



Thetis Island Local Trust Committee Regular Meeting Agenda

Date: April 14, 2015
Time: 9:15 am
Location: Thetis Island Community Centre (Forbes Hall)
North Cove Road, Thetis Island, BC

	Pages
1. CALL TO ORDER	9:15 AM - 9:20 AM
2. APPROVAL OF AGENDA	
3. TOWN HALL AND QUESTIONS	9:20 AM - 9:35 AM
4. COMMUNITY INFORMATION MEETING - none	
5. PUBLIC HEARING - none	
6. MINUTES	9:35 AM - 9:45 AM
6.1 Local Trust Committee Minutes Dated February 3, 2015 for adoption	4 - 10
6.2 Section 26 Resolutions-without-meeting Report Dated April 2, 2015	11 - 11
6.3 Advisory Planning Commission Minutes - none	
6.4 Ruxton Island Advisory Planning Commission Minutes - none	
7. BUSINESS ARISING FROM MINUTES	9:45 PM - 10:25 AM
7.1 Follow-up Action List dated April 2, 2015	12 - 13
7.2 Valdes Mining Activity - Hardy Granite Quarry	
7.2.1 <u>Memorandum dated February 24, 2015</u>	14 - 36
7.3 Mosquito Population on Thetis Island	
7.3.1 <u>Memorandum dated March 30, 2015</u>	37 - 43
7.4 LTC Goal Setting Session Report	
7.4.1 <u>Memorandum dated March 30, 2015</u>	44 - 46
8. DELEGATIONS	

9. CORRESPONDENCE

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

10. APPLICATIONS AND REFERRALS

10.1 TH-RZ-2015.1 Penelakut Seafoods Inc. - verbal update 10:25 AM - 10:40 AM

11. LOCAL TRUST COMMITTEE PROJECTS

10:40 AM - 11:10 AM

11.1 Shoreline Protection

11.1.1 Memorandum dated March 30, 2015

47 - 50

11.2 Associated Islands Official Community Plan and Land Use Bylaw Review - verbal update

BREAK

12. REPORTS

11:40 AM - 12:00 PM

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated April 2, 2015

51 - 51

12.1.2 Projects List Report Dated April 2, 2015

52 - 52

12.2 Applications Report Dated April 2, 2015

53 - 54

12.3 Trustee and Local Expense Report Dated March, 2015

55 - 55

12.4 Adopted Policies and Standing Resolutions - none

12.5 Local Trust Committee Webpage

12.6 Chair's Report

12.7 Trustee Reports

12.8 Electoral Area Director's Report

12.9 Trust Fund Board Report

13. NEW BUSINESS

12:00 PM - 12:25 PM

13.1 Thetis Island Local Trust Committee Submission for 2014-2015 Annual Report

13.1.1 Memorandum dated March 31, 2015

56 - 58

13.2 Board of Variance

13.2.1 Staff Report dated February 2, 2015

59 - 64

13.3 Bylaw Enforcement Report to Trust Council, March 2015

65 - 70

13.4 Input to Strategic Plan

14. UPCOMING MEETINGS

- 14.1** Next Regular Meeting Scheduled for Tuesday,
June 9, 2015 at 9:15 am at the Thetis Island
Community Centre (Forbes Hall), North Cove
Road, Thetis Island, BC

15. TOWN HALL 12:25 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)(a) for the purpose of considering
Appointment of APC Members 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: February 3, 2015
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 Karin Kronstal, Island Planner
Aleksandra Brzozowski, Island Planner
Courtney Simpson, Regional Planning Manager
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 9:24 am. Trustee Luckham introduced Chair Morrison. Chair Morrison introduced staff and trustees and welcomed the public.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Late item 12.1.1, updated Top Priorities
- Late item 12.3, updated Expenses Reports
- Late item added to item 12.9
- Correspondence to Minister Moore added to item 13.4

By general consent, the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Ian Rolston spoke to the Riparian Areas Regulation (RAR), his ongoing phased strata subdivision, and mosquito control issues.

Ernie Hunter welcomed the new Local Trust Committee and Staff. He pointed out that there is a new calendar system for tracking hall bookings and to make sure to double check where the Local Trust Committee (LTC) meetings are to be held.

4. COMMUNITY INFORMATION MEETING

None.

5. PUBLIC HEARING

None.

6. MINUTES

6.1 Local Trust Committee Minutes Dated September 17, 2014 for adoption

By general consent, the Local Trust Committee meeting minutes of September 17, 2014 were adopted.

6.2 Section 26 Resolutions-without-meeting Report Dated January 22, 2015

Reviewed for information.

6.3 Advisory Planning Commission Minutes

None

6.4 Ruxton Island Advisory Planning Commission Minutes

None.

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated January 22, 2015

The Follow-up Action List was reviewed and discussed. Planner Kronstal spoke to the small sandstone quarry operation on Valdes island. Discussion followed.

TH-2015-001

It was MOVED and SECONDED,
that the Thetis Island Local Trust Committee request staff to provide a report regarding the mining activity on Valdes Island.

CARRIED

8. DELEGATIONS

None.

9. CORRESPONDENCE

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

None.

10. APPLICATIONS AND REFERRALS

**10.1 Gabriola Island Local Trust Area Bylaw Referral Request for Response
Regarding Bylaw Nos. 278 and 279**

TH-2015-002

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee express to the Gabriola Island Local Trust Committee that our interests are unaffected by Bylaw Nos. 278 and 279.

CARRIED

**10.2 Salt Spring Island Local Trust Area Bylaw Referral Request for Response
regarding Bylaw No. 479**

TH-2015-003

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee express to the Salt Spring Island Local Trust Committee that our interests are unaffected by Bylaw No. 479.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

Deferred to 13.1.2 Strategic Planning Session.

12. REPORTS

12.1 Work Program Reports

12.1.1. Top Priorities Report Dated January 22, 2015

Deferred to 13.1.2 Strategic Planning Session.

12.1.2. Projects List Report Dated January 22, 2015

Deferred to 13.1.2 Strategic Planning Session.

12.2 Applications Report Dated January 22, 2015

Received.

12.3. Trustee and Local Expense Reports

12.3.1. September, 2014

Received.

12.3.2. October, 2014

Received.

12.3.3. November, 2014

Received.

12.3.4. December, 2014

Received.

12.4. Adopted Policies and Standing Resolutions

None.

12.5. Local Trust Committee Webpage

Trustee Luckham spoke to creating a section that is correspondence from the LTC, from now forward and perhaps archival. Discussion followed.

TH-2015-004

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request staff create a correspondence section on the Thetis Island webpage, as discussed.

CARRIED

12.6. Chair's Report

Chair Morrison reported that she is happy to be Chair for Thetis Island, and has a busy schedule in the near future.

12.7. Trustee Reports

Trustee Hunter reported his concern to address the issue of whether the Province of British Columbia's financial contribution to Islands Trust is sufficient.

Trustee Luckham reported of "wearing many hats", and is interested in working with the issues of mining on Valdes and the Penelakut foreshore.

12.8. Electoral Area Director's Report

None.

12.9. Trust Fund Board Report

Chair Morrison presented the report, with a highlight on the special Thetis Island Acquisition Fund that has been established following a significant donation provided to support land acquisition on Thetis Island. She added that the Thetis Island Nature Conservancy land acquisition project is moving forward.

Chair Morrison recessed the meeting at 10:30 am and reconvened the meeting at 11:00 am.

13. NEW BUSINESS

13.1. Thetis Island Local Trust Committee Work Program - 2015

13.1.1. Staff Report Dated January 15, 2015

Planner Brzozowski summarized the staff report. Discussion followed regarding temporarily adding a fourth "Top Priority".

13.1.2. Strategic Planning Session

Regional Planning Manager Simpson and Planner Brzozowski facilitated a strategic planning session, working with the Local Trust Committee (LTC) to determine what the LTC hopes to accomplish during the upcoming four year term. This is an opportunity for the chair and trustees to brainstorm ideas and develop a list of goals.

TH-2015-005

It was MOVED and SECONDED,

that Priority 1 –Associated Islands Official Community Plan and Land Use Bylaw Creation – Activity, be amended to include consultation with Stz'uminus First Nation for the protection of Dunsmuir and Bute Islands.

CARRIED

13.2. Advisory Planning Commissions Staff Report Dated January 19, 2015

The report was reviewed and discussion ensued regarding the Advisory Planning Committee appointments.

TH-2015-006

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee direct staff to terminate all present Advisory Planning Commission positions and to advertise for expressions of interest for up to seven (7) vacant positions on the Thetis Island Advisory Planning Commission for a two-year term.

CARRIED

13.3. Mosquito Population on Thetis Island

Planner Kronstal reported of receiving a letter from Jollity Farm expressing concerns about the expanding mosquito population. Discussion followed regarding government reports; encouraging natural predators such as bats, ducks and hummingbirds and the possibility of engaging in the services of an entomologist to study the mosquitoes and formulate natural processes of control.

TH-2015-007

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request staff to investigate options for presenting a report for the Local Trust Committee regarding mosquito management at the slough.

CARRIED

13.4. Internet Access Advocacy

Trustee Luckham presented a draft letter to James Moore, Minister of Industry, addressing the need for internet access to some of the Thetis Island households. Discussion followed.

TH-2015-008

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request that staff prepare the letter submitted by Trustee Luckham for the Chair's signature, to the Honourable James Moore, Minister of Industry, which will be amended to include a quotation from Section 2.12, Objective 2.

CARRIED

14. UPCOMING MEETINGS

14.1. Next Regular Meeting Scheduled for Tuesday, April 14, 2015 at 9:15 am at the Thetis Island Community Centre (Forbes Hall), North Cove Road, Thetis Island, BC.

15. TOWN HALL

Ernie Hunter made a brief comment sharing a news article on recent events with Telus service.

16. CLOSED MEETING

None.

17. ADJOURNMENT

By general consent, the meeting was adjourned at 1:24 pm.

Susan Morrison, Chair

Certified Correct:

Janice Young, Recorder

RWM From: January 23, 2015 To: April 02, 2015

Thetis Island

Resolution #	Action	Resolution Description	Resolution Date
2015-01	In Favour Peter Luckham - In Favour Ken Hunter - Abstention (recorded as a vote in favour) Susan Morrison - No Vote (recorded as a vote in favour)	"That the Thetis Island Local Trust Committee adopt the minutes of its March 19, 2014 in-camera meeting."	Feb 02, 2015



Follow Up Action Report w/ Target Date

Thetis Island Jun-04-2014

No.	Activity	Responsibility	Target Date	Status
1	To prepare a referral response to the Woodlot License Plan for W2043, to be reviewed by the LTC. Update (July 23): Woodlot License Management Plan release has been delayed.	Aleksandra Brzozowski	Jul-23-2014	On Going
1	Post a link to the Coastal Douglas Fir Report to the website and a link be provided to the Woodlot Licence Plan, Woodlot 2043, referral, when it is available. Update (July 23): Woodlot License Management Plan release has been delayed.	Aleksandra Brzozowski	Jul-23-2014	On Going

Feb-03-2015

No.	Activity	Responsibility	Target Date	Status
1	Staff to terminate the remaining terms of the Thetis APC and advertise in the Thetis Quarterly for expressions of interest for up to 7 positions on the Thetis APC.	Karin Kronstal Becky McErlean	Mar-31-2015	Done
1	Staff to research options for mosquito population control in The Slough, and report back to the LTC at the next regular meeting.	Karin Kronstal	Apr-14-2015	On Going
1	Trustee Luckham to contact Regional Director and see if he is interested in providing a regular report to the LTC.	Peter Luckham	Apr-14-2015	On Going
1	Report the Goal Setting session back to Thetis LTC in a format that is suitable for public communications.	Aleksandra Brzozowski	Apr-14-2015	Done

1	Staff to prepare report for LTC with details on the quarry permit issued on L'yackson First Nation territory on Valdes Island, including process followed for permit approval and how materials are being transported.	Karin Kronstal	Apr-14-2015	Done
1	Staff to look into creating a Correspondence section for the LTC webpage.	Courtney Simpson	Apr-14-2015	On Going
1	Staff to Respond to Salt Spring Local Trust Committee that Thetis Island LTC's interests are unaffected by proposed Bylaw 479.	Lisa Webster-Gibson	Apr-14-2015	Done
1	Staff to respond to Gabriola Local Trust Committee that Thetis Island LTC's interests are unaffected by proposed Bylaws 278 and 279.	Lisa Webster-Gibson	Apr-14-2015	Done



Memorandum

700 North Road Gabriola Island, BC V0R 1X3

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Date: February 24, 2015 File Number TH-3070-20

To: Thetis Island Local Trust Committee
For the meeting of April 17, 2015

From: Karin Kronstal, Island Planner

Re: **Hardy Granite Islands Quarry Operation on Valdes Island**

At the February 3, 2015 meeting of the Thetis Island Local Trust Committee (LTC), the LTC passed the following resolution:

TH-2015-001

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request staff to provide a report regarding the mining activity on Valdes Island.

As part of the discussion of the resolution, the LTC requested staff include information on the process followed for the approval of any permits related to mining activity on Valdes Island, and which stakeholders were involved in the permit review.

The permit for the Dimension Stone Test Quarry was issued to Hardy Island Granite Quarries Ltd. by the Department of Aboriginal Affairs and Northern Development Canada (AANDC) on December 30, 2014. The purpose of the project is to determine the long-term commercial viability of a dimension stone quarry operation on Valdes Island. The permit is valid for the earlier of a) two years from the commencement date, which would be December 29, 2016, or b) when 2,400 tonnes (6796 m³) of dimension stone has been removed from the permitted area. The permit may be terminated early by AANDC in accordance with the conditions of approval (see the attached 'Table of Commitments and Assurances').

The Dimension Stone Test Quarry permit is for two test sites, one to the north and one to the south portion of Lyackson Territory (as identified on the attached maps). The permit includes permission to construct a barge landing at the north test site, which will remain at the conclusion of the project and will be taken over by Lyackson First Nation at the conclusion of the operation. The Proponent also has permission to repair and construct access roads and bridges related to movement of quarry materials and equipment. To date, operations have been limited to the north site where the barge landing is located, and the Proponent indicated to Lyackson First Nation that the south test site will likely not be used during the term of the current permit due to the high cost that would be involved in constructing the road and bridge access to the south site.

As the Permit Area is located on a portion of Lyackson First Nations Territory (Lyackson IR3), the permit was issued by AANDC pursuant to their authority under the *Indian Act*, Subsection 28(2), which speaks to issuance of a permit for occupation or use of a First Nation land. The Lyackson First Nations was actively involved in the permitting discussion but were not signatories to the agreement made between the Proponent and AANDC.

The Lyackson First Nation provided significant feedback during the permit review, and the Band Council endorsed the final project proposal by Resolution in December of 2014. Benefits for the First Nation include on-source revenues, long-term ownership of the barge, possible on-site employment, and the potential for more extensive repairs to roads and bridges on Valdes Island if the project applies for and is granted a permit extension. The Lyackson has noted that the total area affected project is not expected to exceed five acres even if it continues into the longer term, which is less than 0.3% of the total reserve land of 1700 acres.

The current project is a test for stone marketability; should the operation be found viable, the Proponent may apply to AANDC for a longer-term permit (e.g. up to 30 years). The proponent is currently moving materials off Valdes Island via the barge constructed on-site and is shipping the stone to Vancouver to be scaled and sold. The quarry material is a type of sandstone typically used in historic structures, such as parliamentary buildings, and is likely to be used for building repair.

The request from the LTC arose following several inquiries from residents of DeCourcy Island regarding noise coming from blasting on Lyackson Territory, which had commenced in January of 2015. All blasting ceased on February 5th due to the commencement of eagle nesting season, and all work on the site ceased in late February of 2015 for the season. The Proponent will not commence blasting operations again until September of 2015 (due to permit requirements as per the bald eagle nesting season), and the window for barging the material off-site has been limited by the Department of Fisheries and Oceans to December 1st - February 15th.

For the upcoming season, the Proponent has indicated a willingness to work with area residents to minimize sound impacts on adjacent islands by using different equipment and doing less development. It should likewise be noted that in February 2015, the Islands Trust held its quarterly meetings with the Lyackson First Nation to discuss issues of shared interest, which is likely to improve information flow regarding any future permit applications.

Process for Permit Approval

The application for the Dimension Stone Test Quarry was first made in 2008; however, the process was re-started in 2012 when the Federal Government made changes to the *Canadian Environmental Assessment Act*. In 2012, AANDC notified both the Proponent and the Lyackson First Nation that the process to date had been deemed incomplete and that the application would now be reviewed subject to the new *Canadian Environmental Assessment Act, 2012* (CEAA 2012).

Under CEAA 2012, projects are classified as either designated or non-designated. Designated projects, typically very large in scale and/or impact, are referred to the Canadian Environmental Assessment Agency for review. Those deemed “non-designated” are subject to AANDC’s Environmental Review Process, including a “due diligence review” of environmental considerations. The environmental review is classified as either ‘simple’ or ‘detailed’ depending on the level of complexity and environmental risk factors.

The Hardy Granite Quarry was assessed as requiring a ‘detailed’ level of review, and the supporting studies required for the permit included (but are not limited to) the following: An Environmental Assessment; an Operation and Restoration/Reclamation plan; two Archeological Impact Assessment studies; a Species At Risk Assessment; and a Bio-Marine Assessment. Federal Government agencies, including but not limited to the Department of Fisheries and Oceans, Parks Canada and Environment Canada, provided input during permit review.

In terms of stakeholder consultation, the Proponent’s primary responsibility is to Lyackson First Nation, whose comments and concerns were addressed during the proposal stage. For projects of this nature on First Nations Territory, there is no statutory requirement for the Proponent or AANDC to consult with adjacent neighbours or the Islands Trust. Consultation with non-Aboriginal groups can be a requirement of the Proponent if AANDC deems it necessary due the potential for ‘off-reserve effects.’

However, AANDC can also address potential off-reserve effects by including them in the 'Table of Commitments and Assurances,' without referring the matter to an external agency. In the case of noise, Section 5.2 of the attached table states that "should noise become an issue with adjacent neighbours" then a Noise Management Plan would be required for operations to continue. As indicated above, Hardy Granite has been highly cooperative in working with the DeCourcy Island residents thus far to address their noise concern, and AANDC has confirmed they have requested a noise management plan be provided to them for the upcoming season.

If Hardy Granite chooses to pursue a longer term lease, there would be a new and separate review process similar to the one described above. AANDC has indicated that they have documented all noise complaints received thus far and the Proponent's response, which will be considered as part of any future application. AANDC could not comment on whether the Islands Trust or adjacent residents would be consulted in the event that a long-term permit application is made, but has confirmed that they are the correct agency at whom a request to be consulted in the future should be directed.

Given that there is no statutory obligation for the Islands Trust to be notified or consulted if Hardy Island Granite Quarries Ltd. applies for a long-term permit extension, staff recommends that the LTC sends a letter to to Aboriginal Affairs and Northern Development Canada, Lyackson First Nation and Hardy Island Granite Quarries Ltd., requesting that any future proposed projects on First Nations land subject to the environmental review process under AANDC be referred to the Thetis Island Local Trust Committee for review and comment.

RECOMMENDATION:

1. **THAT** the Thetis Island Local Trust Committee direct staff to prepare a letter for their review and signature to be sent to Aboriginal Affairs and Northern Development Canada, Lyackson First Nation and Hardy Island Granite Quarries Ltd., expressing a desire to be consulted as part of any future permit application on Lyackson First Nation Territory on Valdes Island that is considered under the *Canadian Environmental Assessment Act 2012*.

Attachments:

1. Map of Permitted Test Pit Areas on Valdes Island
2. Signed Environmental Screening Decision by AANDC regarding Hardy Granite Quarry Ltd.

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Proposed Dimension Stone Test Quarry on Lyacksun IR 3

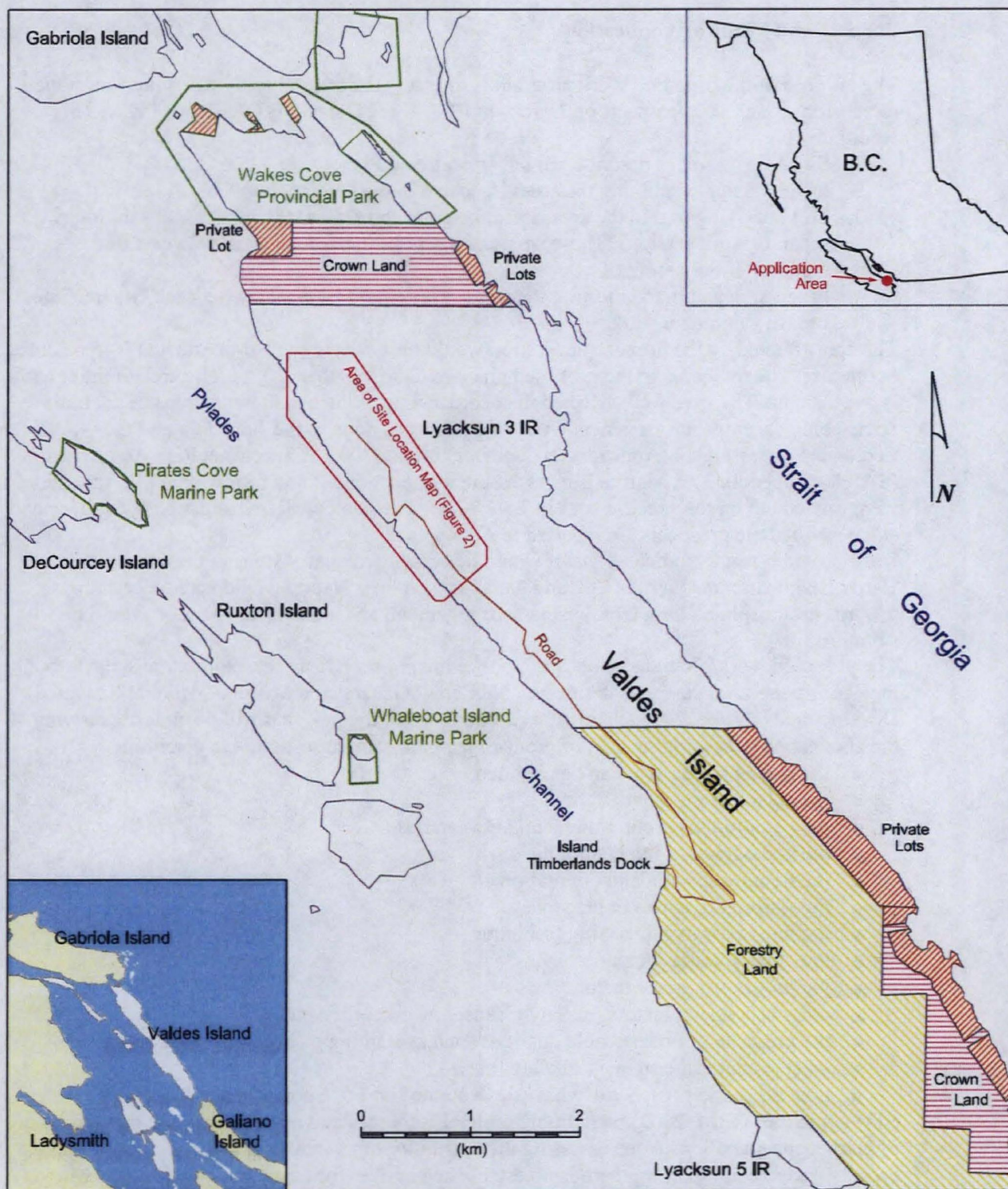


Figure 1: Location Map

Scale = 1:50 000

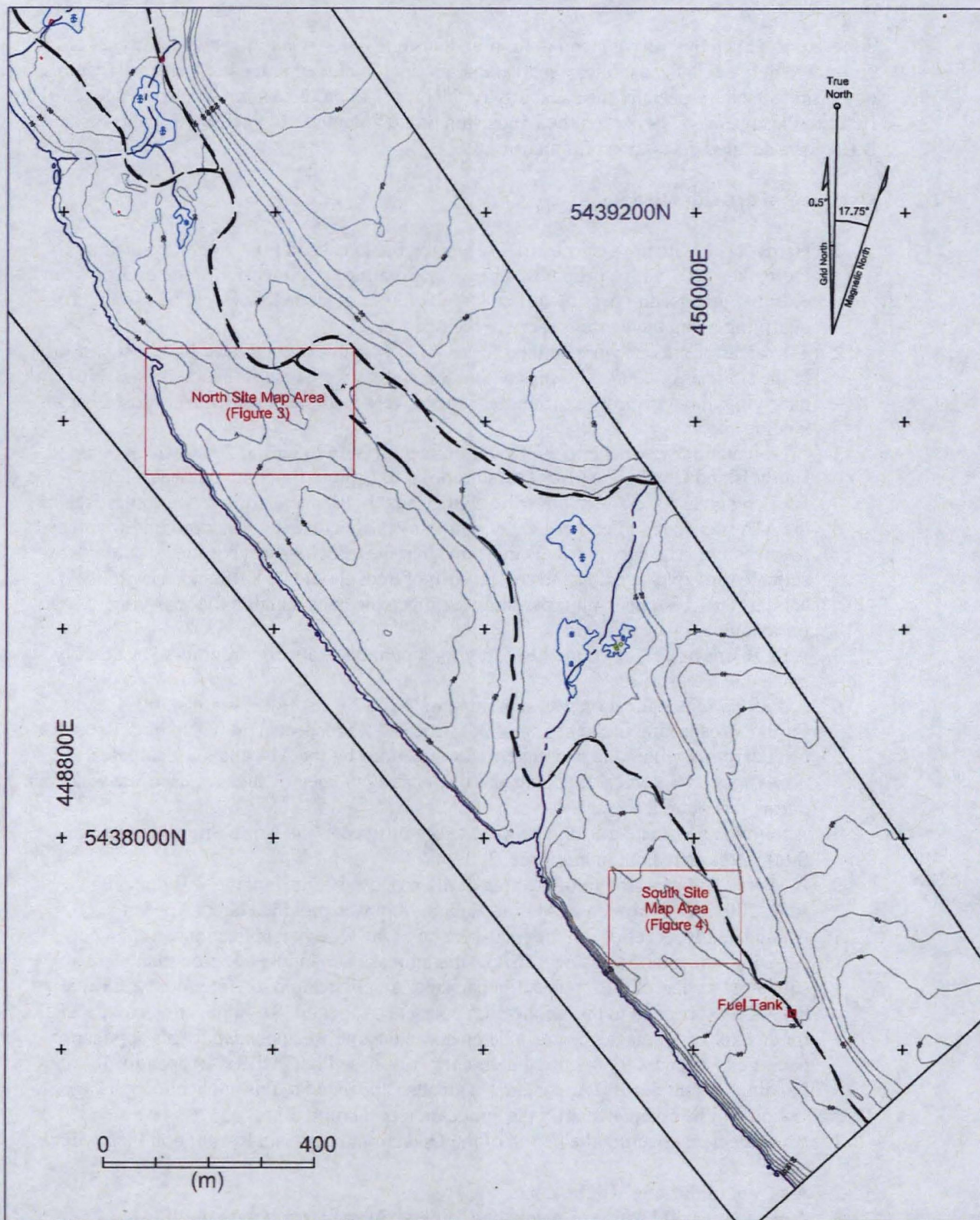


Figure 2: Site Location Map

Scale = 1:10 000

Contour Interval = 10 m



July 30, 2014

Lyackson First Nation
7973A Chemainus Road
Chemainus, BC, V0R 1K5

Subject: Dimension Stone Test Quarry on Lyackson IR 3, Valdes Island BC Environmental Screening Decision

As per section 67 of the *Canadian Environmental Assessment Act, 2012*, Aboriginal and Northern Development Canada (AANDC) has determined that the above referenced project is not likely to cause significant adverse environmental effects providing the project is carried out in compliance with the mitigation measures as identified in the Table of Commitments and Assurances appended to the ***Non-Metallic Mineral Permit*** and ***Consent to Interfere with Riparian Rights Permit***.

Should you have any comments or questions, please contact Elizabeth Kovics at 604.775.5224.

Sincerely,

Elizabeth Kovics, RP.Bio
Senior Environmental Specialist
Aboriginal Affairs and Northern Development Canada
1138 Melville Street, Suite 600
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Dimension Stone Test Quarry

Table of Commitments and Assurances

Project Description

The Lyackson First Nation has given Hardy Islands Granite Quarries Ltd. permission to apply for a permit to quarry dimension stone on Lyackson IR 3, Valdes Island. The application is limited to a barge landing site, the creation of a new access road, two test quarry sites and re-activation of an existing logging road (to be used to mob equipment to site only). The permit will have a two year operating period with a 1000 m³ bulk extraction of dimension stone which is defined as 'any rock which has been cut or quarried to specific dimensions'. The purpose of the proposed project is to determine the long term commercial viability of a dimension stone quarry on Valdes Island. The test quarrying will begin at the northern site initially and should this test site prove to be economically viable, the proponent may use an additional test quarry located at the southern end of Lyackson IR3. Should the proponent wish to continue with operations after the two-year test phase, a new proposal must be submitted to Aboriginal Affairs and Northern Development Canada (AANDC) for review.

Initial site investigations undertaken in the spring of 2008 defined the general areas of interest of the project. An Archaeological Impact Assessment (AIA) and an Ecological Impact Assessment (EIA) were completed in order to assess the parameters within which an application would be made. A survey of the dimension stone potential of the property done in the spring of 2009 located two showings of suitable excavation material. A draft Operational Environmental Management Plan (OEMP) and Reclamation/Restoration Plan (RRP) were produced and incorporated the recommendations of both the environmental and archeological impact assessments. A follow-up AIA, a Species at Risk Assessment (SARA), and a Marine Bio-Assessment were completed on the application areas defined in the OEMP. A reclamation/restoration cost of \$42, 872.50 has been estimated to cover restoration costs caused by the quarry impacts to the environment. The Lyackson Band has indicated to AANDC that they intend to utilize and operate the barge landing site upon cessation of the mineral extraction. The Lyackson Band will be responsible for maintenance and operation of the barge landing from that point onward.

The Dimension Stone Test Quarry will encompass the following components:

- Design and construction of a barge landing site located on the west shore of Valdes Island within Pylades Channel at 49 06'03.55" N, 123 41'56.57"W elev. to roll on/roll off barges to transport the dimension stone product from the site to processing plants elsewhere;



- Construction of a new access road to connect the proposed northern quarry to the barge landing;
- Operation of a northern quarry and southern quarry as per Figures 4 and 5 of the **'Follow-Up Ecological Assessment Valdes Island, BC'** report produced by Madrone Environmental Services Ltd. on November 1, 2011; and
- Re-activation and upgrade (including 2 culvert replacements) of an existing logging road (identified in paragraphs 3-5 of the **"Revised Application: Proposed Dimension Stone Test Quarry on Lyackson IR2, Valdes Island, British Columbia"** prepared on May 24, 2014 by Chris Sebert, P.Eng. located on Lyackson IR3 for the transport of equipment from Blackberry Point, Valdes Island; to the northern test pit and new barge landing site.

Document Review

The appended Table of Commitments and Assurances (TOCA) represent the Lyackson IR3 Dimension Stone Test Quarry permittee commitments and assurances based on the review of the following documents and applicable legislation:

1. **"Access Road and Barge Landing, Pylades Channel, Valdez Island"** prepared on October 29, 2013 by Tessa Richardson of Fisheries and Oceans Canada (DFO) to Hardy Granite Ltd. [CIDM# 2481557]
2. **"Archaeological Impact Assessment Study of Proposed Sandstone Test Quarrying Operations, Lyackson IR 3, Valdes Island, British Columbia"** prepared in August 2008, by Coast Research. [CIDM# 2481496]
3. **"Archaeological Impact Assessment Study Hardy Island Granite's Sandstone Test Quarrying Lyackson IR 3, Valdes Island, British Columbia"** prepared in September 2009, by Coast Research. [CIDM# 2481435]
4. **"Archaeological Recommendations for Hardy Island Granite Ltd.'s Proposed Marine Landing Site, DGRW-066, Lyackson IR 3, Valdes Island"** prepared on October 12, 2013 by Coast Research. [CIDM# 2481575]
5. **"Assessment of Risk Associated with Proposed Sandstone Quarries – Valdes Island, BC"** prepared on July 22, 2009 by Madrone Environmental Services Ltd. [CIDM# 2481489]
6. **"Canadian Environmental Assessment Act Screening Proposed Valdes Island Sandstone Quarry, Lyackson IR3 Project Environment Advice"** Letter by Robert More of Environment Canada (EC) on December 23, 2010 to AANDC. [CIDM# 2149987]



7. ***"Canadian Environmental Assessment Act Review – Sandstone Quarry, Lyacksun IR3 Environment Canada Comments on the Madrone Report of November 2011"*** Letter by Robert More of Environment Canada (EC) on August 21, 2012 to AANDC. [CIDM # 2149987]
8. ***"Ecological Assessment Valdes Island BC"*** prepared on April 21, 2009 by Madrone Environmental Services Ltd. [CIDM# 2481491]
9. ***"Environmental Assessment Analysis for a Barge Landing and Access Road for a Proposed Sandstone Test Quarry"*** on September, 2009 by Rural Forestry International Ltd. [CIDM# 2481451]
10. ***"Follow-Up Ecological Assessment Valdes Island, BC"*** prepared on November 1, 2011 by Madrone Environmental Services Ltd. [CIDM# 2482285]
11. ***"Health Canada Advice on Planned Privy & Sewerage Disposal on Reserve Land"*** Email from Karen Larson, Health Canada to AANDC on July 7, 2010. [CIDM# 1669478]
12. ***"Magazine Application for Proposed Quarry on Valdes Island"*** prepared on September 3, 2009 by Hardy Island Granite Quarries Ltd. [CIDM# 2481386]
13. ***"Marine Bio-Assessment for Proposed Barge Landing Access Road, Valdes Island, BC"*** prepared on October 7, 2013 by Madrone Environmental Services Ltd. [CIDM# 2482191]
14. ***"Marine Bio-Assessment for Proposed Barge Landing Access Road, Valdes Island, BC"*** prepared on July 1, 2014 by Madrone Environmental Services Ltd. [CIDM# 2481431]
15. ***"Mine Emergency Response Plan"*** prepared on August 29, 2009 by Hardy Granite Quarries Ltd. [CIDM# 2481238]
16. ***"NRCan Comments to "Proposed Dimension Stone Test Quarry on Lyacksun IR3"*** Letter from Helgi Sigurgeirson (Hardy Island Granite Quarries Ltd.) to AANDC on February 22, 2010. [CIDM# 1674423]
17. ***"Project Notification and Review Application Form"*** prepared on October 7, 2013 by Madrone Environmental Services Ltd. [CIDM# 2481646]
18. ***"Proposed Barge Landing – Valdes Island Description of Marine Habitat"*** prepared on August 17, 2009 by Madrone Environmental Services Ltd. [CIDM# 248143]
19. ***"Proposed Dimension Stone Test Quarry on Lyackson IR3"*** prepared on August 7, 2009 by Rocky Borovic, P.Eng and Helgi Sigurgeirson, P.Geo. [CIDM# 2479529]
20. ***"Report on the Dimension Stone Potential of Lyacksun IR 3"*** prepared by Helgi Sigurgeirson, P.Geo on August 24, 2009. [CIDM# 2481433]
21. ***"Revised Application: Proposed Dimension Stone Test Quarry on Lyacksun IR2, Valdes Island, British Columbia"*** prepared on November 1, 2013 by Chris Sebert, P.Eng. [CIDM# 2483087]
22. ***"Letter of Clarification: Revised Application: Proposed Dimension Stone Test Quarry on Lyacksun IR2, Valdes Island, British Columbia"*** prepared on May 24, 2014 by Chris Sebert, P.Eng. [CIDM# 2651012]

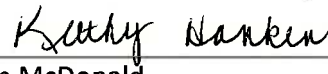


This Table of Commitments and Assurances (TOCA) will be attached to the Non-Metallic Minerals Permit and to the Consent to Interfere with Riparian Rights Permit as Schedules thereto and must be adhered to by the permittee throughout the Project lifespan.

I have analyzed this Project and its potential environmental effects and agree/recommend that the project proceed if the conditions in this table are adhered to by the permittee.

Signature:  Date: 30-July-2014
Name: Elizabeth Kovics, R.P.Bio
Title: Senior Environmental Specialist
Phone: 604.775.5224 Email: Elizabeth.Kovics@aandc-aadnc.gc.ca

Signature:  Date: 30-July-2014
Name: Joan Calderhead
Title: Manager, Environment and Natural Resources
Phone: 604.666.9332 Email: Joan.Calderhead@aandc-aadnc.gc.ca

Signature:  Date: ~~30-July-2014~~ Aug. 7, 2014
Name: Ken McDonald
Title:  Director, Lands and Economic Development
Phone: 604.666.5123 Email: Ken.McDonald@aandc-aadnc.gc.ca

Signature:  Date: Aug 8/14
Name: Eric Magnuson
Title: Regional Director General
Phone: 604.666.5201 Email: Eric.Magnuson@aandc-aadnc.gc.ca



Ref	Objective Commitment and Assurances	Project Phase/Timing	Complete
1.0	Responsible Environmental Management		
1.1	Develop and implement an Operational Environmental Management Plan (OEMP) to demonstrate how environmental impacts of the project • Will be carried out to avoid or mitigate negative impacts • Will employ Best Management Practices (BMPs), and • Will comply with applicable legislation, permits, approvals and authorizations. The OEMP will be submitted to AANDC prior to the initiation of construction.	Pre-Construction / Construction	F
1.2	Relevant sub-plans to be included within the OEMP include: • Pit Planning 1. Pit Status 2. Deposit Information 3. Production Volume, Types and Weights 4. Identification of Sensitive Areas 5. Schedule of Pit Operation • Pit Design 1. General Pit Plan 2. Visual Screening of Operation 3. Access and Transportation Haul Roads 4. Water Usage 5. Security Safety • Pit Operation 1. Site Preparation 2. Method of Excavation 3. Drainage and Erosion Control 4. Dust, Noise and Light Control 5. Maintenance Yard 6. Operation of Equipment • Emergency Spill Response Plan	Pre-Construction / Construction	F

1.3	Develop and implement a Reclamation/Restoration Plan (RRP) and closure plan developed by a P.Eng licensed to practice in BC and acceptable to the Lyackson First Nation. The Reclamation Strategy will include the following components: • Method of Reclamation • Clean Up • Drainage and Erosion Control • Site Re-Contouring • Topsoil and Overburden Replacement • Re-vegetation • Monitoring and Maintenance	Pre-Construction	F
1.4	Obtain required statutory permits, approvals, licenses and authorizations before proceeding with construction that requires such permits. This may include but is not limited to: • Non-Metallic Minerals Permit: Indian Affairs and Northern Development Canada (INAC) • Consent to Interfere with Riparian Rights: INAC • Magazine License: Natural Resources Canada (NRCAN) Explosive Regulatory Division (ERD) • Fisheries Authorization: Fisheries and Oceans Canada (DFO) • Navigable Waters Act Approval: Transport Canada (TC) • Crown Water Lot Lease: Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) • License of Occupation: MFLNRO • Section 9 Water Act Approval: MFLNRO	Pre-Construction	F
1.5	Adhere to terms and conditions of statutory permits, approvals, licenses and authorizations related to the Project.	Construction / Post-Construction	F
2.0	Access		



2.1	Utilize access route described in “ Letter of Clarification: Revised Application: Proposed Dimension Stone Test Quarry on Lyackson IR2, Valdes Island, British Columbia ” prepared on May 24, 2014 by Chris Sebert, P.Eng. Prior to use, the 2 existing wooden box culverts will be upgraded and assessed by a Qualified Environmental Professional (QEP) for fish /amphibian presence. Should they be deemed to be fish bearing, in water works will take place within the appropriate DFO/MoE Instream Work Window. This access road will not be widened or expanded as part of the project.	Pre-Construction	┐
2.2	All access road upgrades will be assessed and constructed to the specifications by a Registered Professional Forester (RPF).	Pre-Construction	┐
2.3	Should the south test quarry be used at a future date, a QEP will assess the road to determine amphibian or gastropod species that could be using adjacent wetland habitats.	Pre-Construction	┐
2.4	Quarry operations will be scheduled to avoid use of access roads during peak amphibian activity periods, specifically; during wet weather in the early spring (March – April) and during wet weather in the early autumn (September – October), especially during the first wet weather event after the summer.	Construction	┐
3.0	Amenities		
3.1	Placement of a pit privy or pump out privy will be placed in accordance with the BC Sewerage Standard Practice Manual http://www.health.gov.bc.ca/protect/pdf/SPM_V2_2007.pdf	Pre-Construction	┐
4.0	Archaeology		
4.1	Placement of a temporary barrier or permanent fencing to produce a 10 metre buffer to protect the DgRw-066 archaeological site (north quarry) from any potential accidental disturbance during road construction activity.	Pre-Construction	┐
4.2	Flag and mark the historical Douglas-fir culturally modified tree (CMT) located on the perimeter boundary of the northern quarry site with aluminum tagging. A minimum 5m buffer area surrounding the old-growth tree will be designated a “no work area” and will be preserved from future development.	Construction	┐
4.3	If any archaeological sites are unexpectedly encountered during the monitoring of proposed road construction, Hardy Island Granite Quarries Ltd. must halt all development activity in the immediate area until further direction and advice is sought from Lyackson First Nation and/or a professional archaeologist.	Construction	┐



5.0 Air Quality and Noise		
5.1	Incorporate appropriate dust control measures to mitigate fugitive dust from operational activities.	Construction
5.2	Should blasting noise become an issue to adjacent property owners, Hardy Granite Ltd. will develop a Noise Management Plan before further blasting can commence.	Construction
6.0 Emergency Response		
6.1	Development of a Mine Emergency Response Plan (MERP) as part of the OEMP that is in accordance with Section 3.7.1 of the Health, Safety and Reclamation Code for Mines in British Columbia (HSRC).	Construction
6.2	Respond to environmental incidents, including spill incident in accordance with the Emergency Spill Response Plan contained within the OEMP. This plan will include protocols consistent with the BC Spill Reporting Regulation, for reporting spills to appropriate emergency response authorities, including; • The Provincial Emergency Program, in the case of any spills of reportable deleterious substances into waters frequented by fish, regardless of the amount of the spill.	Construction
6.3	Develop a spill response plan and ensure spill response materials are kept on site. On-site personnel must be familiar with the spill response plan.	Construction
7.0 Environmental and ARD Monitoring		
7.1	An Independent Environmental Monitor (IEM) will be on site during construction of the barge landing site and two culvert replacements along the existing access road. The monitor will submit a report to AANDC Environmental Specialist following the completion of these works.	Pre- Construction / Construction
7.2	A professional archaeologist and/or experienced Lyackson First Nation field assistant will be retained to monitor the proposed new road construction.	Pre-Construction
7.3	The proponent (Hardy Island Granite Quarries Ltd.) will carry out the following monitoring program during the operation: • Acid Rock Drainage (ARD) assessment data will be collected including paste pH, neutralization potential and acid potential based on total sulphur will be completed on the finer particles generated by the operation. • Detailed mapping of the surficial deposits. • Regular monitoring for pH and conductivity to be conducted on any seepage or water ponded in waste dumps or open pits.	Post-Construction



7.4	A QEP or IEM will assess any final reclamation work and again after 1 year. Any recommendations will be implemented. Upon completion of works, the site will be inspected by the Lyackson First Nation and Professional Engineer (P.Eng) to ensure the works meet the prescribed P.Eng specifications.	Post-Construction	┐
7.5	The IEM will produce a monitoring report after one year of construction elapses to determine the effectiveness of the environmental mitigation measures. This report will be submitted to the AANDC Environmental Specialist.	Construction	┐
8.0	Fisheries		
8.1	Incorporate Department of Fisheries and Oceans (DFO) ' <i>Measures to Avoid Causing Harm to Fish and Fish Habitat</i> ' and ' <i>Shoreline Re-vegetation and Stabilization</i> ' measures during construction of the access road, barge landing site and two culvert replacements (if found to be fish bearing) http://www.dfo-mpo.gc.ca/pnw-ppe/measures-mesures/index-eng.html	Construction	┐
8.2	Comply with DFO Document 13-HPAC-PA3-00578 that states: • The barge landing site will have a permanent intertidal footprint of 135m² and will be only used during high tides • An access road will be constructed with a riparian footprint of 105m² • Removed trees will be replaced at a 2:1 ratio • Appendix C.3 "<i>Application for Barge Landing Site</i>" must be followed	Pre-Construction	┐
8.3	Scaling works associated with the use of explosives in proximity to the marine environment must not result in an instantaneous pressure change in excess of 100kPa and all applicable guidelines noted in the DFO Guidelines for the Use of Explosives In or Near Canadian Fisheries Waters must be followed: http://www.dfo-mpo.gc.ca/Library/232046.pdf	Construction	┐
8.4	All works involving construction in and around marine and fresh water must adhere to Environment Canada " <i>Interim Guidance for Addressing Water Quality for Work in and Around Water</i> ".	Construction	┐
8.5	All road construction and explosive work must occur during low tide conditions, where all machinery is able to work in the dry above the water line.	Construction	┐
8.6	Diversion ditches must be implemented as part of the road design to prevent surface water from the road from entering the ocean and reduce sediment transportation into the marine environment.	Construction	┐



8.7	Follow DFO timing windows for the barge landing and access road site - December 1 st to February 15 th (winter work window). The summer work window does not apply due to the proximity of a bald eagle nest site.	Construction	┐
8.8	Comply with all Federal Laws relating to fish and aquatic habitat, including the Fisheries Act, and take all reasonable measures to prevent substances that may be harmful to fish from entering the aquatic environment at the construction site in proximity to fish and aquatic habitat. Particular attention must be paid to discharges of suspended sediments, construction waste, handling of concrete materials and other deleterious substances. Follow DFO ' Fish Protection and Operation of Machinery ' measures.	Construction	┐
8.9	Develop fish habitat compensation works that apply a 2:1 ratio, resulting in 16, 650m ² of riparian planting. Two coniferous trees must be planted for each tree removed in minimum one gallon pot size. Follow DFO ' Shoreline Re-Vegetation and Stabilization ' protocols at http://www.dfo-mpo.gc.ca/pnw-ppe/measures-mesures/index-eng.html	Post-Construction	┐
8.10	The compensation planting must only utilize native, non-invasive plant species indigenous to the area.	Post-Construction	┐
9.0	Materials Management and Storage		
9.1	Follow applicable Canadian Council of Ministers of Environment codes and procedures if temporary fuel storage/fuelling facilities are required during construction. http://www.ccme.ca/assets/pdf/pn_1326_eng.pdf	Construction	┐
9.2	Fuel will be stored in a double walled enviro tank and according to Storage Tank Systems for Petroleum Products and Allied Petroleum Products http://www.ec.gc.ca/rs-st/06EF27CF-7C05-487D-891B-0379416BF833/PN%201326%20A_U%20Storage%20Tanks%20e.pdf	Construction	┐
9.3	Fuel oil and Lubricants should be stored in accordance with the " National Fire Code of Canada "; and outside the riparian or marine or other sensitive area. Adequate containment will be provided at the storage site. http://www.nrcnc.gc.ca/eng/publications/codes_centre/2010_national_fire_code.html	Construction	┐
9.4	Materials must be transported, stored and marked with appropriate signage in accordance with the Transportation of Dangerous Goods Regulations http://www.tc.gc.ca/eng/tdg/clear-tofc-211.htm	Construction	┐



9.5	No refueling or storage of fuels to be within 30m of riparian and a minimum 30m from the high tide line.	Construction	┐
9.6	All machinery must be free of leaks, excessive oil and grease and in riparian and marine areas, operate using environmentally sensitive hydraulic fluids that are readily biodegradable (vegetable-based).	Construction	┐
9.7	A large spill containment kit (with minimum 195 litre sorbent capacity) will be placed at the North and South quarry site.	Construction	┐
9.8	Each piece of heavy equipment working on site is required to contain a small, storable emergency spill containment kit with at least a 30 litre sorbent capacity.	Construction	┐
9.9	The proponent must develop placement plans for any reactive waste rock to reduce infiltration of precipitation and groundwater.	Construction	┐
10.0	Reclamation/Reclamation		
10.1	Decommissioning of the operation must be in accordance to the Reclamation/Restoration Plan, Closure Plan and " Health, Safety and Reclamation Code for Mines in British Columbia " (2008). http://www.empr.gov.bc.ca/Mining/HealthandSafety/Documents/HSRC2008.pdf	Post- Construction	┐
10.2	Decommissioning of the operation must follow the practices detailed in the " Aggregate Operators Best Management Practices " (2002) http://www.empr.gov.bc.ca/Mining/MineralStatistics/MineralSectors/ConstructionAggregates/ReportsandPublications/Documents/Vol1-Aggregate-Operators-HB-no-links.pdf http://www.empr.gov.bc.ca/Mining/MineralStatistics/MineralSectors/ConstructionAggregates/ReportsandPublications/Documents/Vol2-AOH-BMP.pdf	Post-Construction	┐
11.0	Sediment and Erosion Control		
11.1	The size of excavation and staging operations must be limited to maximize retention of undisturbed/vegetated ground.	Construction	┐
11.2	Straw mulch must be applied to all exposed ground and piles of fill and/or covering these areas with tarps or non-woven geotextile material.	Construction	┐
11.3	Exposed areas must be seeded and/or mulched as soon as practically possible and replanted with native vegetation.	Construction	┐
11.4	Sediment fences must be installed to prevent turbid water from leaving the work area.	Construction	┐



12.0 Water Quality			
12.1	Instream works will be conducted according to 'Standards and Best Practices for Instream Works'. http://www.env.gov.bc.ca/wld/documents/bmp/iswstdsbpsmarch2004.pdf	Construction	┐
12.2	Develop a Surface Water Quality and Sediment Control Plan based on CCME water quality guidelines and DFO 'Erosion and Sediment Control' provisions. http://www.dfo-mpo.gc.ca/pnw-ppe/measure-mesures/index-eng.html	Pre- Construction	┐
13.0 Wildlife			
13.1	Migratory Birds	Pre-Construction	┐
	A bird nesting survey will be completed prior to site preparation if the site preparation and construction is to occur during nesting periods between March 31 – August 1. Should active nests be discovered on site or within 20m of the edge of any area to be affected by construction, a Qualified Environmental Professional (QEP) should be consulted to determine an appropriate buffer zone.	Pre-Construction/Construction	┐
13.2	Turkey Vulture	Pre-Construction	┐
	If the proponent wishes to the remove active Turkey Vulture nest outside of the northern quarry project footprint, the proponent must consult the BC Ministry of Environment to determine requirements.		
13.3	Bald Eagle	Construction	┐
	A permanent no development biologically feasible buffer of 200m will be enforced around known nest sites, whether deemed active or not. No disturbance will be permitted at any time of year inside this buffer zone.		
	A seasonal no development buffer of 300m will be established around active nest sites. Disturbance from development activities is not permitted during the breeding season which extends from February 5 th to August 31 st .	Construction	┐
	A seasonal no blasting buffer of 1000m will be established around active nest sites. No blasting is permitted inside this buffer during the breeding season.	Construction	┐
14.0 Wildlife: Species at Risk			



14.1	Peregrine Falcons	A permanent no development buffer of 200m will be enforced around known nest sites, whether deemed active or not. No disturbance will be permitted at any time of year inside this buffer zone. A seasonal no development buffer of 400m will be established around active nest sites. Disturbance from development activities is not permitted during the breeding season which extends from February 5th to July 31st. A seasonal no blasting buffer of 1000m will be established around active nest sites. No blasting is permitted inside this buffer during the breeding season.	Construction		┐
15.0	Vegetation				
15.1	Riparian Areas	A 15m buffer from high water mark must be established around all wetland ecosystems. A 15m buffer from high water mark must be established around non-fish bearing watercourses.	Construction		┐
15.2	Coastal Forest	A minimum 50m buffer will be retained from the areas of continuous second growth forest to the east of the project area and those forming the coastal strip to the west will not be disturbed.	All Stages		┐
15.3	Barge Landing Site	The construction of an access road for a new barge landing near the proposed northern quarry site must minimize vegetation removal. Adjacent Sensitive Ecosystems must not be encroached upon or impacted in any way.	Construction		┐

15.4 Invasive Plant Species	The following invasive plant species management strategy must be implemented on site: • Ensure fill, gravel, equipment, machinery and/or vehicles are free of weed seeds or weed plants before entering the project area, • Clean all vehicles before entering the project site, • Seed disturbed areas immediately following disturbance, • Use perennial native grasses and legumes for reseeding, • Inventory, map and monitor weed populations to ensure they do not spread.	Construction	┐
16.0 Vegetation –Rare and Sensitive Ecosystems			
16.1 Polygon 2, 14, 18	Must be retained in their natural state and not be altered by development.	All Stages	┐
16.2 Polygon 23	Must be retained in its natural state and not be altered by development. A 15m buffer must be provided around the entire wetland and be demarcated with high visibility fencing.	Pre-Construction	┐
16.3 Polygon 16	Must be retained in its natural state and not be altered by development. A 15m buffer must be provided around the entire wetland and be demarcated with high visibility fencing.	Pre-Construction	┐
16.4 Polygon 11, 12,13 and 20	No development to take place within these polygons (currently outside of project footprint). Further consultation must be undertaken before any consideration for development.	Pre-Construction	┐
16.5 Sensitive Ecosystem T1056-R1	A high visibility fence will be placed around the edge of the forest to prevent any potential for encroachment associated with the adjacent quarry operations.	Pre-Construction	┐
16.6 Wildlife Trees	Wildlife trees described in the Madrone Environmental Assessment (2009) (Figures 2, 3 and 4) must be demarcated in the field and preserved.	Pre-Construction	┐
16.7 Gary Oak	If Gary Oak and associated ecosystems are detected to occur within the project footprint, further consultation with Environment Canada (EC) is required in addition to the development of a Habitat Compensation Plan (HCP).	Pre-Construction	┐



I, _____ verify that the preceding table of commitments have been met and adhered to, dated _____ of _____, 2016

Helgi Sigurgjerson, P. Geo of Hardy Island Granite Quarries Ltd.

Date: March 30, 2015

File Number: TH-4990-20

To: Thetis Island Local Trust Committee
For the meeting of April 14, 2015

From: Karin Kronstal, Island Planner

Re: **Mosquito Management on Thetis Island**

At the February 4, 2015 regular meeting of the Thetis Island Local Trust Committee (LTC), the LTC passed the following resolution:

TH-2015-007

It was MOVED and SECONDED, that the Thetis Island Local Trust Committee direct staff to investigate options for presenting a report for the Local Trust Committee regarding mosquito management at the slough.

In early March, the Thetis Island Residents and Ratepayers Association (TIRRA) arranged for Curtis Fediek, a Registered Professional Biologist from DG Regan and Associates Ltd., to conduct a site visit on March 16th of the "slough" (a salt marsh) and neighbouring properties. As noted in the attached letter from TIRRA to Trustee Luckham, the purpose of this visit was to collect larvae samples from public and private properties that have reported a mosquito issue, in order to assess mosquito management options.

Following the site visit on March 16th, Curtis Fediek provided the attached report to TIRRA outlining the current status of the mosquito population and options for pest control. His report outlines a recommended action plan to be carried out over a period of three years, starting with public education and private property management by landowners in the first year and eventually treating mosquito breeding habitat on public lands, which requires submitting a Pest Management Plan to the BC Ministry of Environment that includes a survey of the proposed area for treatment. VectoBac, the bacterial larvicide recommended in the report, is not a chemical pesticide and not known to pose any hazard to fish species. The Canadian Federal regulatory label states that the Bti product Vectobac 200G may be applied to any water other than finished drinking water.

The letter from TIRRA indicates a request may be forthcoming to the Islands Trust for the proposed pest management plan. The authority to manage "pests" falls under Section 797.1(1)(d) of the Local Government Act, which does not apply to the Islands Trust or Local Trust Committees. As such, mosquito abatement is within the legislated authority of regional districts. It does not appear that the Cowichan Valley Regional District (CVRD) currently operates a mosquito control program but many other regional districts do, including the Regional District of Central Okanagan's [Regional Nuisance Mosquito Control Program](#) and the Fraser Valley Regional District's [Mosquito Control Program](#). More recently, in February 2015 the [Comox Regional Valley District committed \\$5,000](#) to a feasibility study for mosquito control in the Port Holms/Cape Lazo area following complaints of mosquito overpopulation.

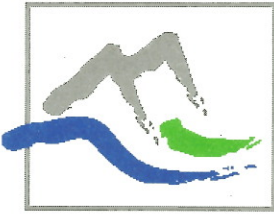
As pest management falls within a regional district's authority, the LTC cannot contribute any funds to mosquito abatement efforts, whether independently or in partnership with community groups like TIRRA. However, the LTC can advocate that the CVRD work directly with TIRRA on this issue, including by making a financial contribution towards the cost of hiring DG Regan and Associates Ltd.

RECOMMENDATIONS

Based on the above considerations, Staff recommends that the Thetis Island Local Trust Committee request staff draft a letter to the attention of Regional Director Mel Dorey, copied to the Chief Administration Officer Brian Carruthers at the Cowichan Valley Regional District requesting that they work directly with the Thetis Island Residents and Ratepayers Association on development a mosquito control program for Thetis Island, for LTC approval and endorsement at the next regular meeting of the Thetis Local Trust Area.

Attachment: Letter from Thetis Island Residents and Ratepayers Association to Peter Luckham, dated February 17, 2015

Report by D.G. Ragen and Associates Ltd. Regarding Site Visit, dated March 23, 2015



D.G. Regan and Associates Ltd.
environmental services

23 March 2015

TIRRA
Box 4-1
Thetis Island, BC
V0R 2Y0

ATTN: Mssers. Stu Downey and Ernie Hunter
REF: Nuisance Mosquito Site visit and field discussion

As a follow up to our meeting of 17 March 2015.

In response to above normal adult mosquito annoyance during summer 2014, *DGRA* was contacted by Mr. Stu Downey in late February 2015. Following a number of telephone conversations and discussions regarding potential causes and solutions, a field visit was organized for mid-March.

On 17 March 2015, Messrs Stu Downey and Eric Hunter provided a brief survey of potential sources of mosquito development and nuisance they had identified. Several property owners provided details and tours of their properties and observations related to their local experiences with mosquitos. The largest site visited, was a slowing-flowing creek winding through three properties along a flat, valley bottom, ending in large pond beside Mr. Roy Halloway's property before draining into the ocean through a culvert. Larvae from flooded hoof prints and pools, and a single adult mosquito specimen, were collected from Mr. Bill Dickie's property, at the north end of this water course. Sample identifications determined that all larvae were *Aedes dorsalis* and the adult specimen was *Culiseta impatiens*. *Aedes dorsalis*, better known as the "salt marsh" mosquito, will also develop in brackish and fresh water. It is a vicious biter, day or night, and is not usually found more than 1-2 km from its source. *Culiseta impatiens* typically emerge early in the spring, often when there is still snow on the ground. They are not aggressive biters, and while they attack man on occasion they usually take blood from other animals, typically cattle.

A number of other properties were visited, and brief discussions, regarding each were completed.

As part of the discussions surrounding the issue of localized adult mosquito annoyance and possible solutions, a short term and long term plan was requested. The following is a very brief summary of the usual procedures/processes (long term plan) which a community-based nuisance mosquito control program would typically complete to become operational. The following assumes that there is funding and community support.

.../2

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1. The desire to have relieve from mosquito nuisance has been identified by residents and businesses and this has been brought forward to a rate payers association, municipal council or regional district. There is a typically a general consensus of where the “problem” areas are located, and the extent of the nuisance problem.
 2. The need for some form of control program is recognized. The treatment scope (area size) and costing for a program need to be determined. Public education and information is provided through personal contact, public meetings, brochures and pamphlets.

A development site survey to identify potential development habitats, site mapping, larval, and adult mosquito sampling, is completed. This information is essential to prepare and submit a Pest Management Plan to the BC Ministry of Environment. It also establishes the scope of potential control and provides a tentative, operational budget (\$) for further planning. If control applications are contemplated for more than 1 hectare of public land, a Pest Management Plan, Pesticide Use Notice and Pesticide Use Notice Confirmation is required. See the Integrated Pest Management Act (www.env.gov.bc.ca/epd/main/ipma).

3. A Pest Management Plan is prepared using details of potential habitats, locations and species collected during the development site survey. It is an integrated plan which provides for the conservation of natural predators, reduction of habitat where possible and larval control using biological larvicides. This plan involves public notification (advertisement) and opportunity for input from the general public, interest groups and local first nations. A control program budget and funding is established.
4. Upon approval of the Pest Management Plan, valid for 5 years, mosquito control operations can begin. Legal notification and reporting requirements of program operations is required annually.

This long-term plan would typically be completed over a period of 1-3 years. The initial season may involve recognition of a problem and desire for action, public meetings, administrative and funding discussions. In the second season the development site survey would be completed during the summer. The PMP is prepared, advertised and completed during the fall and early spring using survey information. Operational mosquito control begins in season # 3. Year 1 and 2 tasks can occur in the same, first year allowing for control the following, or second summer.

It is understood that there are several residents interested in working to further develop the mosquito control service/program on Thetis Island. A short-term Action Plan for Thetis Island Ratepayers includes:

1. Public Education. The public should be encouraged to participate. Since mosquitoes require water to develop, and can do so in as little as 7-10 days, land owners and residents should eliminate standing waters wherever they can. Empty buckets and other water holding containers. Clean gutters, tarped equipment and regularly change water in livestock

.../3



watering troughs and bird baths. Ensure that irrigation or settling ponds are deeper than 1-2 feet, have shorelines/edges free of vegetation, or regularly circulate water and keep moving with a fountain or pump. Fill or grade water-holding depressions such as tire ruts, old excavations, forest and field puddles and depressions.

2. Volunteers to sample, collect and preserve larval mosquitos from potential development habitats that they believe may be sources of nuisance mosquitos. Adult mosquitos to also be collected from residents or volunteers willing to provide samples from their mosquito magnetsTM. Volunteers to keep records of their observations, dates of sampling, sampling results and any photographs or maps they collect or generate of potential sites.
3. Control of nuisance mosquito populations by landowners on their private land using a bacterial larvicide such as VectoBac (*Bacillus thuringiensis* var. *israelensis*) is possible where the water bodies are self-contained (man-made or natural) and on private land.
4. Residents to continue to deploy adult mosquito collection devices (mosquito magnetsTM), limit activity during dusk and dawn, in shaded and cool forested areas, wear light coloured, loose fitting clothing, ensure window screens are in good repair, eliminate or minimize standing waters on private properties.

We are very interested in the development of the local nuisance mosquito control program and are available to assist with its ongoing progression. We are available to attend committee or public information meetings, to provide volunteers with training and certification, and if called upon, can prepare and manage Pest Management Plan development and submission, and to supply mosquito surveillance, control and reporting services.

We look forward to working with the residents and businesses of Thetis Island as they develop a pro-active mosquito surveillance and control program to manage, and suppress nuisance mosquito populations.

If you have any questions on the above please contact us at your convenience.

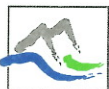
Yours truly

DG Regan and Associates Ltd.



Curtis Feduk BSc., RPBio.,
President

CWF/kab



Islands Trust

Prepared for Peter Luckham
Islands Trust

Prepared by Stu Downey, Corresponding Secretary
Thetis Island Residents' and Ratepayers' Association (TIRRA)

17 February 2015

This summary is created in response to the increasing annual mosquito nuisance on Thetis Island. Information collected is from reports produced for various cities/districts including BWP Consulting Corp for Thompson/Nicola and Kelowna areas, DG Regan & Assoc for CRD, North Cowichan and CVRD, Culex Environmental for Surrey, Langley and Tri-Cities areas.

Thetis Island provides residents and visitors with a great variety of outdoor activities such as walking, cycling, bird watching, gardening, BBQing, farming, boating, with many trails, beaches and public areas such as Forbes Hall. Mosquito annoyance can often conflict with the enjoyment of such activities. Besides the negative impacts on the lifestyle of residents, guests and visitors, there can be also considerable economic impact from mosquito annoyance on local businesses and workers. The adult mosquito population has been steadily increasing on Thetis Island with the summer of 2014 resulting in numerous concerns raised.

The salt marsh off Pilkey Point Rd is adjacent to numerous homes, marinas, businesses and farms, may well be the single greatest source of mosquitoes population on the south end of Thetis Island. In the past, a metal 'flap' curtailed summer high tides from entering the salt marsh. Recent history indicates that local residents 'treated' the salt marsh to reduce the mosquito population. The 'flap' has now rusted away, and the salt marsh has been left to its own for the last number of years.

Tidal salt marsh habitats can produce thousands of salt marsh mosquitoes (*Aedes dorsalis*), a ferocious mosquito that bites day or night. It is important to note that these mosquitoes can travel upwards of 1 to 2 kilometres inland and can make up 60% of the overall adult nuisance mosquito population. Other areas of concern are fresh water ponds, lagoons, and drainage ditches that can provide habitat for the balance of development habitats for the *Culex* and *Culiseta* mosquitoes.

The goal of any annual mosquito mitigation action is to reduce the potential for widespread mosquito annoyance. A typical approach to mosquito control focuses on the timely detection, treatment and prevention of larval mosquito development. Registered Professional Biologists can complete public and private property inspections to locate potential larval mosquito

habitat throughout the target areas. Where required, larval mosquito population is controlled using the larvicide bio-rational product Vectobac 200G. Made with bacterium *Bacillus thuringiensis* var (Bti), which targets the mosquito larvae once ingested. It has no residual activity, does not bio-accumulate and has no impact on beneficial organisms or fish. Larval control is much more efficient and effective than adulticiding. The use of pesticide Malathion for the purpose of controlling adult mosquitoes is not a preferred method. Note that there is vast information available that shows any other mitigation methods are ineffective.

Public input and education is very important and is a key part of a successful proactive mosquito mitigation plan. Timely identification of larval development is critical. When left untreated, larval mosquitoes complete their development within days to become a source of adult mosquito annoyance. Individual residents can control larval development sites by screening or removing water storage containers, old tires, buckets, rain gutters plus maintenance of water levels in ponds, watering troughs and bird baths.

Next steps:

There is no longer any provincial funding provided for West Nile virus surveillance or control in BC.

In 2005, VIHA produced a Mosquito and West Nile Virus pamphlet that explains the life cycle of mosquitoes and instructs readers on how to control mosquitoes in and around their homes. Quantities of this pamphlet have been obtained and will be made available to all Thetis Island residents.

A Registered Professional Biologist from DG Regan and Associates Ltd will be on site in March 2015 to tour and provide tail-gate mitigation strategies to TIRRA executive members. This tour will include the aforementioned salt marsh and tidal 'flap' plus private property ponds and lagoons. Appropriate private property owners will be contacted prior to the site tour and inspection for permission to access property.

A request to Islands Trust for funds to assist in covering costs for travel and time for DG Regan & Assoc representative to visit Thetis Island.

Create and implement a larviciding strategy.



Memorandum

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

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Date March 30, 2015 File Number 6500-02 LTC Top
Priorities

To Lasqueti Island Local Trust Committee
For meeting of March 14, 2015

From Courtney Simpson
Regional Planning Manager
Northern Office

Re Thetis Local Trust Committee Strategic Planning Session

At the February 3, 2015 regular business meeting, the Thetis Local Trust Committee held a “strategic planning session” facilitated by planning staff. The attached document is a record of the session.



Thetis Island Local Trust Committee

Islands Trust 2014-2018 TERM STRATEGIC PLANNING SESSION

OVERVIEW

Planning Staff led the Thetis LTC in what we titled a 'Strategic Planning Session' on February 3, 2015. The session took about an hour and comprised the following steps:

1. **Wishlist** - A brainstorming of what the three Trustees hoped to get out of the 2014-2018 term. The trustees completed this step independently using post-it notes and then shared their goals.
2. **Others' Wishes** - A review of the current Top Priorities list, the Projects list, and any external requirements and considerations. The LTC identified certain topics and tasks they agreed should be added to the discussion.
3. **Grouping and Filtering** - Reviewing all the individual goals and additional topics and tasks, similar goals and tasks were grouped. Synergies were also considered.
4. **The Goals List** - The LTC established goals for the term. Some were content-related, some were process-related.

SUMMARY NOTES FOR FEBRUARY 5 SESSION

Trustee Responses to Wishlist Brainstorm

- Strengthen First Nations relationships
- Explore opportunities for First Nation cooperation and consultation
- Create a Road Safety Assessment and plan
- Consider creation of a walking path from Telegraph Marina to Ferry
- Research alternate pathways other than roads
- Advocate Ministry of Transportation and Infrastructure to reduce speed limits (as a way to allow alternate vehicles that have maximum speed limits)
- Advocate for public transit
- Advocate for alternative and more affordable ferry and water taxi service
- Specific shoreline protection guidelines
- Explore regulatory measures and education re: wharves
- Research remedial activities to create a healthy slough
- Complete housekeeping amendments
- Consider new zoning for lots of 15 acres or more
- Encourage protection and preservation of private lands
- Support Valdes community interests in protecting the recreational lands
- Support aging in place

- Expand OCP advocacy respecting community expectations of the Islands Trust
- Improve Islands Trust image through better communication
- Petition the government to pay its fair share to the Islands Trust

Other wishes to be considered

- Support services for aging in place
- Finishing Riparian Areas Regulations
- Address Bute/Dunsmuir Islands Stakeholder Process

The Thetis Trustees spoke to some of their goals, and asked staff questions. From the topics noted above, the Thetis LTC set 12 preliminary goals for the term.

Draft Long-Range LTC Goals for the 2014-2018 Term (Thetis LTC)

- Explore opportunities for First Nation cooperation and collaboration
- Complete RAR
- Improve pedestrian safety
- Explore shoreline protection options
- Limit size of wharves and docks
- Support a healthy slough
- Advocate / support affordable public transit inc water taxi and ferry service
- Handle housekeeping amendments
- Expand advocacy
- Support services / remove barriers for aging in place
- Encourage protection and preservation of private land
- Improve Islands Trust image through communication and engagement

NEXT STEPS

This list can be referred to in amending the LTC Work Program; the Top Priorities and Projects Lists. Weighing potential projects against identified goals can help set priorities. The LTC can refer to this list of goals throughout the term, especially when projects are completed and a new project can be moved up to the Top Priorities list for staff to begin work on.



Memorandum

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Date March 30, 2015 File Number TH-6500-20
Shoreline Protection

To Thetis Island Local Trust Committee

From Aleksandra Brzozowski
Island Planner
Northern Office

Re Shoreline Protection Project Update

This memorandum is to provide the Thetis Island Local Trust Committee (LTC) with an update on work regarding the Shoreline Protection priority project. Shoreline Protection and Stewardship was a Top Priority project for the Thetis Island Local Trust Committee last term and at its February 3, 2015 meeting, the LTC resolved to keep Shoreline Protection as its Number 2 priority project.

Updating the Project Charter

In March 2014, the LTC committed to participating as one of four pilot communities in the Green Shores for Homes (GSH) – BC Pilot project run by the Stewardship Centre for BC. This pilot project was contingent upon additional funding from other sources; once secured, the project kicked off September 5, 2014. A memorandum updating the LTC on the BC-Pilot project was provided at the September 17, 2014 LTC meeting, but staff did not ask the LTC at that time to revise the Project Charter to reflect this change in work plan.

Please find attached both the current Project Charter last endorsed on March 19, 2014 as well as a draft revised Project Charter with suggested changes to the workplan overview, budget, and staff resources. Please note that the objectives and scope of the project remain the same. Staff seeks endorsement of the revised Project Charter.

Update on Green Shores for Homes – BC Pilot

In October 2014, Modus Planning, Design and Engagement, Inc. was awarded the contract for the consultation phase of the project. Modus has drafted a report summarizing the results of community consultation held in the pilot communities.

On March 10, 2015, the GSH – BC Pilot Advisory Group (comprising planning staff) met in a face-to-face Implementation Strategies workshop to develop the outline for a logic framework to introduce Green Shores into the pilot communities over a 5-year timeline. The four components identified were: Communications, Professional Certification, Approvals, and Incentives.

The final version of the consultation summary report and a complete draft of the logic framework are expected to be presented to the Advisory Group in the spring. Once the reports from Modus are submitted to the Advisory Group, staff will present the reports to the LTC.

Update on Landowner's Guide to Protecting Shoreline Ecosystems

The Landowner's Guide to Protecting Shoreline Ecosystems was a manual intended to serve as an additional deliverable for Thetis' Shoreline Protection project. Staff has managed to use the \$500 made available in the 2014/2015 Thetis LTC budget for preliminary work by a graphic designer on the *Landowner's Guide*. Planning staff will continue to work with the Islands Trust Communications Specialist on this document throughout the spring to provide a designed deliverable later in the year.

Attachments:

1. Thetis LTA Shoreline Protection Project Charter, last endorsed March 19, 2014
2. Draft Revisions to Thetis LTA Shoreline Protection Project Charter

CC: Karin Kronstal, Island Planner
Courtney Simpson, Regional Planning Manager

Purpose This project aims to pilot the Green Shores for homes draft credit rating system.

Background Shoreline protection has been a priority project of the THLTC work program throughout the 2011-2014 term, first as a project to introduce proactive shoreline regulation, and since April 2013 as a project to engage waterfront property owners in shoreline stewardship. In November 2013, the LTC committed to serving as a pilot area for the emerging Green Shores for Homes program.

Objectives

- Demonstrate the value of approaches to planning and design that recognizes ecological features and functions of coastal ecosystems.
- Broaden community support for softer approaches to landscaping and development on waterfront property shorelines.
- Provide property owners with practical information about shoreline practices.
- Engage local contractors and builders in the Green Shores approach.
- Test the Greenshores approach and rating system on a small scale.
- Collaboration between local govt, residents, technical experts & local industry.
- Collaboration with other government agencies on shoreline concerns.

Scope

- Educational events are out of scope
- Regulatory options are out of scope
- Green Shores experts actively support pilots
- Project should not financially burden property owners

Project Team

Island Planner
Thetis LTC
Technical Consultant (for Pilots)

Budget

Budget Sources:
REF Fund (\$8000);
Work Program
2014/2015(\$3000)

Item	Cost
Green Shores Scenarios Workshop	\$8,000
Support for BC- GSH Pilot project	\$3,000

Workplan Overview

Deliverable/Milestone	Date
Host Green Shores Scenarios Workshop on Thetis Island, inviting residents, property owners, builders, contractors, other jurisdictional agencies, etc.	May 2014
Recruit 1-2 Thetis property owners to participate in pilot of the draft credit rating system.	Summer 2014
Share results of Scenarios Workshop through expansion of <i>Caring for My Shoreline</i> webpages and <i>Green Shores</i> webpages.	Summer — Fall 2014
Evaluation of the implementation aspects of the GSH credit rating system.	Spring 2015
Share evaluation with residents, LPC, & Green Shores Steering Committee.	Fall 2015

LTC Endorsement Resolution #: TH-2014-003
Revised: Resolution #: TH-2014-021

Date: February 5, 2014
Date: March 19, 2014

RPM Approval:

Courtney Simpson
Date: January 23, 2014

Thetis LTA Shoreline Protection Project Charter

Date of revised draft: March 31, 2015

Purpose This project aims to pilot the Green Shores for homes draft credit rating system.

Background Shoreline protection has been a priority project of the THLTC work program throughout the 2011-2014 term, first as a project to introduce proactive shoreline regulation, and since April 2013 as a project to engage waterfront property owners in shoreline stewardship. In November 2013, the LTC committed to serving as a pilot area for the emerging Green Shores for Homes program.

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- Regulatory options are out of scope
- Green Shores experts actively support pilots
- Project should not financially burden property owners

Project Team

Island Planner
Thetis LTC
Stewardship Centre for BC (for BC Pilot Project)

Budget

Budget Sources:
REF Fund (\$8000);
Work Program
2014/2015
(\$3000); Work
Program
2015/2016 (\$5000)

Item	Cost
Scenarios Workshop	\$8,000
Support for BC Pilot project 2014/2015	\$3,000
Support for BC Pilot project 2015/2016	\$5,000

Workplan Overview

Deliverable/Milestone	Date
Host Green Shores Scenarios Workshop on Thetis Island, inviting residents, property owners, builders, contractors, other jurisdictional agencies, etc.	May 2014
Share results of Scenarios Workshop through summary reports, expansion of <i>Caring for My Shoreline</i> webpages, and updates on Thetis LTC webpages.	Summer — Fall 2014
Participate as one pilot community in Green Shores for Homes—BC Pilot project.	Fall 2014 - Spring 2016
Create and distribute a Landowner's Guide to Protecting Shoreline Ecosystems.	Fall 2014 — Summer 2015
Share results of BC Pilot project with residents, LPC, & Green Shores Cross-Boundary Steering Committee.	Spring 2016

LTC Endorsement Resolution #: TH-2014-003
Revised: Resolution #: TH-2014-021
Revised:

Date: February 5, 2014
Date: March 19, 2014
Date:

RPM Approval:

Courtney Simpson
Date: January 23, 2014



Top Priorities

Thetis Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	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.	Sep-07-2011	Aleksandra Brzozowski Karin Kronstal	Nov-15-2014	On Going
2	Shoreline Protection	Serving as the Pilot Local Trust Area for the Green Shores for homes draft credit rating system.	Sep-07-2011	Aleksandra Brzozowski	Sep-01-2014	On Going
3	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.	Sep-07-2011	Karin Kronstal	Nov-15-2014	On Going

**Projects****Thetis Island**

No.	Description	Activity	Received/Initiated	Status
1	Protocol Agreement or Memorandum of Understanding with Penelakut First Nation	Sent letter to newly elected Chief and Council to see if they are interested in continuing the work on a protocol that was started with former Chief Lisa Shaver.	Feb-06-2009	On Going
1	Revise Protocol Agreement with Lyackson First Nation	As of August, 2010 draft with Lyackson for review by their community.	Feb-06-2009	On Going
1	Potential LUB amendments:	- short-term vacation rentals of principle dwellings in the R-2 zone - rainwater storage requirements	Sep-07-2011	On Going
1	Housekeeping Amendmends to LUB	4.3(d) amend to say: In addition to s. 4.3(a), (b), and (c)...	May-24-2012	On Going
1	Housekeeping amendments to the OCP	- objectives and policies re sea level rise (was resolution to include in draft but did not make it in to adopted OCP)	Oct-03-2012	On Going
1	Island-wide watershed protection	TBD	Nov-21-2012	On Going
1	OCP/LUB amendments to consider ocean loop geothermal exchange systems.		Apr-17-2013	On Going
1	Pilkey Point / Marina Drive Slough: Support for habitat restoration.		Nov-20-2013	On Going
1	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.	Mar-19-2014	On Going
1	Explore regulatory measures to address impacts of wharf related structures.		Jul-23-2014	On Going



Applications w/ Status - Thetis Island Status: Open

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
TH-DVP-2015.1	DANIEL GIESBRECHT	Feb-19-2015	Lot 7, Otter Bay Trail, Ruxton Island variance to allow for the side patio/deck structure to encroach up to 3.75 meters into the south side property line setback

Planner: Teresa Ritemann

Planning Status

Status Date: Mar-31-2015

Continue to await revised, detailed Site Plan from applicant/surveyor

Status Date: Mar-25-2015

Applicant has hired a surveyor to work on a more detailed site plan to cover this DVP application and future RZ application with one survey.

Status Date: Mar-19-2015

Site visit to Ruxton Island (Planner TR and BEO Warren Dingman)

Rezoning

File Number	Applicant Name	Date Received	Purpose
TH-RZ-2015.1	PENELAKUT SEAFOODS INC Planner: Karin Kronstal	Mar-11-2015	Rezoning to allow for mariculture in the marine area, south of Thetis Island.

Planning Status

Subdivision

File Number	Applicant Name	Date Received	Purpose
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TH-SUB-1998.1

TRAX
DEVELOPMENT
LTD C/O WRIGHT
FOCUS
ENGINEERING LTD
Planner: Karin Kronstal

Sep-25-1998

Phased Strata Subdivision 'Meadow Valley Properties' phased strata to create 21 strata lots from 4 parent parcels

Planning Status

Status Date: Jan-29-2015

Response provided to MOTI regarding application to phase subdivision (no concerns from Islands Trust on issue of timing)

Status Date: Sep-05-2014

Report sent to LTC reviewing Assessment and recommending next steps

Status Date: Mar-31-2014

Detailed Assessment received

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

Planning Status

Status Date: Aug-11-2014

Sub not permitted; applicant request put on hold

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

Planning Status

Status Date: Jan-29-2015

Sent referral to MOTI

Status Date: Nov-28-2014

Reviewed File

Islands Trust
 LTC EXP SUMMARY REPORT F2015
 Invoices posted to Month ending March 2015

670 Thetis	Invoices posted to Month ending March 2015	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-670	LTC "Trustee Expenses"	700.00	121.44	578.56
LTC Local				
65200-670	LTC - Local Exp - LTC Meeting Expenses	1,000.00	1,030.78	-30.78
65210-670	LTC - Local Exp - APC Meeting Expenses	500.00	25.00	475.00
65220-670	LTC - Local Exp - Communications	300.00	0.00	300.00
65230-670	LTC - Local Exp - Special Projects	750.00	0.00	750.00
TOTAL LTC Local Expense		<u>2,550.00</u>	<u>1,055.78</u>	<u>1,494.22</u>
Projects				
73001-670-2010	Thetis (Ruxton Island) Associated OCP/LUB	1,500.00	967.90	532.10
73001-670-4033	Thetis Foreshore Protection	<u>3,000.00</u>	<u>5,797.17</u>	<u>-2,797.17</u>
TOTAL Project Expenses		<u>4,500.00</u>	<u>6,765.07</u>	<u>-2,265.07</u>

REQUEST FOR DECISION

To: Thetis Island Local Trust Committee **For the Meeting of:** April 14, 2015

From: Karin Kronstal, Island Planner **Date Prepared:** March 31, 2015

**SUBJECT: 2014-2015 ANNUAL REPORT – APPROVAL OF THETIS ISLAND
LOCAL TRUST COMMITTEE SECTION**

RECOMMENDATION: That the Thetis Island Local Trust Committee approves the text below for inclusion in the 2014-2015 Annual Report for approval (as amended) by Trust Council and submission to the Minister of Community, Sport and Cultural Development.

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

Preparation of the Islands Trust Annual Report is undertaken by Trust Area Services Communications staff, reporting to the Executive Committee and consistent with Trust Council's Annual Report Policy 6.10.i. To comply with the schedule indicated in the policy, the Executive Committee has adopted the following schedule for preparation of individual committee reports:

Committee reports:	Reports to be approved on the following dates:
TPC	June 1
LPC	May 28
FPC	June 3
TFB	May 12
EC	April 22 / May 27
Denman	April 21
Gambier	March 26 / May 7
Gabriola	April 2 / May 7
Galiano	April 13 / May 4
Hornby	March 27 / May 15
Lasqueti	April 9 / May 14
Mayne	April 27 / May 25
North Pender	April 30 / May 21
Salt Spring Island	April 16 / May 14
Saturna	April 23
South Pender	April 14
Thetis	April 14
Ballenas-Winchelsea	May 19
Executive Islands	

Under Trust Council's Policy, all LTCs and Council committees are expected to review and approve their sections at regular meetings listed above.

FINANCIAL: None

POLICY: No implications for existing policy

IMPLEMENTATION/COMMUNICATIONS: The process for development of the Annual Report is outlined in Trust Council's policy. Once each committee has approved its section, staff will create a draft Annual Report for review by the Executive Committee and consideration of Trust Council in June. Upon approval by Trust Council, the Annual Report is sent to the Minister of Community Sport and Cultural Development and circulated as indicated in Trust Council's policy.

BACKGROUND

- At its February 25, 2015 meeting, the Executive Committee approved the format and outline of the 2014-2015 Annual Report.
- A joint message from former and current Islands Trust Council and Trust Fund Board Chairs will be included in the Report.
- Messages from Council Chairs, Trust Fund Board Chair and the Chief Administrative Officer will be accompanied by their photos. Section 2 (Islands Trust Council Highlights) will be accompanied by Council group photo.

REPORT: Thetis Island Local Trust Committee

In 2014-2015, the Thetis Island Local Trust Committee held six regular business meetings, one community information meeting and one Public Hearing. The focus areas of the Local Trust Committee continue to be on shoreline protection, the completion of an Official Community Plan and Land Use Bylaw for the eight Associated Islands in the Thetis Local Trust Area, and ensuring watershed protection through the implementation of provincially mandated regulations.

The Local Trust Committee continues to be a pilot area for the Green Shores for Homes program, an innovative shoreline protection initiative that provides community with information and mapping to promote voluntary stewardship of shorelines. In June 2014, the Local Trust Committee hosted a Green Shores Scenarios Workshop that brought together local contractors, biologists and engineers, property owners, other government agencies, and realtors to explore three sites on Thetis Island dealing with different shoreline erosion situations. The hands-on day provided participants with a better understanding of the feasibility of pursuing softer shoreline approaches (*Strategic Plan 1.1, 2.1*).

In August 2014, the Local Trust Committee held a Public Hearing for the first Official Community Plan and Land Use Bylaws for the Thetis 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. In December the Local Trust Committee referred the Official Community Plan to

the Minister of Community, Sport and Cultural Development for approval. Work has also continued to implement the *Riparian Areas Regulation* on Thetis Island (*Strategic Plan 1.3.5*).

KEY ISSUE(S)/CONCEPT(S): Consistent reporting from each committee following new standards and committee approval of its section in the Annual Report.

RELEVANT POLICY: This approach complies with Section 19 of the *Islands Trust Act* and Trust Council's Annual Report Policy 6.10.i.

DESIRED OUTCOME: Trust Council is able to easily approve its annual report in June 2015 without further editing from staff or trustees at the Trust Council meeting.

RESPONSE OPTIONS

Recommendation: That the Thetis Island Local Trust Committee approves the report above for inclusion in the 2014-2015 Annual Report for approval (as amended) by Trust Council and submission to the Minister of Community, Sport and Cultural Development.

Alternative: None

Prepared By: Karin Kronstal, Island Planner

Reviewed By/Date: David Marlor, Director of Local Planning Services
Courtney Simpson, Regional Planning Manager (Northern Office)

Date: February 2, 2015

File No.: 3060-01

To: Executive Committee acting as a Local Trust Committee (*Ballenas – Winchelsea Islands*)

Denman Island Local Trust Committee
Gabriola Island Local Trust Committee
Gambier Island Local Trust Committee
Hornby Island Local Trust Committee
Lasqueti Island Local Trust Committee
Thetis Island Local Trust Committee

From: Lisa Webster-Gibson, Legislative Clerk

CC: Courtney Simpson, Regional Planning Manager

Re: Board of Variance

Preliminary Report

The purpose of this report is to present background information related to appointments to the Board of Variance (BOV) for Local Trust Committees (LTC) in the Northern Region, including appointments to a joint BOV, and what might be required of LTCs in relation to this initiative.

Project Objectives

The objective of this project is to ensure that each LTC has a current Board of Variance (BOV) in place as per the requirements of the Local Government Act (LGA), Islands Trust Act and other relevant legislation and policy.

Project Background

Under sec. 899 of the LGA, a local government that has adopted a zoning bylaw must, by bylaw, establish a BOV. A person may apply to the BOV for a minor variance if they feel compliance with the bylaw would cause them a hardship. For example, if a big rock in their yard made it a hardship to site the house in conformity with the normal setbacks, then that person could apply for a minor variance. The BOV may grant a variance if they have considered the following factors and are of the opinion that the variance does not result in inappropriate development of the site; adversely affect the natural environment; substantially affect the use and enjoyment of the adjacent land; or vary the permitted uses and densities or defeat the intent of the bylaw.

The BOV focuses primarily on hardship relating to matters such as siting, dimensions and size of buildings. A BOV order cannot conflict with other matters such as Land Title Act covenants, permits or land use contracts or floodplain bylaw specifications.

Of seven LTCs within the Northern Region of the Islands Trust, six LTCs (Denman, Gabriola, Gambier, Hornby, Lasqueti and Thetis) have adopted "*Board of Variance Establishment and Procedure Bylaws*" that are identical and allow for either the establishment of a BOV for each individual LTC or for a joint Board. The Executive Committee Acting as a Local Trust Committee (Ballenas – Winchelsea Islands) (EC as LTC (B-W)) has a much older bylaw and it is not consistent with the other bylaws. This bylaw does not allow for a joint BOV.

In the recent past a BOV was established for each of the Northern Local Trust Areas (LTA), with several of the appointments consisting of the same individuals to several Islands' BOVs. All member terms have expired. Under the LGA, sec 899(6), an appointment to a board is for the later of a) 3 years or b) if no successor has been appointed at the end of the 3 year period, until the time that a successor is appointed. However, some individuals are no longer available, nor interested in serving on the BOV. See attached table.

The seventh LTC, the EC as LTC (B-W) will need to establish a new bylaw as the current bylaws are outdated. A draft was proposed in 2010 but not adopted.

During the period 1993 until 2007, the Northern Region, received 17 applications to BOVs. These applications are broken down as follows: Denman Island – 4; Gabriola Island – 9; Gambier Island – 3; Hornby Island – 2 and Thetis Island – 1. From 2007 until 2014, no further applications to any BOV have been received.

Although there are very few applications to any of the BOVs, establishment of a BOV is a mandatory requirement of the LGA, as noted above.

As per the requirements of Section 899 of the LGA and the relevant "*Board of Variance Establishment and Procedure Bylaws*" a BOV must consist of three members and appointees must not be members of advisory planning commissions for the LTA and must not be an officer or employee of the Islands Trust. The LTC has a duty to appoint a new board under s. 899(5.1) of the LGA. Should any LTCs receive an application to their BOV at this time, a significant delay, at minimum, three months, would be experienced by the applicant as a result of an outdated BOV. This delay is anticipated based on the length of time required to advertise or recruit for Board members, evaluate applicants, and train those applicants selected. The LGA recognizes the burden this duty places on local governments and also indicates that a LTC could establish a joint BOV with any municipality, regional district, or with another LTC. In the past, the Islands Trust has established three BOV's – Northern, Southern, and Salt Spring Island.

Relevant Policy and Land Use Considerations

Trust Council Strategic Plan

N/A

Islands Trust Policy Statement

All administrative procedure bylaws are considered to be in compliance with the policy statement and the object of the Islands Trust.

Official Community Plan

N/A

Land Use Bylaw

A BOV is a mandatory requirement of any local government who has a zoning bylaw.

Islands Trust Fund

N/A

Bylaw Enforcement

N/A

Climate Change Mitigation and Adaptation

N/A

Analysis

LTCs are requested to discuss and decide whether they wish to pursue a joint BOV or to pursue an independent BOV for their LTA.

It can be quite a job to recruit and appoint members and manage BOVs for each island, especially those with a very small population. Finding three interested people and maintaining their interest when applications may be few is a challenge.

An issue that has arisen with the BOV system where each LTC has its own BOV is that there are an insufficient number of applications on most islands to permit board members to become familiar with the bylaws, the issues and the process. Establishing a joint board would allow members to become more experienced and effective. At the same time, a joint board can provide a degree of greater independence and objectivity in comparison to five separate boards appointed for each local trust area by each LTC.

The main challenge with establishing a joint board is in achieving consensus in appointments among the five LTCs.

Project Scope and Timeline

The scope of the project is as defined in the attached Project Charter. The timeline of the project is dependent on staff resources and requirement to adopt any potential bylaws or bylaw amendments that may be required. The proposed timeline is attached in the Project Charter; however, it is anticipated that members to a BOV could be appointed as soon as May / June 2015.

Resources and Roles

This initiative will be led by the Northern Office Legislative Clerk in conjunction with the Regional Planning Manager and Island Planners.

Outside of staff time, the only resources that may be required would fund advertisements intended to recruit new appointees.

Communications

Past members of each BOV will be contacted to thank them for their past service and to canvas them for interest in re-appointment.

Should advertisements be required they will be placed in relevant newspapers and posted at the Islands Trust notice locations on the Islands.

Project Charter

A Project Charter has been attached for endorsement.

Next Steps

Upon endorsement of the Project Charter, Staff will action the completion of this Staff Report, and the attached Project Charter.

Summary of Staff Recommendations

LTCs are requested to discuss and decide whether they wish to pursue a joint BOV or to pursue an independent BOV for their LTA. Staff recommends that LTC's agree to pursue a joint BOV in order to realize:

- efficiency of staff time in recruiting and monitoring membership;
- greater success in filling positions on the BOV; and
- greater effectiveness of the BOV as it will receive more applications as a joint board and will develop experience.

RECOMMENDATIONS:

That the _____ Local Trust Committee direct staff to advertise for membership in a Board of Variance appointed jointly with other local trust committees in the Northern Region.

Prepared and Submitted by:

Lisa Webster-Gibson

February 17, 2015

Lisa Webster-Gibson, Legislative
Clerk

Date

Concurred in by:

Courtney Simpson

February 17, 2015

Courtney Simpson, RPP MCIP,
Regional Planning Manager

Date

Attachments:

1. Board of Variance Membership Northern Region

Northern Region Board of Variance Membership

Report dated February 17, 2015

Local Trust Area	Member Name	Home Address	Member Term
Denman, Hornby & Lasqueti	George Buvyer	Hornby Island	2005-2008
	Leagh Farrell	Hornby Island	2005-2008
	Gillian Rambold	Victoria	2005-2008
Gabriola	George Buvyer	Hornby Island	2006-2009
	Gail Lund	Gabriola Island	2006-2009
	Barbara Williamson	Gabriola Island	2006-2009
Gambier	Ken White	Gibsons	2008-2011
	Wolf Wiedermann	Gambier Island	2008-2011
	Glen Young	Vancouver	2008-2011
Thetis	Roland Cook	Salt Spring Island	2006-2009
	Steve Frankel	Thetis Island	2006-2009
	Jack Woodward	Salt Spring Island	2006-2009



BRIEFING

To: Trust Council

For the Meeting of: March 10-12, 2015

From: Miles Drew, Bylaw Enforcement Manager

Date : February 17, 2015

SUBJECT: BYLAW ENFORCEMENT REPORT

DESCRIPTION OF ISSUE:

A report on the number of enforcement files; organized by local trust area, and by the type of enforcement. Also included are reports on the status of open files and the length of time current files have been open.

BACKGROUND:

Attached are four tables and two pie charts that provide information on bylaw enforcement activity.

Table 1 shows the total number of bylaw enforcement files for each local trust area by fiscal year and the number of files remaining open at the end of the fiscal year. Information is provided for the 2012/13, 2013/14 and 2014/15 Fiscal years. For the current fiscal year the information is broken down by Quarter, in addition to providing a total for the 2014/15 Fiscal year.

Chart 1 shows the number of files open at the end of the most recent reporting Quarter.

Table 2 shows the number of open files by violation type. The table includes the more common categories of enforcement types. The "Other Land Use" column includes a mix of enforcement types that do not fit in the larger categories.

Chart 2 shows the percentage of open files by type.

Table 3 shows the status of open files as well as the numbers of new and closed files during the most recent reporting Quarter.

Table 4 shows how long current bylaw enforcement files have been open.

COMMENT:

Since December 2013 there has been a small decrease (3% of total files) in the number of files open longer than five years.

There was a large reduction in the number of open files in the Gabriola Island Local Trust Area, dropping from 45 open files to 28 open files. This was due to a

comprehensive review of existing files by a Bylaw Enforcement Officer who discovered that many files had been resolved but not formally closed.

No files were formally closed in the Salt Spring Island Local Trust Area during this quarter; however, the report to June 2015 Trust Council will reflect the work that has been recently done reviewing old files.

The number of on hold files in the Galiano Island Local Trust Area will drop next quarter because the short-term vacation rental bylaw amendments are complete and enforcement work can now resume.

The bylaw enforcement officers' primary goal in the next quarter is to develop and implement procedures for taking contested Bylaw Violation Notices through the adjudication process.

ATTACHMENT(S):

Bylaw Enforcement - File Volume
Bylaw Enforcement - Violation Type
Bylaw Enforcement - Status of Open Files
Bylaw Enforcement - Length of Time Files Have Been Open

AVAILABLE OPTIONS:

1. Receive for information.
2. Request additional information to be presented in the report.

FOLLOW-UP:

Reports will be updated and presented every quarter to Trust Council.

Prepared By: Miles Drew, Bylaw Enforcement Manager

Reviewed By/Date: David Marlor, Director, Local Planning Services/
February 17, 2015

Executive Committee/ February 25, 2015

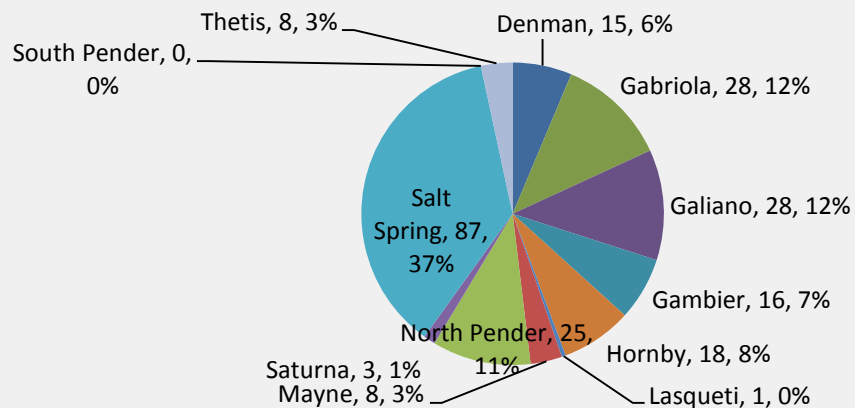
Chief Administrative Officer

Bylaw Enforcement - File Volume

TABLE 1

LTC	Fiscal 2012/13				Fiscal 2013/14				Fiscal 2014/15							
	Total	%	Open	%	Total	%	Open	%	Q1	Q2	Q3	Q4	YTD Total	YTD %	T Open	%
Denman	19	6%	18	6%	21	7%	14	6%	14	13	15		3	5%	15	6%
Executive	0	0%	0	0%	0	0%	0	0%	0	0	0		0	0%	0	0%
Gabriola	40	13%	40	14%	60	20%	51	20%	45	43	28		8	13%	28	12%
Galiano	25	8%	25	9%	32	11%	30	12%	28	24	28		4	7%	28	12%
Gambier	16	5%	16	6%	18	6%	17	7%	17	15	16		1	2%	16	7%
Hornby	17	6%	16	6%	16	5%	15	6%	16	15	18		3	5%	18	8%
Lasqueti	1	0%	1	0%	1	0%	1	0%	1	1	1		0	0%	1	0%
Mayne	8	3%	5	2%	10	3%	9	4%	12	6	8		3	5%	8	3%
North Pender	43	14%	40	14%	45	15%	36	14%	35	31	25		2	3%	25	11%
Saturna	8	3%	6	2%	6	2%	3	1%	3	4	3		1	2%	3	1%
Salt Spring	112	37%	104	37%	81	27%	66	26%	78	72	87		32	53%	87	37%
South Pender	1	0%	1	0%	1	0%	0	0%	0	0	0		0	0%	0	0%
Thetis	12	4%	10	4%	11	4%	8	3%	9	8	8		3	5%	8	3%
TOTAL	302	100%	282	100%	302	100%	250	100%	258	232	237	0	60	100%	237	100%

Chart 1: Open Files to Dec 31, 2014



LEGEND

YTD Total = Total number of open files year to date, including open files carried over from the previous quarter and files opened during the current reporting period.

T Open = Total number of files remaining open at the end of the current reporting period

Q1 = April 1 to June 30 - reported to September Trust Council

Q2 = July 1 to September 30, Report to December Trust Council

Q3 = October 1 to December 31, Reported to March Trust Council

Q4 = January 1 to March 31, Reported to June Trust Council

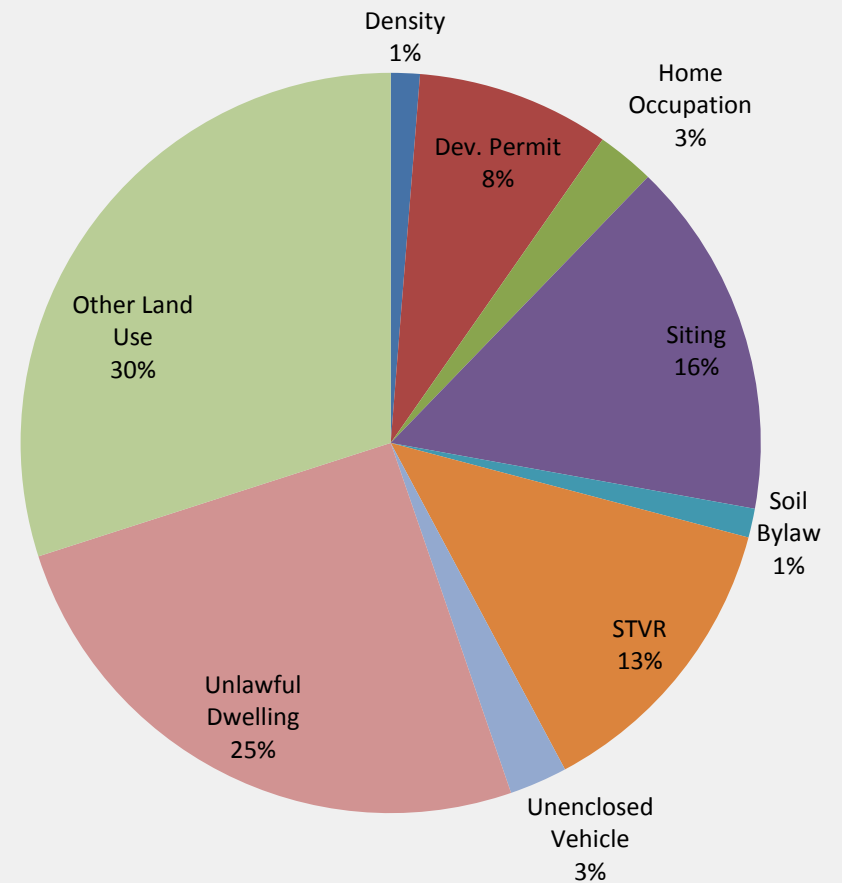
The numbers for each quarter are a running total of all open and closed files in the period.

Bylaw Enforcement - Violation Type

Table 2

LTC	Violation Type										
	Density	Dev. Permit	Home Occupation	Siting	Soil Bylaw	STVR	Unenclosed Vehicle	Unlawful Dwelling	Other Land Use	TOTALS	Percentage
Denman		6				1		4	4	15	6%
Executive										0	0%
Gabriola	2	1	1	5		5		8	6	28	12%
Galiano		1	1	7		3	2	6	8	28	12%
Gambier				6				1	9	16	7%
Hornby	1	1	1	4		2		6	3	18	8%
Lasqueti								1		1	0%
Mayne				1		4			3	8	3%
North Pender				4		8	1	5	7	25	11%
Saturna				2		1				3	1%
South Pender										0	0%
Salt Spring		11	3	4	3	7	3	28	28	87	37%
Thetis				4				1	3	8	3%
TOTALS	3	20	6	37	3	31	6	60	71	237	100%
%	1%	8%	3%	16%	1%	13%	3%	25%	30%	100%	

Chart 2: Open Files by Type



Bylaw Enforcement - Status of Open Files

Table 3

Local Trust Area	2014/2015 3rd Quarter (Oct 1 - Dec 31)				Proceeding to Compliance	On Hold			Litigation	TOTAL
	OPEN Start of Quarter	NEW	CLOSED	OPEN End of Quarter		Application in to LTC	LTC Direction	Staff Direction*		
Denman	15	0	0	15	10		3	1	1	15
Executive	0			0						0
Gabriola	43	0	15	28	28					28
Galiano	24	4		28	14	2		10	2	28
Gambier	15	1		16	8		5	1	2	16
Hornby	15	3		18	11		6	1		18
Lasqueti	1			1	1					1
Mayne	6	2		8	7	1				8
North Pender	31		6	25	10	1		11	3	25
Saturna	4		1	3	2		1			3
Salt Spring	72	15	0	87	65		16	5	1	87
South Pender	0			0						0
Thetis	7	1		8	8					8
Total	233	26	22	237	164	4	31	29	9	237
Percentage					69%	2%	13%	12%	4%	100%

* "Staff Direction" refers to files that Staff have decided not to pursue at this time for a variety of reasons, such as waiting for a court decision or for bylaw amendments that could alter the need for enforcement.

Bylaw Enforcement - Length of Time Files Have Been Open

Table 4

Local Trust Area	<1 year	1-5 Years	> 5 years	Total Open Files
Denman	2	11	2	15
Executive				0
Gabriola	11	16	1	28
Galiano	2	13	13	28
Gambier	2	14		16
Hornby	1	14	3	18
Lasqueti		1		1
Mayne	2	6		8
North Pender	4	20	1	25
Saturna	1	1	1	3
South Pender				0
Salt Spring	34	36	17	87
Thetis	3	4	1	8
TOTAL	62	136	39	237
PERCENTAGE	26%	57%	16%	