and LUB
Page 2

Lyackson, The reason I wish to pursue adoption of these bylaws at this time is to secure basic protection of these as yet unzoned islands as soon as possible while the LTC considers additional planning options to meet the environmental protection mandate of the Islands Trust, the concerns of the Lyackson, and the needs of the property owners.

I appreciate that there remain concerns from the Lyackson resulting from past engagement with the Islands Trust on issues and concerns related to Le'eyqsun Island. I cannot speak to matters in the past, but I can state staff's commitment to address the concerns of the Lyackson in this and future land use planning processes. I also hope that we can continue to work on a formal protocol agreement between the Lyackson Nation and the Thetis Local Trust Committee that helps us establish a more positive working relationship in the future.

Please contact me with any reply you may have about this matter. My email address is abrzowski@islandstrust.bc.ca and my phone number is 250-247-2207.

Respectfully,

Aleksandra Brzozowski
Island Planner
Islands Trust, Northern Office



February 15, 2016

Aleksandra Brzozowski
Island Planner
Islands Trust Northern Office
700 North Road
Gabriola Island, BC
V0R 1X3

Re: Bylaw Approval

Dear Aleksandra,

Please find enclosed one copy of the below noted bylaw approved by the Minister of Community, Sport and Cultural Development pursuant to section 27 of the *Islands Trust Act*.

<u>BYLAW</u>	<u>APPROVED</u>	<u>APPROVAL NUMBER</u>
Thetis Island Local Trust Committee Bylaw 93, 2014	February 4, 2016	20160018

During our review of the bylaw, the Ministry became aware of interests the Lyackson First Nation has in the area to which the bylaw pertains. Generally stated, these concerns are: limiting docks; analyzing the impacts of ocean geothermal loops on the shorelines; requiring only switchback fences in the foreshore areas; and the protection of clam gardens.

As part of our process of reviewing and considering the bylaw, we discussed these concerns with the Lyackson and Islands Trust staff and how they might be addressed.

In approving this bylaw, it is the Ministry's understanding that Islands Trust staff will bring forward a report to the Local Trust Committee (LTC) on options to review the Lyackson's concerns, immediately after the adoption of the bylaw. We understand that this approach has been discussed by Islands Trust staff and the Lyackson.

In the interests of facilitating a continuing positive working relationship between the Islands Trust and the Lyackson, the Ministry asks that the LTC consider the concerns brought forward by the Lyackson, at your earliest convenience. Ministry staff would be pleased to attend to speak to our interests in this matter and we would suggest that staff from the Lyackson also be invited.

.../2

Page 2

Also, please note that the Ministry has not reviewed the bylaw for the purpose of determining if it is valid or lawful and the Minister's approval does not represent or guarantee the legal certainty of the bylaw, nor the process under which it may be adopted, and does not validate or otherwise make legal any provision of the bylaw.

Sincerely,

A handwritten signature in black ink, appearing to read "Brent Mueller", with a long horizontal flourish extending to the right.

Brent Mueller
Acting Director, Intergovernmental Relations

Enclosure(s)



No. 20160018

Statutory Approval

Under the provisions of section 27

of the Islands Trust Act

I hereby approve Bylaw No. 93

of Thetis Island Local Trust Committee,

a copy of which is attached hereto.

Dated this 4th day
of February, 2016

Peter Fassbender
Minister of Community, Sport and Cultural
Development and Responsible for Translink



Islands Trust

Community Plan

VOLUME 1 ISSUE 6

MARCH 2016

Community Plan ADOPTED!

At long last, the Associated Islands have an Official Community Plan and Land Use Bylaw.

The Official Community Plan establishes basic overarching policies for the islands, and the Land Use Bylaw (LUB) builds upon the policy directions set out in the OCP.

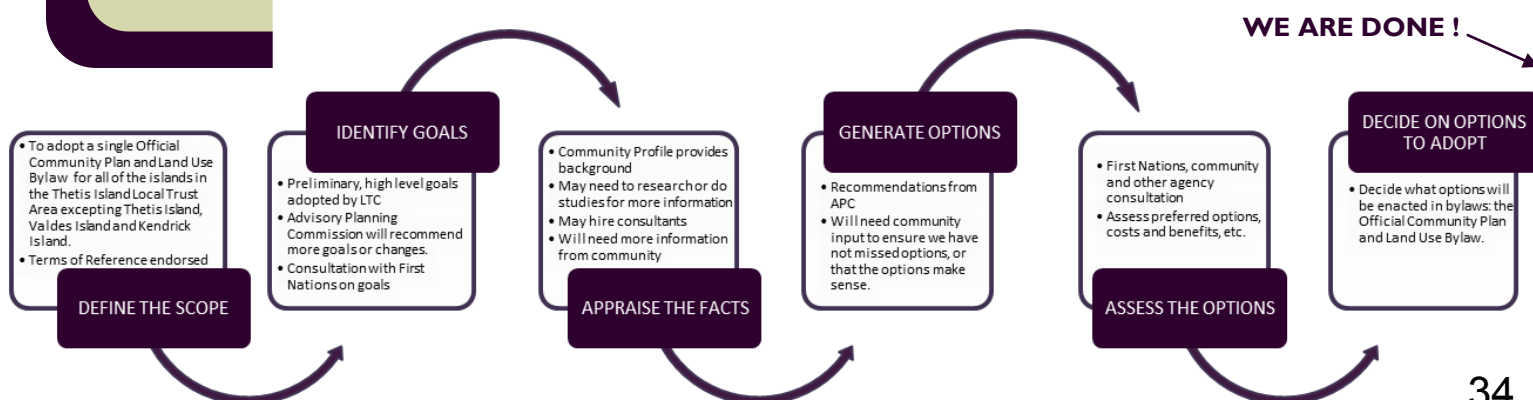
The Official Community Plan and the Land Use Bylaw are available in PDF on the following webpage:

www.islandstrust.bc.ca/islands/local-trust-areas/thetis/bylaws/

We thank you for working with us to keep the uses and development characteristics that already exist on the Associated Islands, while at the same time balancing the considerations required by the *Islands Trust Policy Statement*.

What's next?

The new OCP and LUB has changed some regulations. If the new bylaws mean that you would like to (or need to) apply for a rezoning, variance, or subdivision, please visit the Application Guides and Forms section of the Thetis Local Trust Committee website and contact planning staff with any questions.



What is (and isn't) Legal Non-Conforming Status?

Though the OCP and LUB were crafted to be consistent with existing uses, they will introduce regulations to previously unzoned islands and will make some changes to Ruxton Island's existing regulations.

For some properties, legal non-conforming status (colloquially known as "grandfathering") will protect the continued existence and use of the property and buildings that properly met the regulations of the day when the buildings were constructed or the use began.

A key component of Sections 528-535 of the *Local Government Act* is that the onus lies with the property owner to prove legal non-conforming status. Until that happens, a use of land, building, or structure will be deemed simply non-compliant with the current bylaw. Islands Trust staff can help you with the details around proving legal non-conforming status.

The Islands Trust is a unique federation of independent local governments, which plans land use and regulates development in the trust area. Like other communities in British Columbia, island communities elect their local representatives every three years.

BUT! Not everything will be legal non-conforming. There are times when things are NOT legal non-conforming....

When it was never permitted in the first place

This is the most common misconception about this topic. Just because something is old, doesn't mean it is automatically legal non-conforming. Often, things were built on the Gulf Islands that were never permitted to begin with; in such cases, the use/building/structure cannot be considered grandfathered. It is important to do some research to find out what on your property was legal at the time of construction.

When you have expanded the scale or degree of the non-conforming USE or SITING further than that which occurred at the time when the new bylaw was adopted.

A building or structure may only be repaired, altered, or extended to the point that no further contravention of the bylaw will occur.

For USE, when the building or structure is damaged or modified to an extent of 75% or more

A building or structure may only be repaired or altered, and it cannot be damaged beyond 75% of the original structure.



Islands Trust

Preserving Island communities, culture and environment

Contact Us

Thetis Island Local Trust Area
northinfo@islandstrust.bc.ca
(250) 247-2063
700 North Road
Gabriola, BC V0R 1X3

Your Local Trustees and Chair 2014 - 2018



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Susan Morrison
Chair, Thetis Island
Lasqueti Island Trustee
smorrison@islandstrust.bc.ca

STAFF REPORT

Date: May 10, 2016

File No.: Thetis Bylaw No. 90

To: Thetis Island Local Trust Committee
For the Meeting of May 24, 2016

From: Miles Drew
Bylaw Enforcement Manager

Re: Amendment of Thetis Island Local Trust Area Bylaw Enforcement
Notification Bylaw No. 90, 2011

THE PROPOSAL:

This report will recommend to the Thetis Island Local Trust Committee that it amend Thetis Island Local Trust Area Bylaw Enforcement Notification Bylaw No. 90, 2011 (BEN) so that the new Land Use Bylaw for the Thetis Associated Islands is included, so that most of the penalties for voluntary compliance can be adjusted to zero, and so that various housekeeping amendments can be made.

STAFF COMMENTS:

Since the adoption of the BEN bylaw, the new Associated Islands Land Use Bylaw No. 94 has been adopted. This means that Schedule C of the BEN which now refers to the old Ruxton Island Land Use Bylaw should be substituted for a new Schedule C which will reflect the Thetis Associated Island Land Use Bylaw No. 94.

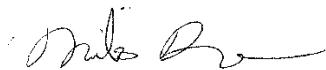
Staff also recommends that all the Schedules be changed to reduce fine amounts to zero for persons who agree to comply with the Land Use Bylaws. In the old Schedules, fines can be reduced by 75% or 50% in return for compliance. Experience with these fine structures has shown that, even after compliance is achieved, sometimes the fines are unpaid. Thus, staff must pursue persons in court or by debt collection procedures for non-payment of a fine despite the fact that the original bylaw violation is resolved. This situation is counterproductive as it consumes scarce resources and damages good will. Additionally, in many cases the cost to comply with bylaws is sometimes substantial and reducing the fine to zero is a powerful incentive.

Finally, various house keeping amendments are proposed such as changing the title of the Bylaw Enforcement Coordinator to Bylaw Enforcement Manager; correcting the name of the Thetis Island Land Use Bylaw by changing its number from 59 to 89 and changing section 9 of the BEN so that the word "stipulate" is used instead of "provide".

RECOMMENDATION:

- 1) That Thetis Island Local Trust Committee Bylaw No 100, cited as “Thetis Island Local Trust Area Bylaw Enforcement Notification Bylaw No. 90, 2011 Amendment No. 1, 2016”, be read a first time.
- 2) That Thetis Island Local Trust Committee Bylaw No. 100, cited as “Thetis Island Local Trust Area Bylaw Enforcement Notification Bylaw No. 90, 2011 Amendment No. 1, 2016”, be read a second time.
- 3) That Thetis Island Local Trust Committee Bylaw No. 100, cited as “Thetis Island Local Trust Area Bylaw Enforcement Notification Bylaw No. 90, 2011 Amendment No. 1, 2016”, be read a third time
- 4) That Thetis Island Local Trust Committee Bylaw No. 100, cited as “Thetis Island Local Trust Area Bylaw Enforcement Notification Bylaw No. 90, 2011 Amendment No. 1, 2016”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

Prepared and Submitted by:



April 11, 2016

Date

**THETIS ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 90**

**A BYLAW TO RESPECT THE ENFORCEMENT OF BYLAW NOTICES WITHIN THE THETIS
ISLAND LOCAL TRUST AREA**

WHEREAS the Thetis Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Thetis Island Local Trust Area, pursuant to the *Islands Trust Act*; and

WHEREAS the Thetis Island Local Trust Committee wishes to regulate the Enforcement of Bylaw Notices in the Thetis Island Local Trust Area;

NOW THEREFORE the Thetis Island Local Trust Committee enacts, in open meeting assembled, as follows:

Citation

1. This Bylaw may be cited as "Thetis Island Local Trust Area Bylaw Enforcement Notification Bylaw, No. 90, 2011".

1.0 INTERPRETATION

In this Bylaw:

- 1.1 "Act" means the *Local Government Bylaw Notice Enforcement Act*, SBC 2003, c 60.
- 1.2 "Registry" means the North Shore Bylaw Notice Adjudication Registry established pursuant to section 6 of this bylaw.
- 1.3 "LTC" means the Thetis Island Local Trust Committee.

2.0 DEFINITIONS

The terms in this bylaw have the same meaning as the terms defined in the *Act*.

3.0 BYLAW CONTRAVENTIONS

The bylaws and bylaw contraventions designated in Schedules "A", "B" and "C" attached to this bylaw may be dealt with by Bylaw Violation Notice.

4.0 PENALTY

The penalty for a contravention referred to in Section 3 is as follows:

- (1) subject to paragraphs (2) to (4), is the Penalty amount set out in column A1 of Schedules "A", "B" and "C" as attached to this bylaw;
- (2) if received by the Islands Trust within 14 days of the person receiving or being presumed to have received the bylaw violation notice, is the Early Payment Penalty set out in column A2 of Schedules "A", "B" and "C" as attached to this bylaw applies;
- (3) if more than 28 days after the person has received or is presumed to have received the bylaw violation notice, is subject to a late payment surcharge in addition to the penalty under paragraph (1), and is the Late Payment Surcharge set out in column A3 of Schedules "A", "B" and "C" as attached to this bylaw or
- (4) if paid under a compliance agreement, may be reduced as provided under column A5 of Schedules "A", "B" and "C" as attached to this bylaw.

5.0 PERIOD FOR PAYING OR DISPUTING NOTICE

5.1 A person who receives a bylaw violation notice must, within 14 days of the date on which the person received or is presumed to have received the bylaw violation notice,

- (1) pay the penalty, or
- (2) request dispute adjudication

by filling in the appropriate portion of the bylaw violation notice indicating either a payment or a dispute and delivering it, either in person during regular office hours, or by mail, to the Islands Trust as directed on the bylaw violation notice.

5.2 A person may pay the indicated penalty after 14 days of receiving the notice subject to the applicable surcharge for late payment in accordance with Section 4(3) of this bylaw, but no person may dispute the bylaw violation notice after 14 days of receiving it.

5.3 Where a person was not served personally with a bylaw violation notice and advises the Islands Trust that they did not receive a copy of the original notice, the time limits for responding to a bylaw violation notice under Sections 5, 6 and 7 of this bylaw do not begin to run until a copy of the bylaw violation notice is re-delivered to them in accordance with the *Act*.

6.0 BYLAW NOTICE DISPUTE ADJUDICATION SYSTEM

6.1 The Registry is established as a bylaw violation notice dispute adjudication system in accordance with the *Act* to resolve disputes in relation to bylaw violation notices.

6.2 The civic address of the Registry is 141 West 14th Street, North Vancouver, BC, V7M 1H9.

6.3 Every person who is unsuccessful in dispute adjudication in relation to a bylaw violation notice, or a compliance agreement under the dispute adjudication system established under this Section, must pay the Islands Trust an additional fee of \$25.00 for the purpose of the Islands Trust recovering the costs of the adjudication system.

7.0 SCREENING OFFICERS

7.1 The position of screening officer is established.

7.2 The following are designated classes of person that may be appointed as screening officers:

- (1) Regional Planning Manager;
- (2) Bylaw Enforcement Coordinator;
- (3) Bylaw Enforcement Officer;
- (4) Bylaw Enforcement Assistant;

and the LTC may appoint screening officers from these classes of persons by name of office or otherwise.

7.3 The powers, duties and functions of screening officers are as set out in the *Act*, and include the following powers:

- (1) Where requested by the person against whom a contravention is alleged, to communicate information respecting the nature of the contravention, the provision of the bylaw contravened, the facts on which the contravention allegation is based, the penalty for a contravention, the opportunity to enter into a compliance agreement, the opportunity to proceed to the bylaw violation notice dispute adjudication system and the fee or fees payable in relation to the bylaw violation notice enforcement process;
- (2) To communicate with any or all of the following for the purposes of performing their functions under this bylaw or the *Act*:
 - (a) the person against whom a contravention is alleged or their representative;

- (b) the officer issuing the bylaw violation notice;
- (c) the complainant or their representative;
- (d) the Islands Trust staff and record regarding the disputant's history of bylaw compliance.

- (3) To prepare and enter into compliance agreements under the *Act* with persons who dispute bylaw violation notices, including to establish terms and conditions for compliance that the screening officer considers necessary or advisable, including time periods for payment of penalties and compliance with the bylaw;
- (4) To provide for payment of a reduced penalty if a compliance agreement is entered into as provided in column A5 of Schedules "A", "B" and "C" as attached to this bylaw; and
- (5) To cancel bylaw violation notices in accordance with the *Act* or LTC policies and guidelines.

7.4 The bylaw contraventions in relation to which a screening officer may enter into a compliance agreement are indicated in column A4 of Schedules "A", "B" and "C" as attached to this bylaw.

7.5 The maximum duration of a compliance agreement is one year.

8.0 **BYLAW ENFORCEMENT OFFICERS**

Persons acting as any of the following are designated as bylaw enforcement officers for the purposes of this bylaw and the *Act*:

- (a) Bylaw Enforcement Coordinator;
- (b) Bylaw Enforcement Officer.

9.0 **FORM OF BYLAW VIOLATION NOTICE**

The LTC may, from time to time, provide for the form or forms of the bylaw violation notice provided, the bylaw violation notice complies with Section 4 of the *Act*.

10.0 **SCHEDULES**

The following schedules are attached to and form part of this bylaw:

- (a) Schedule A – Thetis Island Land Use Bylaw No. 56 Contraventions and Penalties
- (b) Schedule B – Valdes Island Land Use Bylaw No. 42 Contraventions and Penalties
- (c) Schedule C – Ruxton Island Land Use Bylaw No. 13 Contraventions and Penalties

READ A FIRST TIME THIS 7th DAY OF September ,2011

READ A SECOND TIME THIS 7th DAY OF September ,2011

READ A THIRD TIME THIS 7th DAY OF September ,2011

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS 13th DAY OF September ,2011

ADOPTED THIS 21st DAY OF November ,2011

SECRETARY

CHAIR

Schedule A
THETIS ISLAND LAND USE BYLAW NO. 56
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
4.1	Non Permitted Use of Land/Buildings/Structures	\$300.00	\$225.00	\$150.00	Yes	50%
4.1.3(a)	Non Permitted Campground	\$250.00	\$187.50	\$125.00	Yes	50%
4.1.3(b)	Disposal Of Waste That Originates Off Thetis Island	\$200.00	\$150.00	\$100.00	Yes	50%
4.1.3(c)	Wrecking/Storage Of Derelict Vehicles	\$150.00	\$112.50	\$75.00	Yes	50%
4.1.3(d)	Moorage/Wharfage Of Float Homes	\$300.00	\$225.00	\$150.00	Yes	50%
4.1.3(e)	Use Of Guest Cottage For Accommodation Of Paying Guests	\$300.00	\$225.00	\$150.00	Yes	50%
4.1.4	Feed Lots/Piggeries/Poultry Farms/Intensive Livestock Production In Non-agricultural Zones	\$300.00	\$225.00	\$150.00	Yes	50%
4.2.1	Encroachment Of Chimneys/Sills/Bay-Windows/Ornamental Architectural Features Into Setbacks	\$300.00	\$225.00	\$150.00	Yes	75%
4.2.2	Encroachment Of Steps/Eaves/Awnings/Canopies/Balconies/Decks/Porches Into Setbacks	\$300.00	\$225.00	\$150.00	Yes	75%
4.2.5	Non Permitted Building Constructed Within Setback From The Natural Boundary Of The Sea/Other Natural Watercourse/Source Of Water Supply	\$300.00	\$225.00	\$150.00	Yes	75%
4.3.1(a)	Home Occupation Exceeds Non-Resident Employees Restriction	\$250.00	\$187.50	\$125.00	Yes	50%
4.3.1(b)	Home Occupation Involves Storage Of Materials/Products Producing Flammable/Explosive Vapours/Gases	\$250.00	\$187.50	\$125.00	Yes	50%
4.3.1(c)	Feed Lots/Boarding Kennels/Fur Farms/Restaurants/Cafes As Home Occupation	\$250.00	\$187.50	\$125.00	Yes	50%
4.3.2(a)	Bed & Breakfast (B&B) Provides Breakfast To Non-Guests	\$250.00	\$187.50	\$125.00	Yes	50%
4.3.2(b)	B&B Guest Accommodation Exceeds Three Bedrooms	\$250.00	\$187.50	\$125.00	Yes	50%
4.3.2(c)	Inadequate Off-Street Parking For B&B Guests	\$250.00	\$187.50	\$125.00	Yes	50%
4.3.2(d)	Non Permitted Advertising Material Exhibited/Displayed About The B&B Premises	\$250.00	\$187.50	\$125.00	Yes	50%
6.1.1	Non Permitted Use In Agriculture Zone	\$300.00	\$225.00	\$150.00	Yes	50%
6.1.2(a)	More Than One Dwelling Unit, One Guest Cottage And One Additional Unit For Caretaker/Employee On Lot In Agriculture Zone	\$300.00	\$225.00	\$150.00	Yes	75%
6.1.2(b)	Fail To Meet Site Specific Regulations In	\$300.00	\$225.00	\$150.00	Yes	75%

Schedule A
THETIS ISLAND LAND USE BYLAW NO. 56
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Agriculture Zone					
6.1.3(a)	Encroachment Of Agricultural Building/Structure Into Setbacks	\$300.00	\$225.00	\$150.00	Yes	75%
6.1.3(b)	Encroachment Of Dwelling Units/Accessory Building/Structure For Residential Use Into Setbacks	\$300.00	\$225.00	\$150.00	Yes	75%
6.1.3(c)	Buildings And Structures For Produce Sales Encroach Into Setbacks And Exceed Maximum Floor Area Permitted	\$300.00	\$225.00	\$150.00	Yes	75%
6.1.3(d)	Fail To Meet Site Specific Setback Regulations In Agriculture Zone	\$300.00	\$225.00	\$150.00	Yes	75%
6.1.3(e)	Exceed Lot Coverage Restrictions In Agriculture Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.1.1	Non Permitted Use In Rural Residential Zone	\$300.00	\$225.00	\$150.00	Yes	50%
7.1.2	More Than One Dwelling Unit And One Guest Cottage On Lot In Rural Residential Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.1.3(a)	Exceed Lot Coverage Restrictions In Rural Residential Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.1.3(b)	Building/Structure Exceeds Maximum Height Restrictions In Rural Residential Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.1.3(c)	Encroachment Of Buildings/Structures Into Setbacks In Rural Residential Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.2.1	Non Permitted Use In Rural Zone	\$300.00	\$225.00	\$150.00	Yes	50%
7.2.2(a)	More Than One Dwelling Unit On Lots Less Than 20 Acres In Rural Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.2.2(b)	More Than One Additional Dwelling Unit Per 10 Acres On Lots Greater Than 20 Acres Or Additional Dwelling Units Not Under Covenant In Rural Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.2.2(c)	More Than One Guest Cottage On Lots Between 2-20 Acres In Rural Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.2.2(d)	More Than One Additional Guest Cottage Per Every Dwelling Unit On Lots Greater Than 20 Acres In Rural Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.2.3(a)	Exceed Lot Coverage Restrictions In Rural Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.2.3(b)	Building/Structure Exceeds Maximum Height Restrictions In Rural Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.2.3(c)	Encroachment Of Building/Structure Into Setbacks In Rural Zone	\$300.00	\$225.00	\$150.00	Yes	75%
7.2.4	Solid Waste Disposal/Garbage Dump/Grazing Livestock Within Water Resources Area	\$200.00	\$150.00	\$100.00	Yes	50%
8.1.1	Non Permitted Use In Marine Commercial Zone	\$300.00	\$225.00	\$150.00	Yes	50%

Schedule A
THETIS ISLAND LAND USE BYLAW NO. 56
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
8.1.2(a)	Exceed Lot Coverage Restrictions In Marine Commercial Zone	\$300.00	\$225.00	\$150.00	Yes	75%
8.1.2(b)	Building/Structure Exceeds Maximum Height Restrictions In Marine Commercial Zone	\$300.00	\$225.00	\$150.00	Yes	75%
8.1.2(c)	Encroachment Of Building/Structure Into Setbacks In Marine Commercial Zone	\$300.00	\$225.00	\$150.00	Yes	75%
8.2.1	Non Permitted Use In Recreational Commercial Zone	\$300.00	\$225.00	\$150.00	Yes	50%
8.2.2(a)	Exceed Lot Coverage Restrictions In Recreational Commercial Zone	\$300.00	\$225.00	\$150.00	Yes	75%
8.2.2(b)	Building/Structure Exceeds Maximum Height Restrictions In Recreational Commercial Zone	\$300.00	\$225.00	\$150.00	Yes	75%
8.2.2(c)	Encroachment Of Building/Structure Into Setbacks In Recreational Commercial Zone	\$300.00	\$225.00	\$150.00	Yes	75%
8.2.3(a)	More Than One Cottage Per Acre/More Than 10 Cottages Per Lot	\$300.00	\$225.00	\$150.00	Yes	75%
8.2.3(b)	More Than One Lodge Building Per Lot/Lodge Building Contains More Than 7 Guest Bedrooms	\$300.00	\$225.00	\$150.00	Yes	75%
8.2.3(c)	More Than One Operator's Dwelling Unit And One Employee's Dwelling Unit In Respect Of Any Resort	\$300.00	\$225.00	\$150.00	Yes	75%
9.1.1	Non Permitted Use In (I-1) Institutional Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.1.2(a)	More Than One Church Camp Per Lot In (I-1) Institutional Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.1.2(b)	Non Permitted Building/Structure For Overnight Accommodation Or More Than Two Storeys Used For Accommodation In (I-1) Institutional Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.1.3(a)	Exceed Lot Coverage Restrictions In (I-1) Institutional Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.1.3(b)	Building/Structure Exceeds Maximum Height Restrictions In (I-1) Institutional Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.1.3(c)	Encroachment Of Building/Structure Into Setbacks In (I-1) Institutional Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.1.3(d)	Buildings/Structures Used For Overnight Accommodation Exceed Permitted Dimensions In Schedule A-1 Or Exceed Height Restrictions In (I-1) Institutional Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.2.1	Non Permitted Use In (I-2) Institutional Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.2.2(a)	More Than One Church Camp Per Lot In	\$300.00	\$225.00	\$150.00	Yes	75%

Schedule A
THETIS ISLAND LAND USE BYLAW NO. 56
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	(I-2) Institutional Zone					
9.2.2(b)	Non Permitted Building/Structure For Overnight Accommodation Or More Than Two Storeys Used For Accommodation In (I-2) Institutional Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.2.3(a)	Exceed Lot Coverage Restrictions In (I-2) Institutional Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.2.3(b)	Building/Structure Exceeds Maximum Height Restrictions In (I-2) Institutional Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.2.3(c)	Encroachment Of Building/Structure Into Setbacks In (I-2) Institutional Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.2.3(d)	Buildings/Structures Used For Overnight Accommodation Exceed Permitted Dimensions In Schedule A-2 Or Exceed Height Restrictions In (I-2) Institutional Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.3.1	Non Permitted Use In (I-3) Institutional Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.3.2(a)	More Than One Bible School Per Lot In (I-3) Institutional Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.3.2(b)	Non Permitted Building/Structure For Overnight Accommodation Or More Than Two Storeys Used For Accommodation In (I-3) Institutional Zone	\$300.00	\$225.00	\$150.00	Yes	50%
9.3.3(a)	Exceed Lot Coverage Restrictions In (I-3) Institutional Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.3.3(b)	Building/Structure Exceeds Maximum Height Restrictions In (I-3) Institutional Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.3.3(c)	Encroachment Of Building/Structure Into Setbacks In (I-3) Institutional Zone	\$300.00	\$225.00	\$150.00	Yes	75%
9.3.3(d)	Buildings/Structures Used For Overnight Accommodation Exceed Permitted Dimensions In Schedule A-3 Or Exceed Height Restrictions In (I-3) Institutional Zone	\$300.00	\$225.00	\$150.00	Yes	75%
10.1.1	Non Permitted Use In Community Services Zone	\$300.00	\$225.00	\$150.00	Yes	50%
10.1.2(a)	Exceed Lot Coverage Restrictions In Community Services Zone	\$300.00	\$225.00	\$150.00	Yes	75%
10.1.2(b)	Building/Structure Exceeds Maximum Height Restrictions In Community Services Zone	\$300.00	\$225.00	\$150.00	Yes	75%
10.1.2(c)	Encroachment Of Building/Structure Into Setbacks In Community Services Zone	\$300.00	\$225.00	\$150.00	Yes	75%
10.2.1	Non Permitted Use In Public Utility Zone	\$300.00	\$225.00	\$150.00	Yes	50%
10.2.3(a)	Building/Structure Exceeds Maximum	\$300.00	\$225.00	\$150.00	Yes	75%

Schedule A
THETIS ISLAND LAND USE BYLAW NO. 56
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Height Restrictions In Public Utility Zone					
10.2.3(b)	Encroachment Of Building/Structure Into Setbacks In Public Utility Zone	\$300.00	\$225.00	\$150.00	Yes	75%
11.1.1	Non Permitted Use In Marine Conservation Zone	\$300.00	\$225.00	\$150.00	Yes	50%
12.1.1	Non Permitted Use In Water 1 Zone	\$300.00	\$225.00	\$150.00	Yes	50%
12.1.2(a)	More Than 10 Per Cent Of Marina Capacity Used For Wharfage Of Vessels Used As Residences	\$300.00	\$225.00	\$150.00	Yes	75%
12.1.2(b)	Non Permitted Breakwater/Jetty Constructed In Connection With Any Permitted Marina Use	\$300.00	\$225.00	\$150.00	Yes	75%
12.2.1	Non Permitted Use In Water 2 Zone	\$300.00	\$225.00	\$150.00	Yes	50%
12.2.2(a)	Non Permitted Breakwater/Jetty Constructed In Connection With Any Permitted Marina Use	\$300.00	\$225.00	\$150.00	Yes	75%
12.2.2(b)	Structure Constructed/Placed On Dock Exceeds Height Restriction In Water 2 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
12.2.2(c)	Floating Dock Structure Extends Seaward Beyond 100 Feet In Water 2 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
12.3.1	Non Permitted Use In Water 3 Zone	\$300.00	\$225.00	\$150.00	Yes	50%
12.3.2	Stairway/Walkway Extends Seaward Beyond 10 Feet In Water 3 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
12.4.1	Non Permitted Use In Water 4 Zone	\$300.00	\$225.00	\$150.00	Yes	50%
12.4.2	Structure Constructed/Placed On Dock Exceeds Height Restriction In Water 4 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
12.5.1	Non Permitted Use In Water 5 Zone	\$300.00	\$225.00	\$150.00	Yes	50%
12.5.2	Mariculture Activities Located Outside The Boundaries Of Water Leases/Licences Of Occupation	\$300.00	\$225.00	\$150.00	Yes	50%
12.5.3	Commercial Processing Of Marine Animals	\$300.00	\$225.00	\$150.00	Yes	50%
13.1.1(a)	Exceed Maximum Number/Area Of Signs In Agriculture Zone	\$150.00	\$112.50	\$75.00	Yes	75%
13.1.1(b)	Exceed Maximum Number/Area Of Signs In Rural Residential And Rural Zones	\$150.00	\$112.50	\$75.00	Yes	75%
13.1.1(c)	Exceed Maximum Number/Area Of Signs In Community Services And Public Utility Zones	\$150.00	\$112.50	\$75.00	Yes	75%
13.1.1(d)	Exceed Maximum Number/Area Of Signs In Institutional Zones And Recreational Commercial Zone	\$150.00	\$112.50	\$75.00	Yes	75%
13.1.1(e)	Exceed Maximum Number/Area Of Signs In Marine Commercial And Water 1 Zones	\$150.00	\$112.50	\$75.00	Yes	75%
13.2.1	Non Permitted Signs Containing Moving Parts/Flashing Lights	\$150.00	\$112.50	\$75.00	Yes	75%

Schedule A
THETIS ISLAND LAND USE BYLAW NO. 56
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
13.3.1	Internally Illuminated Signs/Floodlights Illuminating Signs Cast Light On Residential Premises Or Towards Oncoming Highway Traffic	\$150.00	\$112.50	\$75.00	Yes	75%
14.1.1	Fail To Provide Minimum Off-street Parking Spaces	\$250.00	\$187.50	\$125.00	Yes	75%
14.2.1	Parking Space Does Not Meet Size Requirements	\$250.00	\$187.50	\$125.00	Yes	75%
14.2.2	Fail To Provide Off-street Parking For Residential And Institutional Camp Uses And Resorts On Lot	\$250.00	\$187.50	\$125.00	Yes	75%
14.2.3	Fail To Provide Off-street Parking Within 500 Feet Of Lot For All Uses Other Than Those In 14.2.2	\$250.00	\$187.50	\$125.00	Yes	75%

Schedule B
VALDES ISLAND LAND USE BYLAW NO. 42
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
4.1.3(a)	Sewage Disposal Field Within 30 Metres Of High Water Mark Of Tidal Water	\$300.00	\$225.00	\$150.00	Yes	75%
4.1.3(b)	Encroachment Of Buildings Into Setback From Lot Lines	\$300.00	\$225.00	\$150.00	Yes	75%
4.1.3(c)	Encroachment Of Buildings Into Setback From The Natural Boundary Of The Sea/Lake/Water Course/Wetland	\$300.00	\$225.00	\$150.00	Yes	75%
4.1.4(a)	Dwelling Unit Exceeds Maximum Height Restrictions	\$300.00	\$225.00	\$150.00	Yes	75%
4.1.4(b)	Accessory Building/Structure Exceeds Maximum Height Restrictions	\$300.00	\$225.00	\$150.00	Yes	75%
4.1.6(a)	Fail To Maintain Residential Appearance Of Premises Used For Home Occupation	\$250.00	\$187.50	\$125.00	Yes	50%
4.1.6(b)	Home Occupation Not Conducted Entirely On Premises	\$250.00	\$187.50	\$125.00	Yes	50%
5.2.1	Non Permitted Use In Forest/Wilderness Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.2.1	More Than One Dwelling Unit Per Parcel In Forest/Wilderness Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.2.1	More Than One Forestry Accommodation Unit Complex Per Parcel In Forest/Wilderness Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.2.1	Exceed Maximum Lot Coverage Restrictions In Forest/Wilderness Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.2.2	Non Permitted Use In Rural 1 Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.2.2	More Than One Dwelling Unit Per Parcel In Rural 1 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.2.2	Exceed Number/Area Of Guest Cottages Per Parcel In Rural 1 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.2.2	Exceed Maximum Lot Coverage Restrictions In Rural 1 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.2.3	Non Permitted Use In Rural 2 Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.2.3	More Than One Dwelling Unit Per Parcel In Rural 2 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.2.3	Exceed Maximum Lot Coverage Restrictions In Rural 2 Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.2.4	Non Permitted Use In Recreational Resource Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.2.5	Non Permitted Use In Recreational Home Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.2.5	More Than One Dwelling Unit Per Parcel In Recreational Home Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.2.5	Exceed Number/Area Of Guest Cottages Per Parcel In Recreational Home Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.2.5	Exceed Maximum Lot Coverage Restrictions In Recreational Home Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.2.6	Non Permitted Use In Yacht Club	\$300.00	\$225.00	\$150.00	Yes	50%

Schedule B
VALDES ISLAND LAND USE BYLAW NO. 42
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Outstation (YC) Zone					
5.2.6	More Than One Dwelling Unit Per Parcel In Yacht Club Outstation (YC) Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.2.6	More Than One Yacht Club Outstation Facility Per Parcel	\$300.00	\$225.00	\$150.00	Yes	75%
5.2.6	Exceed Maximum Lot Coverage Restrictions In Yacht Club Outstation Zone	\$300.00	\$225.00	\$150.00	Yes	75%
5.2.7	Non Permitted Use In Marine Conservation Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.2.8	Non Permitted Use In Yacht Club Outstation (W2) Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.2.9	Non Permitted Use In Mariculture Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.2.10	Non Permitted Use In Marine Log Storage Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.2.11	Non Permitted Use In Marine Log Dump Zone	\$300.00	\$225.00	\$150.00	Yes	50%
5.2.12	Non Permitted Use In Marine Towboat Reserve Zone	\$300.00	\$225.00	\$150.00	Yes	50%

Schedule C
RUXTON ISLAND LAND USE BYLAW NO. 13
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
2.4(a)	Encroachment Of Steps/Eaves/Canopies/Balconies/Chimneys Into Setback Area	\$300.00	\$225.00	\$150.00	Yes	75%
2.4(b)	Encroachment Of Driveways/Walkways/etc. Into Setback Area	\$300.00	\$225.00	\$150.00	Yes	75%
2.4(c)	Encroachment Of Fences/Walks/Waterfront Stairways Into Setback Area	\$300.00	\$225.00	\$150.00	Yes	75%
3.1	Non Permitted Use In Settlement Zone	\$300.00	\$225.00	\$150.00	Yes	50%
3.1(a)	Building/Structure Located Within 5 Metres Of Any Lot Line In Settlement Zone	\$300.00	\$225.00	\$150.00	Yes	75%
3.1(b)	Building Located Within 10 Metres Of The Natural Boundary Of The Sea In Settlement Zone	\$300.00	\$225.00	\$150.00	Yes	75%
3.1(c)	Building/Structure Exceeds 8 Metres In Height In Settlement Zone	\$300.00	\$225.00	\$150.00	Yes	75%
3.1(d)	Buildings And Structures Cover More Than 20 Per Cent Of The Lot In Settlement Zone	\$300.00	\$225.00	\$150.00	Yes	75%
3.2	Non Permitted Use In Community Services Zone	\$300.00	\$225.00	\$150.00	Yes	50%
3.2(a)	Building/Structure Located Within 5 Metres Of Any Lot Line In Community Services Zone	\$300.00	\$225.00	\$150.00	Yes	75%
3.2(b)	Building Located Within 10 Metres Of The Natural Boundary Of The Sea In Community Services Zone	\$300.00	\$225.00	\$150.00	Yes	75%
3.2(c)	Building/Structure Exceeds 8 Metres In Height In Community Services Zone	\$300.00	\$225.00	\$150.00	Yes	75%
3.3	Non Permitted Use In Marine Environment Protection Zone	\$300.00	\$225.00	\$150.00	Yes	50%

DRAFT**THETIS ISLAND LOCAL TRUST COMMITTEE
BYLAW NO.100**

**A BYLAW TO AMEND THETIS ISLAND LOCAL TRUST AREA BYLAW ENFORCEMENT NOTIFICATION
BYLAW, NO. 90, 2011**

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

1. Thetis Island Local Trust Committee Bylaw cited as “ Thetis Island Local Trust Area Bylaw Enforcement Notification Bylaw, No. 90, 2011 is hereby amended as follows:
 - a) By deleting the words “Bylaw Enforcement Coordinator” from Part 7.0 SCREENING OFFICERS, Section 7.2(2) and from Part 8.0 BYLAW ENFORCEMENT OFFICERS, Section 8.0(a) and substituting the words “Bylaw Enforcement Manager”;
 - b) By deleting the text in Part 9.0 FORM OF BYLAW VIOLATION NOTICE in its entirety and adding the following text: “The LTC may, from time to time, stipulate the form or forms of the bylaw violation notice provided the bylaw violation notice complies with Section 4 of the *Act*”;
 - c) By deleting the text in Part 10.0 SCHEDULES, Section 10.0(a) in its entirety and substituting the following text : Schedule A – Thetis Island Land Use Bylaw No. 89 Contraventions and Penalties;
 - d) By deleting the text in Part 10.0 SCHEDULES, Section 10.0(c) in its entirety and substituting the following text : Schedule C – Thetis Associated Islands Land Use Bylaw No. 94 Contraventions and Penalties;
 - e) Schedule A - Thetis Island Land Use Bylaw No. 56 Contraventions and Penalties, is deleted in its entirety and replaced by Schedule A –Thetis Island Land Use Bylaw No. 89 Contraventions and Penalties, attached to and forming part of this bylaw;
 - f) Schedule B - Valdes Island Land Use Bylaw No. 42 Contraventions and Penalties, is deleted in its entirety and replaced by Schedule B – Valdes Island Land Use Bylaw No. 42 Contraventions and Penalties, attached to and forming part of this bylaw;
 - g) Schedule C - Ruxton Island Land Use Bylaw No. 13 Contraventions and Penalties, is deleted in its entirety and replaced by Schedule C – Thetis Associated Islands Land Use Bylaw No. 94 Contraventions and Penalties, attached to and forming part of this bylaw;
2. This Bylaw may be cited as “Thetis Island Local Trust Committee Bylaw Enforcement Notification Bylaw, No. 90, 2011, Amendment No. 1, 2016”.

READ A FIRST TIME THIS DAY OF ,20__

READ A SECOND TIME THIS DAY OF ,20__

READ A THIRD TIME THIS DAY OF ,20__

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

DAY OF ,20__

ADOPTED THIS DAY OF ,20__

SECRETARY

CHAIR

Schedule A
THETIS ISLAND LAND USE BYLAW NO. 89
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
2.1	Non Permitted Use Of Land/Buildings/Structures	\$300.00	\$225.00	\$150.00	Yes	100%
2.1.3(a)	Non Permitted Campground	\$250.00	\$187.50	\$125.00	Yes	100%
2.1.3(b)	Disposal Of Waste Not Originating On Thetis Island	\$500.00	\$375.00	\$250.00	Yes	100%
2.1.3(c)	Wrecking/Storage Of Derelict Vehicles	\$150.00	\$112.50	\$75.00	Yes	100%
2.1.3(d)	Moorage/Wharfage Of Float Homes	\$300.00	\$225.00	\$150.00	Yes	100%
2.1.3(e)	Sale Or Rental of Motorized Personal Watercraft	\$150.00	\$112.50	\$75.00	Yes	100%
2.2.1	Chimney/Sill/Bay-Window/Ornamental Architectural Feature Encroaching Setback	\$300.00	\$225.00	\$150.00	Yes	100%
2.2.2	Step/Eave/Awning/Canopy/Balcony/Deck/Porch Encroaching Setback	\$300.00	\$225.00	\$150.00	Yes	100%
2.2.3	Cistern/Building/Structure Encroaching Setback	\$300.00	\$225.00	\$150.00	Yes	100%
2.2.6(a)	Non Permitted Building Encroaching Setback From The Sea	\$300.00	\$225.00	\$150.00	Yes	100%
2.2.6(b)	Non Permitted Building Encroaching Setback From Water Body	\$300.00	\$225.00	\$150.00	Yes	100%
2.3.1(a)	Home Occupation Not Operated By Resident	\$250.00	\$187.50	\$125.00	Yes	100%
2.3.1(a)	More Than Three (3) Additional Persons Employed In Home Occupation	\$250.00	\$187.50	\$125.00	Yes	100%
2.3.1(b)	Home Occupation Conducted Outdoors	\$250.00	\$187.50	\$125.00	Yes	100%
2.3.1(c)	Fail To Screen Outdoor Uses	\$250.00	\$187.50	\$125.00	Yes	100%
2.3.1(d)	Fail To Provide Off-Street Employee Parking Stall(s)	\$250.00	\$187.50	\$125.00	Yes	100%
2.3.1(e)	Fail To Accommodate Home Occupation Parking Needs	\$250.00	\$187.50	\$125.00	Yes	100%
2.3.2(a)	Home Occupation Not Operated By Resident	\$250.00	\$187.50	\$125.00	Yes	100%
2.3.2(a)	More Than Four (4) Additional Persons Employed In Home Occupation	\$250.00	\$187.50	\$125.00	Yes	100%
2.3.1(c)	Fail to Screen Outdoor Uses	\$250.00	\$187.50	\$125.00	Yes	100%
2.3.2(d)	Fail To Provide Off-Street Employee Parking Stall(s)	\$250.00	\$187.50	\$125.00	Yes	100%
2.3.2(f)	Fail To Accommodate Home Occupation Parking Needs	\$250.00	\$187.50	\$125.00	Yes	100%
2.3.3(a)	Storage Of Non Permitted Materials Or Products	\$250.00	\$187.50	\$125.00	Yes	100%
2.3.3(b)	Non Permitted Home Occupation	\$250.00	\$187.50	\$125.00	Yes	100%
2.3.4(a)	Bed & Breakfast Serving Meals Other Than Breakfast	\$250.00	\$187.50	\$125.00	Yes	100%
2.3.4(a)	Bed and Breakfast Serving Breakfast To Persons Not Registered For Overnight Accommodation	\$250.00	\$187.50	\$125.00	Yes	100%

Schedule A
THETIS ISLAND LAND USE BYLAW NO. 89
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
2.3.4(b)	Bed And Breakfast Not Within Dwelling Unit	\$250.00	\$187.50	\$125.00	Yes	100%
2.3.4(b)	Bed And Breakfast Guest Accommodation Exceeds Three Bedrooms	\$250.00	\$187.50	\$125.00	Yes	100%
2.3.4(c)	Fail To Provide Minimum Parking Spaces	\$250.00	\$187.50	\$125.00	Yes	100%
2.3.4(d)	Non Permitted Sign Or Advertisement	\$250.00	\$187.50	\$125.00	Yes	100%
2.3.5(a)	Short Term Vacation Rental In Non Permitted Zone	\$300.00	\$225.00	\$150.00	Yes	100%
2.3.5(b)	Short Term Vacation Rental Without A Dwelling And A Guest Cottage	\$300.00	\$225.00	\$150.00	Yes	100%
2.3.5(c)	Non Permitted Operator Of Short Term Vacation Rental	\$300.00	\$225.00	\$150.00	Yes	100%
2.4.1	Exceed Maximum Sign Area	\$150.00	\$112.50	\$75.00	Yes	100%
2.4.2	Exceed Maximum Number Of Signs	\$150.00	\$112.50	\$75.00	Yes	100%
2.4.3	Non Permitted Sign Containing Moving Parts/Flashing Or Neon Lights	\$150.00	\$112.50	\$75.00	Yes	100%
2.4.4	Unlawful Location Of Illuminated Sign	\$150.00	\$112.50	\$75.00	Yes	100%
2.5.2	Fail To Provide Minimum Parking Spaces	\$250.00	\$187.50	\$125.00	Yes	100%
2.5.3(a)	Fail To Provide Minimum Bicycle Parking Spaces	\$250.00	\$187.50	\$125.00	Yes	100%
2.5.4	Fail To Provide Minimum Disabled Parking Spaces	\$250.00	\$187.50	\$125.00	Yes	100%
2.5.4	Unlawful Location Of Disabled Parking Space	\$250.00	\$187.50	\$125.00	Yes	100%
2.5.5	Fail To Provide Minimum Size Parking Space	\$250.00	\$187.50	\$125.00	Yes	100%
2.5.6	Fail To Provide Parking Space On Lot	\$250.00	\$187.50	\$125.00	Yes	100%
2.5.7	Unlawful Location Of Parking Space	\$250.00	\$187.50	\$125.00	Yes	100%
4.1	Non Permitted Use In Agriculture Zone	\$300.00	\$225.00	\$150.00	Yes	100%
4.2	Non Permitted Building Or Structure	\$300.00	\$225.00	\$150.00	Yes	100%
4.3(a)	More Than One (1) Dwelling Unit Per Lot	\$300.00	\$225.00	\$150.00	Yes	100%
4.3(b)	More Than One (1) Guest Cottage Per Lot	\$300.00	\$225.00	\$150.00	Yes	100%
4.3(c)	More Than One (1) Additional Dwelling Unit For Caretaker Or Employee On Lot	\$300.00	\$225.00	\$150.00	Yes	100%
4.3(d)	Exceeds Maximum Permitted Floor Area	\$300.00	\$225.00	\$150.00	Yes	100%
4.3(e)	Exceed Maximum Permitted Lot Coverage	\$300.00	\$225.00	\$150.00	Yes	100%
4.4(a)	Building/Structure For Intensive Agricultural Use/Mushroom Cultivation Encroaching Setback	\$300.00	\$225.00	\$150.00	Yes	100%
4.4(b)	Building/Structure Exceeds Maximum Permitted Floor Area	\$300.00	\$225.00	\$150.00	Yes	100%
4.4(c)	Building/Structure Encroaching Setback	\$300.00	\$225.00	\$150.00	Yes	100%
4.4(d)	Building Or Structure Encroaches Setback In Agriculture Zone	\$300.00	\$225.00	\$150.00	Yes	100%
4.4(e)	Building/Structure Exceeding Maximum Height	\$300.00	\$225.00	\$150.00	Yes	100%
5.1	Non Permitted Use In Residential Zone	\$300.00	\$225.00	\$150.00	Yes	100%

Schedule A
THETIS ISLAND LAND USE BYLAW NO. 89
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.2	Non Permitted Building/Structure In Residential Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.3(a)	More Than One (1) Dwelling Unit	\$300.00	\$225.00	\$150.00	Yes	100%
5.3(b)	More Than One (1) Guest Cottage	\$300.00	\$225.00	\$150.00	Yes	100%
5.3(c)	More Than One (1) Dwelling Unit	\$300.00	\$225.00	\$150.00	Yes	100%
5.3(d)	Exceed Maximum Permitted Dwelling Units	\$300.00	\$225.00	\$150.00	Yes	100%
5.3(e)	More Than One (1) Guest Cottage	\$300.00	\$225.00	\$150.00	Yes	100%
5.3(f)	Exceed Maximum Number Of Guest Cottages	\$300.00	\$225.00	\$150.00	Yes	100%
5.3(g)	Exceed Maximum Permitted Lot Coverage	\$300.00	\$225.00	\$150.00	Yes	100%
5.4(a)	Building/Structure Exceeds Maximum Permitted Height	\$300.00	\$225.00	\$150.00	Yes	100%
5.4(b)	Building/Structure Encroaching Setback	\$300.00	\$225.00	\$150.00	Yes	100%
5.4(c)	Non Permitted Solid Waste Disposal Or Garbage Dump or Livestock Grazing	\$300.00	\$225.00	\$150.00	Yes	50%
6.1	Non Permitted Use In Commercial Zone	\$300.00	\$225.00	\$150.00	Yes	100%
6.2	Non Permitted Building/Structure In Commercial Zone	\$300.00	\$150.00	\$150.00	Yes	100%
6.3(a)	More Than One (1) Dwelling Unit	\$300.00	\$225.00	\$150.00	Yes	100%
6.3(b)	More Than One (1) Dwelling Unit For Resort Employees	\$300.00	\$225.00	\$150.00	Yes	100%
6.3(c)	More Than One (1) Dwelling Unit For Marina Employees	\$300.00	\$225.00	\$150.00	Yes	100%
6.3(d)	Guest Cottage On Non Permitted Lot	\$300.00	\$225.00	\$150.00	Yes	100%
6.3(e)	Exceed Maximum Permitted Guest Cottages	\$300.00	\$225.00	\$150.00	Yes	100%
6.3(f)	Exceed Maximum Permitted Lodge Buildings	\$300.00	\$225.00	\$150.00	Yes	100%
6.3(g)	Exceed Maximum Permitted Lot Coverage	\$300.00	\$225.00	\$150.00	Yes	100%
6.4(a)	Exceed Maximum Permitted Floor Area Of Guest Cottages	\$300.00	\$225.00	\$150.00	Yes	100%
6.4(b)	Exceed Maximum Permitted Guest Bedrooms	\$300.00	\$225.00	\$150.00	Yes	100%
6.4(c)	Building/Structure Exceeds Maximum Permitted Height	\$300.00	\$225.00	\$150.00	Yes	100%
6.4(d)	Lodge Building Exceeds Maximum Permitted Height	\$300.00	\$225.00	\$150.00	Yes	100%
6.4(e)	Building/Structure Encroaching Setback	\$300.00	\$225.00	\$150.00	Yes	100%
7.1	Non Permitted Use In Institutional Zone	\$300.00	\$225.00	\$150.00	Yes	100%
7.2	Non Permitted Building/Structure In Institutional Zone	\$300.00	\$225.00	\$150.00	Yes	100%
7.3(a)	Exceed Maximum Permitted Colleges	\$300.00	\$225.00	\$150.00	Yes	100%
7.3(b)	Exceed Maximum Permitted Camp Facilities	\$300.00	\$225.00	\$150.00	Yes	100%
7.3(c)	Exceed Maximum Permitted Lot Coverage	\$300.00	\$225.00	\$150.00	Yes	100%
7.4(a)	Exceed Maximum Combined Floor Area For Overnight Accommodation	\$300.00	\$225.00	\$150.00	Yes	100%

Schedule A
THETIS ISLAND LAND USE BYLAW NO. 89
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
7.4(b)	Building/Structure Encroaching Setback	\$300.00	\$225.00	\$150.00	Yes	100%
7.4(c)	Building/Structure Exceeds Maximum Height	\$300.00	\$225.00	\$150.00	Yes	100%
8.1	Non Permitted Use In Community Services Zone	\$300.00	\$225.00	\$150.00	Yes	100%
8.2	Non Permitted Building/Structure In Community Services Zone	\$300.00	\$225.00	\$150.00	Yes	100%
8.3	Exceed Maximum Lot Coverage	\$300.00	\$225.00	\$150.00	Yes	100%
8.4(a)	Building/Structure Encroaching Setback	\$300.00	\$225.00	\$150.00	Yes	100%
8.4(b)	Building/Structure Exceeding Maximum Permitted Height	\$300.00	\$225.00	\$150.00	Yes	100%
9.1	Non Permitted Use/Building/Structure In Marine Conservation Zone	\$300.00	\$225.00	\$150.00	Yes	100%
10.1	Non Permitted Use In Water Zone	\$300.00	\$225.00	\$150.00	Yes	100%
10.2	Non Permitted Building/Structure In Water Zone	\$300.00	\$225.00	\$150.00	Yes	100%
10.3	Exceed Permitted Wharfage Of Boats/Vessels Used As Residences	\$300.00	\$225.00	\$150.00	Yes	100%
10.4(a)	Building/Structure Exceeding Maximum Height	\$300.00	\$225.00	\$150.00	Yes	100%
10.4(b)	Floating Dock Structure Exceeding Maximum Seaward Extension	\$300.00	\$225.00	\$150.00	Yes	100%
10.4(c)	Stairway Or Walkway Exceeds Maximum Seaward Extension	\$300.00	\$225.00	\$150.00	Yes	100%

Schedule B
VALDES ISLAND LAND USE BYLAW NO. 42
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
4.1.3(a)	Sewage Disposal Field Within 30 Metres Of High Water Mark Of Tidal Water	\$300.00	\$225.00	\$150.00	Yes	100%
4.1.3(b)	Building Encroaching Setback From Lot Lines	\$300.00	\$225.00	\$150.00	Yes	100%
4.1.3(c)	Buildings Encroaching Setback From The Natural Boundary Of The Sea/Lake/Water Course/Wetland	\$300.00	\$225.00	\$150.00	Yes	100%
4.1.4(a)	Dwelling Unit Exceeds Maximum Permitted Height	\$300.00	\$225.00	\$150.00	Yes	100%
4.1.4(b)	Accessory Building/Structure Exceeds Maximum Permitted Height	\$300.00	\$225.00	\$150.00	Yes	100%
4.1.6(a)	Exterior Indication Of Home Occupation	\$250.00	\$187.50	\$125.00	Yes	100%
4.1.6(b)	Home Occupation Conducted On Non Permitted Lot	\$250.00	\$187.50	\$125.00	Yes	100%
5.2.1	Non Permitted Use In Forest/Wilderness Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.1	More Than One (1) Dwelling Unit	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.1	More Than One (1) Forestry Accommodation Unit Complex	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.1	Exceed Maximum Permitted Lot Coverage	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.2	Non Permitted Use In Rural 1 Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.2	More Than One (1) Dwelling Unit	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.2	More Than One (1) Guest Cottages	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.2	Exceed Maximum Permitted Area Of Guest Cottage	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.2	Exceed Maximum Permitted Lot Coverage	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.3	Non Permitted Use In Rural 2 Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.3	More Than One (1) Dwelling Unit	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.3	Exceed Maximum Permitted Lot Coverage	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.4	Non Permitted Use In Recreational Resource Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.5	Non Permitted Use In Recreational Home Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.5	More Than One (1) Dwelling Unit	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.5	More Than One (1) Guest Cottages	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.5	Exceed Maximum Permitted Area Of Guest Cottage	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.5	Exceed Maximum Permitted Lot Coverage	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.6	Non Permitted Use In Yacht Club Outstation (YC) Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.6	More Than One (1) Dwelling Unit	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.6	More Than One (1) Yacht Club Outstation Facility	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.6	Exceed Maximum Permitted Lot Coverage	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.7	Non Permitted Use In Marine Conservation Zone	\$300.00	\$225.00	\$150.00	Yes	100%

Schedule B
VALDES ISLAND LAND USE BYLAW NO. 42
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.2.8	Non Permitted Use In Yacht Club Outstation (W2) Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.9	Non Permitted Use In Mariculture Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.10	Non Permitted Use In Marine Log Storage Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.11	Non Permitted Use In Marine Log Dump Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.2.12	Non Permitted Use In Marine Towboat Reserve Zone	\$300.00	\$225.00	\$150.00	Yes	100%

Schedule C
THETIS ASSOCIATED ISLANDS LAND USE BYLAW NO. 94
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
3.1	Non Permitted Use/Building/Structure	\$300.00	\$225.00	\$150.00	Yes	100%
3.2(1)	Disposal Of Waste Matter On Land/Marine Areas	\$500.00	\$375.00	\$250.00	Yes	100%
3.2(2)	Disposal/Storage Of Hazardous Or Toxic Waste	\$500.00	\$375.00	\$250.00	Yes	100%
3.2(3)	Non Permitted Breakwater	\$300.00	\$225.00	\$150.00	Yes	100%
3.2(4)	Non Permitted Residential Use Of Vessel	\$300.00	\$225.00	\$150.00	Yes	100%
3.2(5)	Non Permitted Finfish Aquaculture	\$300.00	\$225.00	\$150.00	Yes	100%
3.2(6)	Non Permitted Structure Connecting Any Island To Another Island Or Mainland	\$300.00	\$225.00	\$150.00	Yes	100%
3.2(7)	Non Permitted Wind Turbine	\$300.00	\$225.00	\$150.00	Yes	100%
3.3(3)(a)	Non Permitted Building/Structure Encroaching Setback From The Sea	\$300.00	\$225.00	\$150.00	Yes	100%
3.3(3)(b)	Non Permitted Building/Structure Encroaching Setback From Natural Watercourse/Source Of Water Supply	\$300.00	\$225.00	\$150.00	Yes	100%
3.3(4)	Building/Structure Encroaching Setback From Wetland	\$300.00	\$225.00	\$150.00	Yes	100%
3.3(6)	Non Permitted Siting Of Wind Turbines	\$300.00	\$225.00	\$150.00	Yes	100%
3.4(2)	Exceed Maximum Permitted Height Of Wind Turbines	\$300.00	\$225.00	\$150.00	Yes	100%
3.5(1)	Non Permitted Residential Use Of Building/Structure	\$300.00	\$225.00	\$150.00	Yes	100%
3.5(3)	Non Permitted Accessory Building/Structure On Lot Prior To Construction Of Principal Building	\$300.00	\$225.00	\$150.00	Yes	100%
3.6(1)	Non Permitted Home Occupation	\$250.00	\$187.50	\$125.00	Yes	100%
3.6(2)	Fail To Operate Home Occupation Within Permitted Building	\$250.00	\$187.50	\$125.00	Yes	100%
3.6(3)	Fail To Employ Resident Of Dwelling	\$250.00	\$187.50	\$125.00	Yes	100%
3.6(4)	Fail To Store Home Occupation Materials/Commodities/Finished Products Within Permitted Building	\$250.00	\$187.50	\$125.00	Yes	100%
3.6(5)	Excessive Noise From Home Occupation	\$250.00	\$187.50	\$125.00	Yes	100%
3.7(1)	Exceed Maximum Permitted Fence Height	\$300.00	\$225.00	\$150.00	Yes	100%
3.8(1)	Non Permitted Storage Of Derelict Vehicles	\$150.00	\$112.50	\$75.00	Yes	100%
5.1(1)	Non Permitted Use In Residential One Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.1(2)	More Than One (1) Dwelling Unit	\$300.00	\$225.00	\$150.00	Yes	100%
5.1(3)	Exceed Maximum Permitted Lot Coverage	\$300.00	\$225.00	\$150.00	Yes	100%
5.1(4)	Building/Structure Encroaching Setback	\$300.00	\$225.00	\$150.00	Yes	100%
5.1(5)	Dwelling Exceeding Maximum Permitted Height	\$300.00	\$225.00	\$150.00	Yes	100%
5.1(6)	Accessory Building/Structure Exceeding Maximum Permitted Height	\$300.00	\$225.00	\$150.00	Yes	100%

Schedule C
THETIS ASSOCIATED ISLANDS LAND USE BYLAW NO. 94
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
5.1(7)	Exceed Maximum Size For Structure Storing Emergency Service Equipment	\$300.00	\$225.00	\$150.00	Yes	100%
5.2(1)	Non Permitted Use In Residential Two Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.2(2)	More Than One (1) Dwelling Unit	\$300.00	\$225.00	\$150.00	Yes	100%
5.2(3)	Exceed Maximum Permitted Lot Coverage	\$300.00	\$225.00	\$150.00	Yes	100%
5.2(4)	Building/Structure Encroaching Setback	\$300.00	\$225.00	\$150.00	Yes	100%
5.2(5)	Dwelling Exceeding Maximum Permitted Height	\$300.00	\$225.00	\$150.00	Yes	100%
5.2(6)	Accessory Building/Structure Exceeding Maximum Permitted Height	\$300.00	\$225.00	\$150.00	Yes	100%
5.3(1)	Non Permitted Use In Residential Three Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.3(2)	Exceed Maximum Permitted Dwelling Units	\$300.00	\$225.00	\$150.00	Yes	100%
5.3(3)	Exceed Maximum Permitted Lot Coverage	\$300.00	\$225.00	\$150.00	Yes	100%
5.3(4)	Building/Structure Encroaching Setback	\$300.00	\$225.00	\$150.00	Yes	100%
5.3(5)	Dwelling Exceeding Maximum Permitted Height	\$300.00	\$225.00	\$150.00	Yes	100%
5.3(6)	Accessory Building/Structure Exceeding Maximum Permitted Height	\$300.00	\$225.00	\$150.00	Yes	100%
5.4(1)	Non Permitted Use In Residential Four Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.4(2)	Exceed Maximum Permitted Dwelling Units	\$300.00	\$225.00	\$150.00	Yes	100%
5.4(3)	Exceed Maximum Permitted Lot Coverage	\$300.00	\$225.00	\$150.00	Yes	100%
5.4(4)	Building/Structure Encroaching Setback	\$300.00	\$225.00	\$150.00	Yes	100%
5.4(5)	Dwelling Exceeding Maximum Permitted Height	\$300.00	\$225.00	\$150.00	Yes	100%
5.4(6)	Accessory Building/Structure Exceeding Maximum Permitted Height	\$300.00	\$225.00	\$150.00	Yes	100%
5.4(7)	Exceed Maximum Permitted Dwelling Floor Area	\$300.00	\$225.00	\$150.00	Yes	100%
5.5(1)	Non Permitted Use In Residential Five Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.5(2)	More Than One (1) Dwelling Unit	\$300.00	\$225.00	\$150.00	Yes	100%
5.5(3)	Exceed Maximum Permitted Lot Coverage	\$300.00	\$225.00	\$150.00	Yes	100%
5.5(4)	Building/Structure Encroaching Setback	\$300.00	\$225.00	\$150.00	Yes	100%
5.5(5)	Dwelling Exceeding Maximum Permitted Height	\$300.00	\$225.00	\$150.00	Yes	100%
5.5(6)	Accessory Building/Structure Exceeding Maximum Permitted Height	\$300.00	\$225.00	\$150.00	Yes	100%
5.6(1)	Non Permitted Use In Community Services Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.6(2)	Exceed Maximum Permitted Lot Coverage	\$300.00	\$225.00	\$150.00	Yes	100%
5.6(3)	More Than One (1) Community Hall	\$300.00	\$225.00	\$150.00	Yes	100%
5.6(4)	Building/Structure Encroaching Setback	\$300.00	\$225.00	\$150.00	Yes	100%
5.6(5)	Building/Structure Exceeding Maximum	\$300.00	\$225.00	\$150.00	Yes	100%

Schedule C
THETIS ASSOCIATED ISLANDS LAND USE BYLAW NO. 94
CONTRAVENTIONS AND PENALTIES

Bylaw Section	Description The following fines apply To the contraventions below:	A1 Penalty Amount	A2 Discounted Penalty (within 14 days)	A3 Late Payment (after 28 days)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
	Permitted Height					
5.7(1)	Non Permitted Use in Park Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.7(2)	Non Permitted Structure	\$300.00	\$225.00	\$150.00	Yes	100%
5.7(3)	Building Encroaching Setback	\$300.00	\$225.00	\$150.00	Yes	100%
5.8(1)	Non Permitted Use In Private Conservation Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.8(2)	Non Permitted Structure	\$300.00	\$225.00	\$150.00	Yes	100%
5.8(3)	Structure Encroaching Setback	\$300.00	\$225.00	\$150.00	Yes	100%
5.9(1)	Non Permitted Use In Marine General Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.9(2)	More Than One (1) Dock	\$300.00	\$225.00	\$150.00	Yes	100%
5.9(3)	Dock Exceeding Maximum Permitted Area	\$300.00	\$225.00	\$150.00	Yes	100%
5.9(4)	Ramp/Walkway Exceeding Maximum Permitted Length	\$300.00	\$225.00	\$150.00	Yes	100%
5.9(5)	Float/Swimfloat Exceeding Maximum Permitted Area	\$300.00	\$225.00	\$150.00	Yes	100%
5.9(6)	Non Permitted Dock	\$300.00	\$225.00	\$150.00	Yes	100%
5.9(7)	Non Permitted Building On Float/Wharf	\$300.00	\$225.00	\$150.00	Yes	100%
5.9(8)	Non Permitted Mooring/Docking/Storage Of Derelict/Abandoned Float/Ramp/Walkway	\$300.00	\$225.00	\$150.00	Yes	100%
5.10(1)	Non Permitted Use In Marine Service Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.10(2)	Exceed Maximum Permitted Dock/Wharf	\$300.00	\$225.00	\$150.00	Yes	100%
5.10(3)	Float/Swimfloat Exceeding Maximum Size	\$300.00	\$225.00	\$150.00	Yes	100%
5.10(4)	Non Permitted Dock	\$300.00	\$225.00	\$150.00	Yes	100%
5.10(5)	Non Permitted Building On Dock	\$300.00	\$225.00	\$150.00	Yes	100%
5.10(6)	Non Permitted Mooring/Docking/Storage Of Derelict/Abandoned Float/Ramp/Walkway	\$300.00	\$225.00	\$150.00	Yes	100%
5.11(1)	Non Permitted Use In Marine Ruxton Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.11(2)	Swimfloat Exceeding Maximum Permitted Area	\$300.00	\$225.00	\$150.00	Yes	100%
5.11(3)	Non Permitted Mooring/Docking/Storage Of Derelict/Abandoned Equipment	\$300.00	\$225.00	\$150.00	Yes	100%
5.12(1)	Non Permitted Use In Marine Protection Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.12(2)	Non Permitted Building/Structure	\$300.00	\$225.00	\$150.00	Yes	100%
5.13(1)	Non Permitted Use In Marine Aquaculture Zone	\$300.00	\$225.00	\$150.00	Yes	100%
5.13(2)	Non Permitted Structure	\$300.00	\$225.00	\$150.00	Yes	100%
6.1	Non Permitted Sign	\$250.00	\$187.50	\$125.00	Yes	100%
6.2(1)	Exceed Maximum Permitted Sign Height	\$250.00	\$187.50	\$125.00	Yes	100%
6.2(2)	Exceed Maximum Permitted Sign Size	\$250.00	\$187.50	\$125.00	Yes	100%
6.3(1)	Fail To Remove Obsolete Sign	\$250.00	\$187.50	\$125.00	Yes	100%

Follow Up Action Report

Thetis Island

26-Jan-2016

Activity	Responsibility	Target Date	Status
Staff to update website with work completed on the RAR Implementation Project, TH-DVP-2015.4 (Carncross); replace Thetis main page banner with seascape/landscape (photos to be considered at March 29th LTC mtg).	Marnie Eggen	08-Apr-2016	Done

29-Mar-2016

Activity	Responsibility	Target Date	Status
Staff to update amendment bylaw no. 98 (TH-RZ-2015.2) with first reading, note Policy Statement Checklist reviewed, and send out referrals to agencies and first nations.	Becky McErlean Marnie Eggen	08-Apr-2016	Done
Staff to schedule a community information meeting and public hearing for TH-RZ-2015.1 (Penelakut Seafoods Ltd.) on Thetis Island on an weekday evening.	Becky McErlean Marnie Eggen Penny Hawley Mike Richards Nadia Roch	24-May-2016	Done
Staff to schedule a community information meeting for TH-RZ-2016.1 (West Vancouver Yacht Club).	Becky McErlean Marnie Eggen Penny Hawley Mike Richards Nadia Roch	24-May-2016	Done
Staff to request additional information from applicant - TH-RZ-2016.1 (West Van Yacht Club) with regard to potential impacts of breakwater on coastal processes, adjacent marine areas and shorelines, and request from Archaeology Branch information regarding arch sites and traditional uses.	Marnie Eggen	24-May-2016	On Going



Follow Up Action Report

Staff to pay invoice from Thetis Island Community Association for webcam link on thetisisland.net for 2015 and 2016 in the amount of \$70.00.	Becky McErlean Mike Richards Nadia Roch	15-Apr-2016	On Going
Staff to provide LTC comments to BC parks on Wakes Cove Provincial Park Draft Management Plan.	Marnie Eggen	15-Apr-2016	Done
Staff to prepare a letter from the LTC (signed by the LTC chair) to MOTI requesting a road safety report.	Marnie Eggen Peter Luckham	29-Apr-2016	On Going
Bylaw No. 99, cited as Thetis Island Local Trust Committee Advisory Planning Commission Bylaw, 2012, Amendment No. 1, 2016 was adopted. Staff to update and consolidate APC bylaw, and update bylaws webpage.	Becky McErlean	29-Apr-2016	Done
LTC appointed Patrick Mooney to the APC. Staff to send out appointment letter.	Penny Hawley	29-Apr-2016	Done

From: Pat English [REDACTED]
Date: April 26, 2016 at 4:53:15 PM PDT
To: Marnie Eggen <meggen@islandstrust.bc.ca>
Cc: Errington John & Paula <[REDACTED]>, Swann Carol [REDACTED],
English Frank <[REDACTED]>, Phelps Dick <[REDACTED]>
Subject: Re: Strata 589 letter February 15 2015

We have no objection to our letter going in the Public Hearing Binder. We voiced our concerns at the public meeting on Thetis Island held by Penelakut Seafoods. At the time we contacted Islands Trust, we sent this same letter to Penelakut Seafoods, so they were fully aware of our concerns.

Subsequent to our letter, we followed up with FL&NRO to find out what action had been taken. We were informed that the lease had been granted and were emailed with the terms of the lease. I have attached a document which gives the contents of that email. We are satisfied with the terms as all of our concerns have been met.

Pat English, Secretary
Strata 589

**Submission re Application to Rezone Lands to Permit Mariculture
"The Cut", Thetis Island BC**
by Arthur Gooding May 9, 2016

Navigational Concerns: In all Staff Reports to date, the focus has been to approve a tidal area for mariculture known as "The Cut" (p1, Sept 17). The Cut is a Navigational Passage between Thetis and Penelakut Islands, and nowhere in all 3 staff reports and maps has "The Cut" been mentioned as such, or even appeared on any map as such in these reports. Citing the Navigation Protection Act, RSC 1985 c.N-22 Interpretation 2 "a navigable water includes a canal or other body of water created or altered as a result of the construction of any work." Our BC Govt. Ministry of Transportation and Infrastructure states "a Public right of navigation exists in Canada. If the waters are navigable, the public has a right to navigate..."

The Cut is marked by 2 daymarks at the eastern end, and 2 more daymarks in the passage itself, maintained by Canadian Coast Guard. It is used by small craft all year round, and is a means of access to both marinas in Telegraph harbour, and a shortcut between the islands.

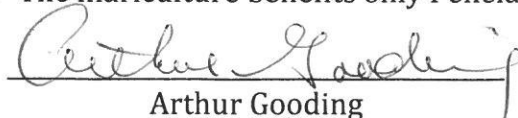
If not before, The Cut became a "navigable water" in 1905 when it was first dredged. It was redredged around 1980 by the DPW ship Essington II. And this is the problem - "The Cut" requires maintenance by dredging. It was last dredged about 35 years ago. The previous dredging was 75 years earlier. If we accept that as a time framework, it will require dredging again in 40 years. (Actually, an area off the end of Blue Heron Road is already approximately 2' more shallow than the western entrance of The Cut, the original limiting depth). Dredging requires taking the sediment clogging the passageway and putting it somewhere. Previously it was deposited on the banks of the cut. The south side of The Cut is now mariculture, leaving only the north side to place dredging spoils. Moving the dredging spoils to a designated dumping ground will be expensive. Will the economic gain from another 20 acres of mariculture be enough to offset this cost? Or should these bylaws be time limited, to expire in 40 years or less?

This cost concern is important. The Federal Government has shifted the burden of maintaining waterways by dredging to local governments. Our local taxes will pay for this.

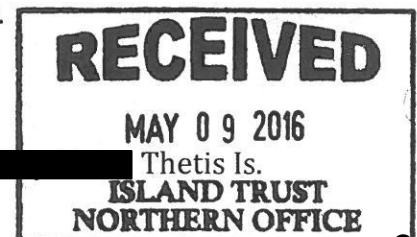
Other Concerns: I believe these bylaw revisions conflict with your Sept 17, 2015 Staff Report P 5 "Mariculture Objectives and Mariculture Policies "To ensure mariculture activities are compatible with adjacent land and recreational uses."

I believe Directive Policies 3.4.5, 5.1.3, 5.2.3 and 5.5.5 reflect similar concerns. The Cut is a gem to kayak through at present.

I don't believe we can save The Cut as a navigation passageway, and have mariculture on both sides as well. We will have to choose one or the other. The Cut for navigation benefits both Thetis and Penelakut. The mariculture benefits only Penelakut.


Arthur Gooding

Capt and 1st Officer, DFO and CCG SAR vessels, retired, [REDACTED]





Islands Trust

COMMENTS

RECEIVED

MAY 09 2016

ISLAND TRUST
NORTHERN OFFICE

I do not support the rezoning application due to the potential of the applicant applying for predator netting that may be granted without the knowledge or the approval of the Taita Ward Trust Committee, ^{IN THE FUTURE.} meaning the prov/federal gov't grant this upgrade to predator netting. This has already occurred in the tenure of Freedy Harbour around Scott Island, without the knowledge of local trust. The ongoing boat traffic through ^{THE CH} is essential to many facets of Taita's economy. Maunias strongly rely on this pathway to bring in traffic from Lam Bay. Predator netting would interfere with our recreational use of this area. Please consider the possibility of future dredging would also be forever lost.

DEB Wilson

P.S. Sorry for the poor "lap writing"

Historical Issues:

Evolution of another aquaculture license on Thetis Island since 1945 in the southern portion of Preedy Harbour.

- 1) '50s - Co-owner was the sole adjacent upland owner harvesting oysters off reef rocks.
- 2) '90s - Tenure Relay license allowed polluted oysters for cleansing
 - a) Large fused-clumps of accumulated shells smothered other sea-life.
 - b) Adjacent upland owners sleep disturbed with sounds and bright lights.
 - c) Workers trespass to defecate.
 - d) Beach deteriorated - visually, prevented marine and recreational accessibility.
 - e) Property devaluation potential.

Current issues:

- 1) OCP Map not surveyed - Need the metes and bounds description from a known surveyed point or geographic reference (UTM or latitude and longitude).
- 2) Waterway 'Cut' not shown on OCP map or application.
- 3) Current sanitary growing water status for the bivalves in this area.
- 4) Cleansing potential of the aquaculture species.
- 5) Past evidence of effluent.
- 5) Aquaculture operation's impact on the water access between islands.
- 6) Clam Bay denigrates as recreational destination for boaters.
- 7) Potential for upland adjacent owners' property values to decrease.

Request for solutions:

- 1) Boating and marinas not compatible with aquaculture for consumption.
- 2) Ensure 'Cut' remains a waterway for boaters vs. risk Thetis marinas survival.
- 3) No nettings used for seeding vs. boat propellers even in future tenures.
- 4) Eco-marine environment does not denigrate
- 5) Sustainability of aquaculture activity vs. while protecting environment
- 6) Continued recreational uses.
- 7) Does our input make a difference?

I would support Penelakut 'small-scale' aquaculture initiative with hope for a mutually beneficial solution to issues. Competing factors i.e. water quality, maintaining the waterway, boaters, marinas, and effect on upland owners all challenge long-term aquaculture sustainability. We have an environmental treasure on Thetis. Good work for Islands' Trust. But with such contending factors, can Islands Trust help preserve and protect Thetis' interests?

May 9, 2016 - Submitted by K Kennedy, Thetis Island to Thetis Local Trust Committee.



PROPOSED

THETIS ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 96

A BYLAW TO AMEND THETIS ISLAND OFFICIAL COMMUNITY PLAN, 2011

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 “Thetis Island Official Community Plan, 2011, Amendment No. 1, 2015”.

2. Thetis Island Local Trust Committee Bylaw No. 88, cited as “Thetis Island Official Community Plan, 2011,” is amended as follows:

- 2.1 Schedule "C" – Land Use Designations is amended by changing the designation of the unsurveyed Crown foreshore or land covered by water being part of the bed of Clam Bay, Cowichan District from undesignated to Mariculture (M) 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. 88 as are required to effect this change.

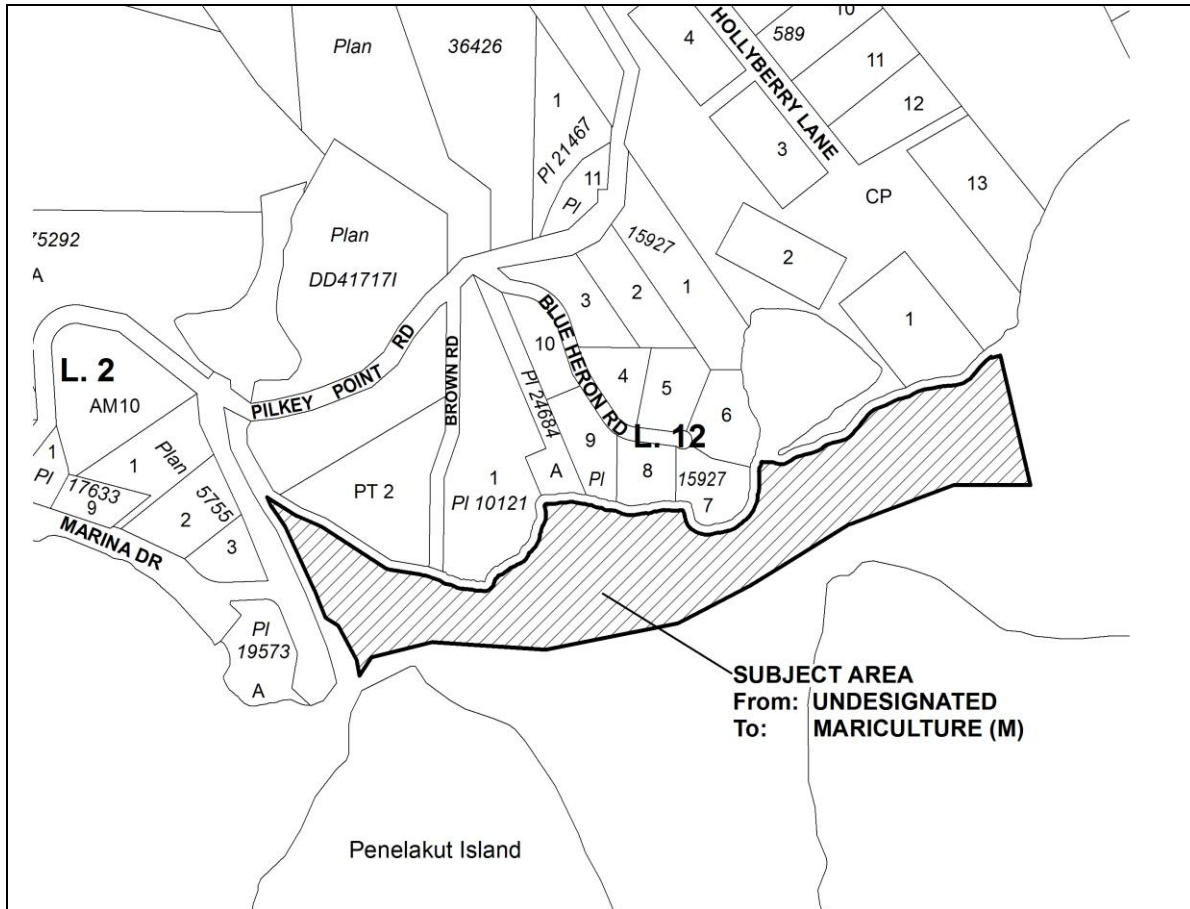
READ A FIRST TIME THIS	24 TH	DAY OF	NOVEMBER	, 2015
PUBLIC HEARING HELD THIS	9 TH	DAY OF	MAY	, 2016
READ A SECOND TIME THIS	_____	DAY OF	_____	, 20__
READ A THIRD TIME THIS	_____	DAY OF	_____	, 20__
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	, 20__
ADOPTED THIS	_____	DAY OF	_____	, 20__

Chair

Secretary

THETIS ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 96

Plan No. 1



PROPOSED

THETIS ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 97

A BYLAW TO AMEND THETIS ISLAND LAND USE BYLAW, 2011

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 “Thetis Island Land Use Bylaw, 2011, Amendment No. 1, 2015”.

2. Thetis Island Local Trust Committee Bylaw No. 89, cited as “Thetis Island Land Use Bylaw, 2011,” is amended as follows:

2.1 Schedule “C” – Zoning Map, is amended by changing the zoning classification of the unsurveyed Crown foreshore or land covered by water being part of the bed of Clam Bay, Cowichan District from Water 4 (W-4) to Water 5 (W-5), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “C” of Bylaw No. 89 as are required to effect this change.

READ A FIRST TIME THIS 24TH DAY OF NOVEMBER , 2015

PUBLIC HEARING HELD THIS 9TH DAY OF MAY , 2016

READ A SECOND TIME THIS _____ DAY OF _____ , 20____

READ A THIRD TIME THIS _____ DAY OF _____ , 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____ , 20____

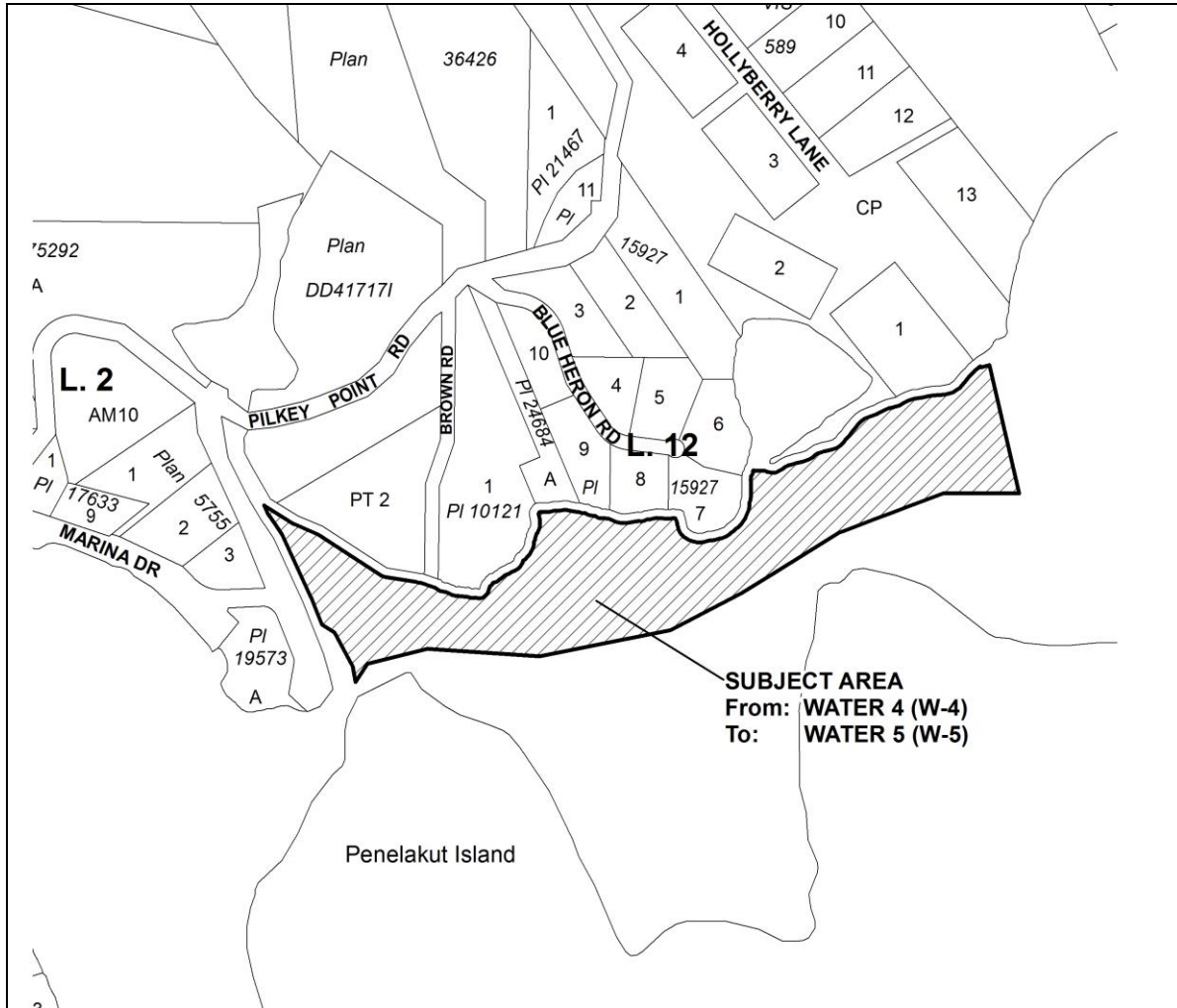
ADOPTED THIS _____ DAY OF _____ , 20____

Chair

Secretary

THETIS ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 97

Plan No. 1



From: Vicky Scott [REDACTED]
Sent: Sunday, May 08, 2016 5:35 PM
To: Marnie Eggen; information
Cc: Judy Shaw; Derek Kilbourn; semiahmoojoanne@gmail.com; contactus@cowichantribes.com; ronda.jordan@stzuminus.com; Melanie Mamoser; Heather O'Sullivan; Laura Busheikin; Peter Luckham; Peter Grove; Susan Morrison; George Harris; Sandy Pottle; Ken Hunter; FishandWildlife@gov.bc.ca; editor@thetisblog.net
Subject: Proposed bylaw change from W1 Marine Conservation to W7 Marine Barge Facility - Valdes Island

Dear Planners, Islands Trust:

Re: TH-RZ-2015.2 (Hardy Granite Quarries Ltd.) - Application to Rezone a Marine Area to Allow Barge Facilities

April 8, 2016

Attention: Marnie Eggen, Planner 2 and Ann Kjerulf, Regional Planning Manager

As a property owner on Ruxton Island (Lots 40 and 41 North) since 1980, I strongly oppose the proposed change to Bylaw No. 98 to amend the Valdes Island Rural Land Use Bylaw No. 42, 1998, to rezone the subject waters from Marine Conservation (W1) to Marine Barge Facility (W7) to permit barge loading and unloading. In my view such a change would represent a serious neglect of the duty of the Islands Trust to preserve the natural habitat of the Gulf Islands.

We are indeed fortunate to have an existing bylaw in place to preserve Pylades Channel as a Marine Conservation W1 zone and I cannot believe that there is any justification from taking such a retrograde step as to remove this status. Such a move goes against what is stated as the goal of the Islands Trust as stated on the website as "We are responsible for preserving and protecting the islands' unique amenities and environment". – (Retrieved April 8, 2016 from <http://www.islandstrust.bc.ca>).

If this the proposed change impacts the ability of the Hardy Island Granite Quarries Ltd to operate their business on Valdes Island, so much the better. If they went ahead with their plans to operate the quarry knowing that Bylaw W1 was in place, then that is their problem, not a problem for Islands Trust or the residents of the surrounding Gulf Islands.

There will always be pressure from profit making enterprises to destroy the unique and pristine habitats in the Salish Sea but once we give in to such demands, we can never reverse the process. As a resident of this area I rely on Islands Trust to fulfill their mandate to preserve this fragile environment and not to give into pressure from business, government or anyone who is only after making a profit without consideration of the irreversible damage to the environment.

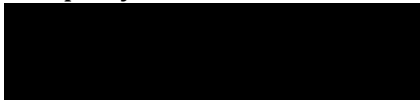
The change in the bylaw poses a serious threat to a sensitive coastal and marine environment. Examples include the negative impact on the nesting sites of birds, such as

eagles, cormorants and swallows that nest in the cliffs and trees adjacent to the loading/unloading area on Valdes; and the destruction of marine habitats due to the construction of wharfs and the potential for gas or oil spills from barges. The change would also significantly degrade the lifestyle of property owners of the area due to noise, wharf construction and increased marine traffic, and would contravene the existing Islands Trust policy - *Policies for Ecosystem Preservation and Protection*- #5.1: Aesthetic Qualities, which states: “Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area”. In addition, such a change would also open the door for more industrial activity in the gulf islands by setting a precedent for future applications.

I am puzzled by the fact that Islands Trust would even consider such a retrograde step to change the existing Bylaw from W1 zoning to W7 and request a full explanation of why this is being done. Specifically:

- Will Islands Trust, or any of its officers benefit from financial gain due to such a change?
- Will any funds be transferred from Hardy Island Granit Quarries Ltd to the Islands Trust related to this bylaw change, and if so, what is the dollar amount and how will it be used?
- Is pressure being applied from the federal or BC government for such a change?
- Who will benefit from these bylaw changes besides Hardy Island Granite Quarries Ltd?

Sincerely,
V. Scott
Dr. Victoria Scott
Property owner, Ruxton Island





Islands Trust

BYLAW REFERRAL FORM

1-500 Lower Ganges Road
Salt Spring Island, BC 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.: 492 Date: April 18, 2016

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 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

PURPOSE OF BYLAW:

A bylaw to amend the Salt Spring Island Land Use Bylaw No. 355 for minor housekeeping amendments which fall within one of the three following criteria:

- congruent with current legislation;
- clarification for consistent interpretation; and
- consistent with intended purpose.

GENERAL LOCATION:

Salt Spring Island and Associated Islands and Waters

LEGAL DESCRIPTION:

Capital Regional District Electoral Area "F" including Salt Spring Island, Associated Islands and Waters

SIZE OF PROPERTY AFFECTED:

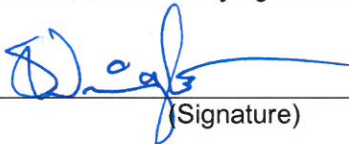
ALR STATUS:

OFFICIAL COMMUNITY PLAN DESIGNATION:

Salt Spring Island Local Trust Committee Bylaw No. 434

OTHER INFORMATION:

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.


(Signature)

Name: Seth Wright

Title: Planner

This referral has been sent to the following agencies:

Provincial Agencies

Agricultural Land Commission
Ministry of Agriculture
BC Assessment Authority
Ministry of Transportation & Infrastructure
Ministry of Forest Lands & Natural Resource Operations – Front Counter BC

First Nations

Te'Mexw Treaty Association
Hul'qumi'num Treaty Group (for information only)
Pauquachin First Nation
Malahat First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation
Chemainus First Nation
Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Penelakut First Nation
Semiahmoo First Nation

Regional Agencies

CRD – All Referrals & K. Campbell
CRD – SSI Economic Development Commission
CRD – SSI Parks and Recreation
CRD – SSI Senior Manager
CRD – SSI Building Inspection
CRD – SSI Director
CRD – SSI Transportation Commission
CRD – Parks & Community Services
CRD – Ganges Water & Sewer Commission
CRD – SSI Liquid Waste Disposal Local Service Commission
Vancouver Island Health Authority

Non-Agency Referrals

North Salt Spring Waterworks District
School District 64
SSI Chamber of Commerce
SSI Fire-Rescue
SSI Harbour Authority

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

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

Salt Spring Island Trust Area
(Island)

492
(Bylaw Number)

(Signature)

(Title)

(Date)

(Agency)



Top Priorities

Thetis Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Seek Community to Community funding re: Memorandum of Understanding with Penelakut, Lyackson and Stz'uminus First Nations.		29-Sep-2015	Marnie Eggen	31-Mar-2016
2	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
3	Amendments to Thetis Island OCP and LUB; staff to provide staff report when time permits.	Moved from 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.	29-Mar-2016	Marnie Eggen	29-Mar-2017

**Projects****Thetis Island**

Description	Activity	R/Initiated
Potential 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
Education and engagement re: sensitive ecosystems.	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 Creation	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 Stz'uminus 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



Islands Trust

Print Date: May 16, 2016

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-2015.1	PENELAKUT SEAFOODS INC	11-Mar-2015	Rezoning to allow for mariculture in the marine area, south of Thetis Island.
Planner: Marnie Eggen			
Planning Status			
Status Date: 04-May-2016 CIM and Public Hearing set May 9th			
Status Date: 14-Dec-2015 First Nation and Agency referrals sent out.			
Status Date: 09-Nov-2015 Supplemental Staff Report to consider 1st reading of draft bylaws 96 and 97			
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-Mar-2016 First reading and bylaw referrals sent out			

Applications

Status Date: 10-Nov-2015

Preliminary Staff Report.

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: 04-May-2016

Preliminary staff report considered and CIM scheduled for June 18th.

Subdivision

File Number	Applicant Name	Date Received	Purpose
TH-SUB-1998.1	TRAX DEVELOPMENT LTD C/O WRIGHT FOCUS ENGINEERING LTD	25-Sep-1998	Phased Strata Subdivision 'Meadow Valley Properties' phased strata to create 21 strata lots from 4 parent parcels
Planner: Marnie Eggen			
Planning Status			

Status Date: 18-Dec-2015

Staff comments provided to MOTI.

Status Date: 14-Sep-2015

Applicant seeking comments on Phase III. Planner reviewing file.

Status Date: 15-Jul-2015

MOTI issued 1 yr. extension.

File Number	Applicant Name	Date Received	Purpose
TH-SUB-2014.1	J.E. Anderson & Associates	23-Jun-2014	Ruxton Island to create 2 parcels from 3 existing lots
Planner: Marnie Eggen			
Planning Status			

Applications

Status Date: 04-May-2016

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

Status Date: 08-Jan-2016

No change

Status Date: 11-Aug-2014

Sub not permitted; applicant request put on hold

File Number	Applicant Name	Date Received	Purpose
TH-SUB-2014.2	GW Lindberg Land	25-Nov-2014	To established strata lots

Surveying

Planner: Marnie Eggen

Planning Status

Status Date: 08-Jan-2016

Staff reviewing covenant.

Status Date: 29-Jan-2015

Sent referral to MOTI

Status Date: 28-Nov-2014

Reviewed File

File Number	Applicant Name	Date Received	Purpose
TH-SUB-2015.1	Polaris Land	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.

Surveying Inc.

Planner: Marnie Eggen

Planning Status

Status Date: 11-Mar-2016

Applicant revising proposed plan. Planner reviewing.

Status Date: 02-Mar-2016

Subdivision referral report completed and sent to MOTI.



Status Date: 08-Jan-2016
Planner reviewing application.

Print Date: May 16, 2016

Applications

Islands Trust
 LTC EXP SUMMARY REPORT F2016
 Invoices posted to Month ending March 2016

670 Thetis	Invoices posted to Month ending March 2016	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-670	LTC "Trustee Expenses"	750.00	60.72	689.28
LTC Local				
65200-670	LTC - Local Exp - LTC Meeting Expenses	1,000.00	1,185.23	-185.23
65210-670	LTC - Local Exp - APC Meeting Expenses	500.00	0.00	500.00
65220-670	LTC - Local Exp - Communications	300.00	273.10	26.90
65230-670	LTC - Local Exp - Special Projects	750.00	656.25	93.75
TOTAL LTC Local Expense		<u>2,550.00</u>	<u>2,114.58</u>	<u>435.42</u>
Projects				
73001-670-3008	Thetis RAR	1,500.00	0.00	1,500.00
73001-670-4033	Thetis Foreshore Protection	5,000.00	5,000.00	0.00
TOTAL Project Expenses		<u>6,500.00</u>	<u>5,000.00</u>	<u>1,500.00</u>