



A NOTICE OF A BUSINESS MEETING OF **THE THETIS ISLAND LOCAL TRUST COMMITTEE**
to be held at 9:15 am on Wednesday, March 19, 2014 at Thetis Island Community Centre
(Forbes Hall Library) North Cove Road, Thetis Island, BC

AGENDA

		Page No.	*Approx. Time*
1.	CALL TO ORDER		9:15 am
2.	APPROVAL OF AGENDA		
3.	TOWN HALL SESSION (10 MINUTES)		
4.	MINUTES		
4.1	Local Trust Committee Meeting Minutes of February 5, 2014 - <i>for adoption - attached</i>	1	9:25 am
4.2	Section 26 Resolutions Without Meeting - <i>none</i>		
4.3	Advisory Planning Commission Meeting Minutes - <i>none</i>		
4.4	Ruxton Island Advisory Planning Commission Minutes - <i>none</i>		
5.	BUSINESS ARISING FROM MINUTES		9:40 am
5.1	Follow-up Action List dated March 7, 2014- <i>attached</i>	9	
6.	DELEGATIONS – <i>none declared</i>		
7.	CORRESPONDENCE - <i>none</i> <i>Correspondence specific to an active development application and/or project will be received by the Thetis Island Local Trust Committee when that application and/or project is on the agenda for consideration.</i>		
8.	APPLICATIONS AND PERMITS - <i>none</i>		
9.	LOCAL TRUST COMMITTEE PROJECTS		10:00 am
9.1	Associated Islands Official Community Plan and Land Use Bylaw		
9.1.1	Bylaw Provisions for Environmental Protection Staff Report dated February 3, 2014 – <i>attached</i>	11	
9.1.2	Dayman Island - Request to Allow a Pre-existing Building Staff Report dated March, 2014 – <i>to be distributed</i>		
9.2	Green Shores Scenarios Workshop – <i>for discussion</i>		
	BREAK		11:15 am

10. **CLOSED MEETING:** The Thetis Island Local Trust Committee closes the next part of the March 19, 2014 business meeting to discuss matters pursuant to Section 90(1)(a) of the *Community Charter* to consider pilot properties for Green Shores for Homes Project and that staff be invited to attend this meeting.
11. **RECALL TO ORDER**
Rise and Report from Closed Meeting
12. **REPORTS**
 - 12.1 **Work Program Reports**
 - 12.1.1 Top Priorities and Projects Report dated March 6, 2014- *attached* 25
 - 12.2 **Applications Log**
 - 12.2.1 Report dated March 6, 2014 - *attached* 28
 - 12.3 **Trustee and Local Expenses**
 - 12.3.1 Expenses posted to February, 2014 - *attached* 29
 - 12.4 **Chair's Report**
 - 12.5 **Trustees' Report**
 - 12.6 **Advisory Planning Commission Report - *none***
13. **NEW BUSINESS** 12:30 pm
 - 13.1 Gabriola Island Trust Area Bylaw Referral Request for Response regarding Bylaw Nos. 271 and 272 - *attached* 30
14. **BYLAWS - *none***
15. **ISLANDS TRUST WEBSITE**
 - 15.1 Thetis Pages – *for discussion*
16. **TOWN HALL DISCUSSION (10 MINUTES – TIME PERMITTING)**
17. **NEXT MEETING DATE**
Wednesday, April 16, 2014 at 9:15 am at Thetis Island Community Centre (Forbes Hall Library) North Cove Road, Thetis Island, BC
18. **ADJOURNMENT** 1:15 pm

*Approximate time is provided for the convenience of the public only and is subject to change without notice.



Thetis Island Local Trust Committee Minutes of a Regular Meeting

Date of Meeting:	Wednesday, February 5, 2014
Location:	Thetis Island Community Centre, Forbes Hall Hunter Room 292 North Cove Road, Thetis Island, BC
Members Present:	Ken Hancock, Chair Peter Luckham, Local Trustee Sue French, Local Trustee
Staff Present:	Aleksandra Brzozowski, Island Planner Janice Young, Recorder
Media And Others Present:	There were two (2) members of the public in attendance

1. CALL TO ORDER

Chair Hancock called the meeting to order at 9:20 am, welcoming those present and introduced himself, the local trustees and staff. He acknowledged Thetis Island's location within the traditional territories of the Coast Salish people.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

7.1 Response to letters from Bob Bingham and Peter and Anne Barr

By general consent the agenda was approved, as amended.

3. TOWN HALL

A member of the public brought attention to an article on seaweed harvesting published in *Island Tides* newspaper, and asked if there was any Islands Trust involvement in regulations.

Trustees responded with the following points:

- that there is a discrepancy in movements to protect and movements to harvest from the sea;
- that provincial and federal ministries are often permitting what Islands Trust is advocating to protect, i.e. the shoreline's ecology; and
- that Islands Trust is partnering as much as possible to strengthen its voice.

The suggestion was made that he could write a letter to the Ministries to add his voice to the issues at hand.

4. MINUTES

4.1 Local Trust Committee Draft Minutes of November 20, 2013

The following amendments to the minutes were presented for consideration:

- Item 9.2, page 3, first line down change 2103 to 2013
- Item 9.4.3, page 5, add “2013” after “October 31”
- Item 10.1.1, page 6, reword motion to clarify by adding “to the Projects List” after the word “added” and the word “Road” after the word “Point”
- Item 10.4, page 6, second line down, replace “the Regional District” with “Trust Area Regional Districts”

By general consent the Thetis Island Local Trust Committee meeting minutes of November 20, 2013 were adopted as amended.

4.2 Section 26 Resolutions Without Meeting Log dated January 27, 2014

Received for information.

4.3 Advisory Planning Commission Meeting – None.

4.4 Ruxton Island Advisory Planning Commission Draft Meeting Minutes dated December 13, 2013

Received for information.

5. BUSINESS ARISING FROM MINUTES

5.1 Follow Up Action List Dated January 27, 2014

Planner Brzozowski presented the Follow-Up Action List; discussion followed.

TH-2014-001

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee direct Staff to create a new temporary location for the historical minutes of the Thetis Island Local Trust Committee from 2011 to 2012 under the heading of Thetis Island Local Trust Committee Projects on the Trust Area website page.

CARRIED

5.2 Eelgrass Mapping for Valdes Island and Cufra Inlet

5.2.1 Islands Trust Fund Briefing – Memorandum dated January 22, 2014.

5.2.2 Final Report – Nearshore Eelgrass Inventory 2012-2013

5.2.3 Valdes Island and Cufra Inlet Eelgrass Mapping - Maps

Planner Brzozowski reviewed the reports; discussion followed.

Trustees expressed their appreciation for the work done and the tremendous amount of information it provides.

5.3 Application for Community to Community (C2C) Funding (Union of BC Municipalities (UBCM) Program) – for discussion.

Discussion followed and it was decided that Trustee Luckham would work on preparation for applying for Community to Community funding for a community building meeting on Valdes Island bringing together Lyackson and Penalakut First Nations with Islands Trust and other interested parties to share histories and focus on one or two clearly defined relationship building topics.

Planner Brzozowski emphasized the importance, for this application to C2C, of submitting a letter of formal endorsement from the First Nations.

6. DELEGATIONS – None.

7. CORRESPONDENCE

7.1 Response to Letters from Bob Bingham, Peter Barr and Anne Barr received at the November 29, 2013 meeting.

Trustee French requested to work with Staff to write a letter of response.

TH-2014-002

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee delegate Trustee French to respond to the letters from Bob Bingham and Peter and Anne Barr with Staff support as discussed.

CARRIED

8. APPLICATIONS AND PERMITS – None.

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 Shoreline Protection

9.1.1 Staff Report dated January 13, 2014 regarding Project Charter and Green Shores Scenarios Workshop

Staff Report presented by Planner Brzozowski; discussion followed.

TH-2014-003

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee approve draft v1 Shoreline Projection Charter as presented.

CARRIED

By general consent the meeting was recessed at 11:40 am and reconvened at 12:05 pm.

Discussion resumed regarding the Green Shores for Homes scenarios workshop, and the Local Trust Committee agreed upon the following criteria for a possible selection process for the case studies:

1. High bank – i.e. cemetery
2. Low bank
 - a. With development plans
 - b. Accessibility to public
 - c. Best example/common interest – i.e. sea wall
 - d. Existing challenge
 - e. Alternatives to shoreline fortification
 - f. Owner to be involved in the project
 - g. Demonstrated need
 - h. Ability to undertake project

TH-2014-004

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee endorse the draft work plan for the Green Shores Scenarios Workshop as amended.

CARRIED

TH-2014-005

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee invite the Stewardship Centre and all the partners engaged in the Green Shores for Homes – British Columbia Pilot project to the Scenarios Workshop.

CARRIED

TH-2014-006

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request to postpone a decision on joining the Green Shores for Homes – British Columbia Pilot Project until after the Scenarios Workshop in May 2014.

CARRIED

9.2 Associated Islands Land Use Bylaw

9.2.1 Staff Report dated January 23, 2014

Planner Brzozowski presented the report; discussion followed.

TH-2014-007

It was MOVED and SECONDED,

that the R1 zone regulate residential land use on Ruxton Island and that a new zone, R5, regulate residential land use on Hudson Island.

CARRIED

TH-2014-008

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request Staff to bring back revision to Land Use Bylaw for the cemetery on Reid Island.

CARRIED

TH-2014-009

It was MOVED and SECONDED,

that the Thetis Associated Islands Draft Land Use Bylaw, Section 3.4(2), state that despite any height regulation in Part 5, the height of wind turbines shall not exceed 15 metres (50 feet).

CARRIED

TH-2014-010

It was MOVED and SECONDED,

that the Thetis Associated Islands Draft Land Use Bylaw, Section 5.1 (4)(b), change 15 metres from the natural boundary of the sea to 10 metres from and 1.5 metres above the boundary of the sea, and that a definition be added to the Land Use Bylaw to clarify "setback from the sea".

CARRIED

TH-2014-011

It was MOVED and SECONDED,

that the Thetis Associated Islands Draft Land Use Bylaw, Section 5.10(2) Permitted Structures, add at the end for clarity, "not including floating structures, rafts, booms or docks".

CARRIED

TH-2014-012

It was MOVED and SECONDED,

that the Thetis Associated Islands Draft Land Use Bylaw, Section 5.10 (3) Conditions of Use, remove “and must be removed”.

CARRIED

TH-2014-013

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee endorse draft Thetis Associated Islands Official Community Plan and Land Use Bylaw dated January 2014.

CARRIED

10. REPORTS

10.1 Work Program Reports

10.1.1 Top Priorities and Project Report Dated January 27, 2014

The report was presented and discussed.

10.2 Applications Log

10.2.1 Report Dated January 27, 2014

The report was presented and discussed.

10.3 Trustee and Local Expenses

10.3.1 Expenses Posted to November, 2013

10.3.2 Expenses Posted to December, 2013

10.3.1 Expenses Posted to January, 2014

All expense reports received and reviewed.

10.4 Chair's Report

Chair Hancock reported on preparations for March Trust Council meeting to be held on Hornby Island and that the 2014/2015 budget is on the agenda. He also spoke to attending the Save the Farmland Coalition meeting and workshop, and the February 10, 2014 rally at the BC legislature in support of Agricultural Land Reserve.

10.5 Trustees' Reports - None

10.6 Advisory Planning Commission Report - None

11. NEW BUSINESS

11.1 Salt Spring Island Trust Area Bylaw Referral Request for Response regarding Bylaw No. 472.

11.2 Salt Spring Island Trust Area Bylaw Referral Request for Response regarding Bylaw No. 474

11.3 Salt Spring Island Trust Area Bylaw Referral Request for Response regarding Bylaw No. 475

TH-2014-014

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee advise the Salt Spring Island Local Trust Committee that the Thetis Island Local Trust Committee interests are unaffected by Bylaws 472, 474 and 475.

CARRIED

11.4 Galiano Island Trust Area Bylaw Referral Request for Response regarding Bylaw No. 244

TH-2014-015

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee advise the Galiano Island Local Trust Committee that the Thetis Island Local Trust Committee interests are unaffected by Bylaw No. 244, and commends them on their efforts.

CARRIED

11.5 Model Housing Resolution from Federation of Canadian Municipalities (FCM) – for discussion

Discussion followed.

12 BYLAWS – None.

13 ISLANDS TRUST WEBSITE

Previously discussed at item 5

14 TOWN HALL DISCUSSION - None

15 NEXT MEETING DATE

The next meeting will take place on Wednesday, March 19, 2103.

16 ADJOURNMENT

By general consent the meeting adjourned at 2:15 pm.

Ken Hancock, Chair

CERTIFIED CORRECT:

Janice Young, Recorder



Islands Trust

Follow Up Action Report w/ Target Date

Thetis Island Feb-08-2012

No.	Activity	Responsibility	Target Date	Status
1	Develop recommendations for a joint proactive enforcement strategy with the CVRD.	Miles Drew	Jun-30-2013	On Going

May-23-2012

No.	Activity	Responsibility	Target Date	Status
1	Report to LTC on use of neighbourhood mediation on Thetis.	Miles Drew	Jun-30-2013	On Going

Sep-25-2013

No.	Activity	Responsibility	Target Date	Status
1	Staff to investigate the Local Planning Committee's activity in regard to compilation of current regulations regarding Shoreline Protection and jurisdiction.	Aleksandra Brzozowski Kris Nichols	Nov-20-2013	On Going

Nov-05-2013

No.	Activity	Responsibility	Target Date	Status
1	send the revised Associated Islands Land Use Bylaw to the Lyackson First Nation and Cowichan Valley Regional District for early referral. Update: Meetings are being scheduled for February 2014.	Aleksandra Brzozowski	Feb-05-2014	On Going

Nov-20-2013

No.	Activity	Responsibility	Target Date	Status
1	Staff to work with a Qualified Environmental Professional and the Meadow Valley Strata owner-developer, Mr. Ian Ralston, to conduct an assessment under the Riparian Areas Regulation for Ralston Creek streams.	Aleksandra Brzozowski	Mar-19-2014	On Going

1	Apply to the Union of BC Municipalities for Community to Community funding for hosting a social event between Lyackson First Nation, Valdes property owners and other Thetis Island Trust area residents.	Aleksandra Brzozowski Mike Richards	Mar-19-2014	On Going
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Feb-05-2014

No.	Activity	Responsibility	Target Date	Status
1	Post all minutes from 2011, 2012 and 2013 in a temporary location on the Thetis website, potentially under Projects.	Aleksandra Brzozowski	Mar-19-2014	Done



STAFF REPORT

Date: February 3, 2014

File No.: TH-6500-20

To: Thetis Island Local Trust Committee
For meeting of March 19, 2014

From: Aleksandra Brzozowski, Island Planner

CC: Courtney Simpson, Regional Planning Manager

Re: **Thetis Associated Islands Official Community Plan and Land Use Bylaw – Bylaw Provisions for Environmental Protection**

PURPOSE:

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

The purpose of this staff report is to provide background information and options for protecting sensitive ecosystems and unique features on the Thetis Associated Islands based on sensitive ecosystem mapping (SEM) data, shoreline mapping, species at risk identification, and rare occurrence mapping available for the area.

BACKGROUND:

A preliminary report at the April 18, 2012 LTC meeting provided background information on the project. A Community Profile providing background environmental information was presented at the November 21, 2012 LTC meeting.

The first draft of the Associated Islands Official Community Plan was presented at the June 5, 2013 meeting, and the first draft of the AILUB was presented at the November 20, 2013 meeting. Subsequent revised drafts have been presented to the LTC. Draft versions of both documents contain preliminary provisions for environmental protection.

SITE CONTEXT:

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

CURRENT PLANNING STATUS OF SUBJECT LANDS:

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

SENSITIVE ECOSYSTEMS ON ASSOCIATED ISLANDS:

Sensitive ecosystems are defined as those which are fragile and/or rare because of the diversity of species they support. These ecosystems rely on a delicate mix of species and conditions that are easily impacted by human activities. The islands in the Strait of Georgia (the Gulf Islands) hold a disproportional number of these sensitive ecosystems due to the high density of rare species residing in the region.

The Islands Trust sensitive ecosystem mapping maps the presence of up to three ecosystems in any given area (polygon). Percent coverage of each ecosystem class is available in any given polygon and the three layers of ecosystems are termed primary, secondary and tertiary ecosystems.

Of the seven sensitive ecosystem categories in the Sensitive Ecosystem Mapping (SEM), Woodland, Cliff, Wetland, and Herabceous are present on the Thetis Associated Islands. As well, there are two instances of Mature Forest, which is categorized as a “rare ecosystem”, and a number of occurrences of the red-listed Dull Orgeon Grape / Coastal Douglas-fir ecological community. The following is a discussion of each of the sensitive ecosystems and the mature forest ecosystem on the Associated Islands.

Woodland ecosystems are dry open forest with 10-30% tree cover (conifer-dominated or mixed conifer-broadleaf), often with shallow soil and bedrock outcrops. They provide habitat for rich assemblage of plants, insects, reptiles and birds. They are rare, highly fragmented, and vulnerable to rural development.

In general, activities associated with land development are primarily responsible for the degradation and habitat loss of Woodland ecosystems. Direct impacts such as tree or understorey removal or damage are attributed to construction and vegetation management. Introduction of invasive species from gardens and landscape fragmentation also reduce Woodland diversity.

Woodland ecosystems are present as primary ecosystems on Hudson Island, Dayman Island, Whaleboat Island, the islet off the northeast coast of Pylades Island, and the islet south of Reid Island. Secondary woodland ecosystems are present along the western half of Ruxton Island, the west side of Reid Island, and the centre of Pylades Island.

Cliff ecosystems are very steep slope, often exposed bedrock, and may include steep-sided sand bluffs. Ledges and fissures on cliffs provide nesting sites for birds, roosting sites for bats, and overwintering shelters for snakes.

Cliff ecosystems are characterized by soils which accumulate very slowly and only in isolated micro-sites. This factor, combined with the characteristically thin organic layer that protects the soil from erosion and disturbance, makes these areas extremely susceptible to any type of use and development. The largest direct impact for Cliff ecosystems is by humans seeking the highly desirable property for recreational and residential purposes. Human activity in this ecosystem can be quite detrimental.

There is one cliff ecosystem in the Associated Islands area, on the southwest edge of Ruxton Island. The majority of this ecosystem falls within a CVRD nature park; however, a handful of properties both north and south of the nature reserve are private properties.

Wetland ecosystems are areas saturated or inundated with water for long enough periods of time to develop specialized vegetation (may result from fluctuating water

tables, tidal influences or poor drainage conditions). They exhibit rare species, high biodiversity, fragility, specialized habitat and functions.

Direct impacts such as draining, filling or dyking, are responsible for the loss of or disturbance of vegetation or soils in a wetland. Indirect impacts such as changes to hydrology from development, and agriculture and forestry activities have the most significant effects on wetlands. Additional indirect impacts include increased disturbance from recreational access and the introduction of invasive species.

One wetland in the centre of Reid Island straddles two properties, and the other falls on one property. Ruxton Island supports a wetland ecosystem in the centre of the island. This wetland is for the most part designated as a nature park under the CVRD; however, the wetland ecosystem does extend beyond those boundaries into the surrounding properties.

Herbaceous ecosystems are non-forested areas (less than 10% tree cover) with shallow soils. They include bedrock outcrops, large openings within forest, spits, dunes and shorelines vegetated with grasses and herbs.

Herbaceous ecosystems are characterized by thin soils which are easily disturbed. Herbaceous plants can be easily trampled or dislodged onto bare rock where they cannot re-establish. Thus they are highly vulnerable to a range of human disturbance factors including residential development and various recreational uses.

Primary Herbaceous ecosystems exist on the Rose Islets and secondary herbaceous ecosystems make up Scott, Bute, (north) Dunsmuir and much of Reid Island.

Mature forest ecosystems are usually conifer-dominated, occasionally deciduous, dry to moist forest, and 80-250 years in age. These are future older forests. They provide connections between natural areas and act as buffers minimizing disturbance to sensitive ecosystems. Note that some woodland forests are also mature forests, but are mapped in the Islands Trust Sensitive Ecosystem Mapping as Woodlands because the latter class is both rare and sensitive.

The southern Dunsmuir (Ovens) Island is entirely covered by a mature forest ecosystem, and a stand of mature forest exists on two properties on northwest Reid Island.

SPECIES AND ECOLOGICAL COMMUNITIES AT RISK:

Certain species and ecological communities have been designated by the Province as at risk of non-reversible damage or extinction. In some instances, these species have also been listed as Endangered (a species facing imminent extirpation or extinction) under the federal *Species at Risk Act*. The following are Species and Communities at Risk in the Associated Islands area:

Lindley's Microseris (*Microseris lindleyi*) is a provincially red-listed plant species found on Ruxton Island that is also classified as Endangered under the federal *Species at Risk Act*. Ruxton Island has one of only four known populations in British Columbia, the others being found on other southern Gulf Islands. The Ruxton population is on the south-west side of the island, associated with the cliff ecosystem. The primary threats to Lindley's Microseris are housing development and invasive species.

Erect pygmyweed (*Crassula connate*) is a provincially red-listed plant species found on Tree Island.

Double-crested cormorants (*Phalacrocorax auritus*) are a provincially blue-listed species and have a nesting site on the Rose Islets, north-west of Reid Island.

Douglas-fir / Dull Oregon-grape Ecological Community: The Douglas-fir/dull Oregon-grape is a provincially red-listed plant community. It is also considered globally imperilled (at high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.). Very little of this kind of coastal old-growth remains in the world, and most of it exists in fragments under 40 hectares.

Mapping indicates that most of Ruxton Island and all of Pylades Island show occurrences of the complex Coastal Douglas-fir / Dull Oregon-grape ecosystem with a fair rating in terms of ecological integrity. Past subdivision on Ruxton Island into very small lots makes for difficult protection strategies, but larger lots still exist on Pylades that may well warrant protection efforts.

EELGRASS MAPPING AND MARINE ECOSYSTEMS:

Shoreline ecosystems have become increasingly fragile ones as more people live, work and play along coasts; meanwhile, continued research and scientific understanding of nearshore ecosystems emphasize their importance to environmental balance. Eelgrass is a critical nearshore habitat for birds, mammals, fish and invertebrates; nearshore environments with eelgrass beds are home to more than 80% of commercially important fish and shellfish species. Eelgrass beds also serve as carbon sinks and shoreline stabilizers. Globally, eelgrass is used as an indicator of water quality.

In July 2012, eelgrass mapping was conducted for Thetis Island and the Associated Islands (a final report on Eelgrass Mapping was presented to the LTC at their February 5, 2014 meeting). A significant presence of eelgrass was found along the Associated Islands, ranging from 0 – 50%. The study findings noted that areas where boats are moored and areas with modified shorelines show greater impact on eelgrass presence. One potential restoration site for eelgrass habitat was noted on the northeast side of Dunsmuir Island, as it is composed of clean sandy substrate in a protected site.

In the final report on eelgrass mapping, a series of recommendations were made for Local Trust Committees to contribute to ongoing conservation work. A number of recommendations involved education about the importance of eelgrass beds, and a number of recommendations suggested land use policy and regulation. These included limiting dock development, encouraging a focus of moorage areas to areas that are too deep for eelgrass, and maintaining coastal riparian zones to be as undisturbed as possible.

As water access only properties, the shoreline ecosystems along the Associated Islands are especially vulnerable to cumulative impact. Protecting the nearshore should be a top priority looking forward.

AREAS FOR TARGETED ENVIRONMENTAL PROTECTION:

Reviewing all the above information, it is clear there are a significant number of environmentally sensitive features in the Associated Islands. Certain ecosystems, such as herbaceous ecosystems which are both prevalent in the area and very easily impacted, are best protected by providing information and fostering general stewardship throughout the area. Other features, such as the cormorant nesting site on the Rose Islets, are already protected as a park, nature reserve, or ecological reserve and do not require additional land use policies protecting them.

However, the following can be prioritized as particularly vulnerable to residential and recreational use, and requiring particular attention when establishing bylaw provisions for the area:

1. Properties in the Cliff ecosystem on Ruxton Island that are not in the CVRD nature park (most especially as these cliffs host Lindley's Microseries)
2. Wetlands and their surrounding areas on Ruxton and Reid Islands
3. Hudson Island and Dayman Island as primary woodland ecosystems and Scott Island as a primary herbaceous ecosystem
4. The rare Mature Forest ecosystems on Ovens (south Dunsmuir) Island and in the northwest Reid Island
5. Douglas-fir/dull Oregon-grape ecosystem on Pylades Island
6. Properties in secondary woodland ecosystems (Pylades, Ruxton, Reid)
7. Protection of shorelines where there is mapped eelgrass presence
8. Shoreline ecosystem protection generally in the Associated Islands area

PROTECTING SENSITIVE ECOSYSTEMS IN THE OCP AND LUB:

The majority of policy directives set out in the *Islands Trust Policy Statement* require Local Trust Committees to address in their bylaws the protection of ecosystems in their Plan areas. To date, a number of policies have already been drafted as part of the Associated Islands Official Community Plan to address the protection of sensitive ecosystems. These include:

Terrestrial Policies:

3.2.9 Applications for additional higher density for new development may only be considered subject to the following:

- *the application would result in the preservation and protection of a sensitive ecosystem, significant natural feature, or a heritage resource;*
- *the additional density takes the form of residential lots or dwellings;*
- *the additional development would be sited away from sensitive ecosystems, would minimize visual impacts, would mitigate potential natural hazards, and would address the sustainability of new development;*
- *would not adversely impact groundwater resources; and,*
- *would not adversely impact adjacent properties.*

6.2.1 The Local Trust Committee should support the preservation of ecologically sensitive areas through land use regulation, conservation covenants, park land dedication, conveyance to conservation agencies, or, where feasible, participation in the Natural Areas Protection Tax Exemption Program (NAPTEP).

6.2.4 Local Trust Committee bylaw provisions may include in this designation lands that are protected by conservation covenant, park dedication, by donation to a conservancy organization or have been protected by other means.

6.2.6 Land provided as a conservation amenity in exchange for an increase in density as part of an amenity rezoning application may be included in this designation.

9.2.1 The Local Trust Committee should support and undertake initiatives to protect environmentally sensitive areas and significant natural sites, features and landforms in the Plan Area.

9.2.2 The Local Trust Committee should support and undertake initiatives to plan, establish, and maintain a network of protected areas that preserves the representative ecosystems of the area and maintains its ecological integrity.

9.2.3 The Local Trust Committee should protect environmentally sensitive areas, significant natural sites, features, views, scenic areas and landforms in the planning area through:

- a) zoning regulations that encourage the siting of new development away from sensitive areas;
- b) the implementation of development permit areas where accurate mapping identifying sensitive ecosystems at an appropriate scale is available and where the administration of development permit areas is feasible;
- c) acquisition of land by the Trust Fund Board, other conservancies, the Cowichan Valley Regional District, and government agencies;
- d) encouragement of voluntary stewardship including the use of tools such as conservation covenants and where feasible, participation in the Natural Areas Protection Tax Exemption Program (NAPTEP);
- e) park dedication at the time of subdivision; and
- f) the use of incentives such as lot clustering and amenity zoning.

Marine Policies:

5.2.1 The Local Trust Committee should identify and protect ecologically sensitive marine areas.

5.2.7 The Local Trust Committee should use bylaw provisions to locate docks in locations with minimum environmental impact, and should encourage dock design that is sensitive to marine ecosystems and habitat.

5.2.10 The Local Trust Committee should, through zoning, the use of setbacks, and the use of development permit areas:

- a) protect the integrity of the foreshore, shoreline, and natural coastal and intertidal processes;
- b) discourage uses that disrupt natural features and processes;
- c) allow for natural erosion and accretion processes, without endangering structures;
- d) encourage owners of shoreline properties to retain, wherever possible, natural vegetation and natural features on areas adjacent to the foreshore; and
- e) discourage filling, deposit, excavation, or removal of foreshore and seabed materials, except for maintenance of navigational channels and existing facilities.

5.2.11 The Local Trust Committee should encourage and facilitate education around shoreline stewardship.

5.2.12 The Local Trust Committee should only give consideration to permitting structural modification of the shoreline, such as seawalls, where it can be demonstrated to be necessary to support or protect a permitted or existing use or structure. Preference should be given to shoreline structures that have a lesser impact or enhance ecological functions, including vegetation enhancement, drainage control, beach enhancement, anchor trees, and gravel placement. Shoreline stabilization should not interrupt natural processes solely to reduce erosion of undeveloped land. Vegetation which helps stabilise banks, reduce erosion and provide habitat should be retained or enhanced.

In the draft of the Associated Islands Land Use Bylaw, regulations have been drafted for the following topics for the purposes of environmental protection:

- Conservation areas permitted in all zones
- 10 metre setbacks from the sea for buildings and most structures
- 30 metre setbacks from watercourses for buildings and most structures
- Zoning for marine protection, parks, private conservation
- Conditions of use for structures in water zones

OPTIONS FOR PROTECTION:

Looking at the above eight natural areas of particular vulnerability, a number of land use planning tools can be used to improve protection. Attachment 1 breaks down the possible planning tools available for protection of these particular areas, the pros and cons of the tool for the situation, whether the policy or regulation has already been inserted into the bylaws, whether certain gaps exist, and any recommendations from staff.

STAFF COMMENTS:

At present, many of the sensitive ecosystems in the Associated Islands plan area have been well-maintained with a relatively low level of disturbance. This is a credit to the conscientious stewardship to date by current and past landowners; however, future owners may not take the same attitude or have the same level of knowledge as current landowners. In the meantime, these ecosystems become rarer and sparser in British Columbia and the world. Balancing the very real and mandated need to protect these vulnerable and rare natural features while at the same time respecting the current residential and recreational use of these islands is made more difficult when it is hard to predict future actions of property owners.

Staff requests that the LTC review the protection tool matrix to confirm their comfort with the level of protection currently included in the two drafted bylaws, and whether the LTC would wish to explore any of the additional measures noted. Below are some notes about the additional tools suggested in the attached protection tool matrix.

Clarity on permitted activities and structures on Cliff ecosystem properties

While it was understandable that cliff property owners wish to more easily access their properties at the top of the cliff, pulley systems in cliff ecosystems can be quite damaging to the

soils and vegetation along and at the top of the cliffs. The at-risk Lindley's Microseries is predominantly found in this area on Ruxton Island, making it all the more essential to protect the soils and vegetation on Ruxton Island's cliffs.

The Ruxton Zoning Bylaw adopted in 1983 did not allow for any structures in the water zone nor for structures other than fences or waterfront stairways 10 metres upland of the natural boundary of the sea; in effect, pulley systems are already not allowed on Ruxton Island. Pulleys placed before the Ruxton Zoning Bylaw was adopted are legally non-conforming; in those instances, it should be communicated to property owners that continued use of pulleys will have detrimental impact on the sensitive ecosystem.

Clarifying in the new Associated Islands Land Use Bylaw that pulley systems to hoist supplies up the cliff are not considered a permitted apparatus in the Ruxton water zone would be advisable to avoid any misinterpretation of zoning regulations.

Wetland Buffers:

When looking to protect the three wetlands and their adjacent lands, setbacks can serve well. Currently, there is a 30 metre building and structures setback from watercourses and water bodies. However, there are a number of exceptions allowing a variety of structures in the setback. Creating a no-disturbance buffer around the wetlands is advised as a best practice. No-disturb buffers are set at 30–150 metres depending on the size of the wetland and the vulnerability of the surrounding lands. Another option is a ratio of 3:1 for smaller wetlands, which may be applicable for the south wetland on Reid Island. However, this 3:1 ratio would result in an approximately 30 metre buffer.

Staff advises to start with a 30 metre no-disturbance setback from the high water mark of the three wetlands in the Plan area. It would be advisable to work with landowners to complete more refined mapping about the extent and nature of the wetlands for more accurate protection measures in the future.

Development Permit Areas:

When addressing development in sensitive ecosystems, there many benefits to Development Permit Areas (DPAs). Regulating by way of a Sensitive Ecosystems Development Permit Area (or possibly Development Permit Areas separated out for specific ecosystems) could serve as clear parameters and guidelines for new property owners. Tree removal and vegetative disturbance is the primary concern for four of the eight especially vulnerable areas in the Plan area; development permit areas and guidelines are the only method to regulate such concerns through land use planning.

DPAs do allow for flexibility and are only triggered if land is to be disturbed; i.e. if an owner wishes to leave the land as it currently is, there is no regulation placed upon them. However, if the owner wishes to further develop or modify land that is in a sensitive ecosystem, then the DPA becomes another step in their process. Development permit guidelines are often laid out as checklists that can be made accessible to property owners for clarity and transparency before the process begins.

The mapping that designates a Sensitive Ecosystem DPA should be of a standard that allows the public, landowners, and planning staff to be able to reasonably ascertain whether a particular location is in a sensitive ecosystem or not, so some areas will need further mapping by the Local Trust Committee if it wished to pursue development permit areas. This would take

considerable resources and may require prioritizing. This mapping work should be conducted with the cooperation of the landowners involved.

A drawback to note with DPAs is that it can be difficult to effectively administer minor work in a DPA that does not require a building permit and is often not visible from off the property. Many of the islands identified with sensitive ecosystems were previously unzoned areas, and these property owners may be particularly reticent to embrace what is a precautionary regulation.

A shoreline ecosystem DPA for general shoreline protection would not require further mapping. A shoreline DPA would allow for better guidelines specific to shoreline types than the “Conditions of Use” in the Land Use Bylaw can allow. Forage fish mapping would provide additional information on marine habitats in the Plan area and is recommended.

Targeted Education for Property Owners with Sensitive Lands:

Encouraging environmental stewardship and private conservation is a key part of the draft OCP. The LTC and planning staff should continually seize opportunities to engage community and conservancy groups in stewardship projects and community-based mapping of sensitive habitats on their islands, such as the projects that have occurred in the Trust Area on forage fish mapping and community-based conservation mapping.

Some of the Associated Islands have only one to three property owners and these owners could be contacted directly with information about how to protect in perpetuity the unique features on their land. The Islands Trust Fund (ITF) has a number of communications materials on the subject of perpetual conservation options. The ITF notes that recent policy prioritizes a 2 hectare minimum before entering into covenant agreements.

It could well be that exploration of long-term conservation measures will lead to the conclusion that implementing a development permit area to protect the sensitive ecosystem is the most pragmatic and cost-effective approach to protect the ecosystem in perpetuity. Monitoring conservation covenants for smaller areas on remote-access islands is a costly endeavour for land conservancies, and with development permit areas, biologist reports would only be required should the owner wish to alter the land rather than the up-front baseline reports required for covenants.

RECOMMENDATIONS:

Bylaw provisions drafted to date in the OCP and the LUB meet the directives set out in the *Islands Trust Policy Statement*; however, more could be done to proactively protect sensitive ecosystems in the future. Staff recommends that the following additional measures be considered to further protect sensitive ecosystems in the Plan area.

1. That pulleys, etc. be clarified as non-permitted structures in the W3 zone.
2. That no-disturbance wetland buffers of 30 metres be placed into Section 3.3 of the Land Use Bylaw.
3. That environmental education and engagement efforts be placed on the Projects List for future work.
4. That the LTC work with owners on Pylades, Dayman, Scott, and Hudson Islands to gather more refined mapping data of the sensitive ecosystems and ecosystems at risk on their islands.
5. That development permit areas be considered for the Cliff ecosystem on Ruxton Island, as well as the Woodland ecosystems and the shorelines in the Plan area.

Prepared and Submitted by:

Aleksandra Brzozowski

Aleksandra Brzozowski
Island Planner

February 24, 2014

Date

Concurred in by:

Courtney Simpson

Courtney Simpson
Regional Planning Manager

February 24, 2014

Date

Attachments:

1. Thetis Associated Islands Plan – Sensitive Ecosystem Protection Tools matrix

THETIS ASSOCIATED ISLANDS COMMUNITY PLAN

SENSITIVE ECOSYSTEMS PROTECTION OPTIONS FOR THE OCP AND LUB

NATURAL FEATURE	Located On	PROTECTION TOOL	ALREADY IN BYLAW?	PROS	CONS OR GAPS	RECOMMENDATIONS
Cliff Ecosystem	Ruxton	10m building setbacks; no structures in setback	Yes [LUB 3.3.3 (a)] [LUB 5.1.4 (b)]	Clear instruction to new owners; consistent with previous Ruxton bylaw	Recent revision allows for structures in W3 zone for unloading goods; this could be construed to allow pulley systems up the cliff, which is very detrimental to the soils.	Add “pulleys” to list of unauthorized structures in the W3 zone [in LUB 5.10.2]
Cliff Ecosystem	Ruxton	Land Use Designation as Park	Yes [OCP Sched C]	Clear indication of use	None	N/A
Cliff Ecosystem	Ruxton	Option to create conservation area or voluntarily steward on residential land	Yes [OCP 6.2.1] [OCP 9.2.3(d)] [LUB 3.1.1]	Aimed to encourage voluntary conservation on private land	Contingent on buy-in and effort and possibly expense by property owners	Add to LTC Projects list “targeted environmental education and engagement for sensitive ecosystem property owners”
Cliff Ecosystem	Ruxton	Development Permit Area	No	Would provide guidelines for tree and vegetation removal that mitigates soil damage and maintains talus and rock debris, allows for nuanced options for development in cliff areas; able to exempt removal of invasive plants; ability to determine a proposed work does not occur within cliff ecosystem	Cost to property owner if complex biologist report is required; may be difficult to enforce or monitor; public perception of DPAs is currently negative; if mapped further first, would need financial resources and require cooperation with property owners.	Consider the implementation of DPA into LUB
Wetland	Ruxton	30m Setback from water body	Yes [LUB 3.3 (3)(b)]	Clear instruction	Currently allows for fences, sheds, platforms, stairs in setback	Consider creating no-disturbance buffer area around wetland at a ratio of 3:1 in size. (As recommended by Canadian Wildlife Service)
Wetland	Ruxton	Land Use Designation as Park	Yes [OCP Sched C] [OCP 6.3.3]	Clear indication of use	None	N/A
Wetland	Ruxton	Development Permit Area for Wetland and surrounding land	No	Would allow for more nuanced options for land adjacent to the wetland than a no-disturbance buffer; would allow for exemptions such as maintaining roads and trails; ability to determine a proposed work does not occur within wetland ecosystem;	Cost to property owner if complex biologist report is required; public perception of DPAs is currently negative; if mapped further first, would need financial resources and require cooperation with property owners.	Consider the implementation of DPA into LUB
Wetland	Ruxton	Conditions of use on trails and boardwalks in P zone	No	Could fill a gap until CVRD puts in management plan	Could create confusion if conditions differ from CVRD management plan once it's in place	Liaise with CVRD parks on this matter during agency referrals
Wetland	Reid	Option to create conservation area or voluntarily steward on residential land	Yes [OCP 6.2.1] [OCP 9.2.3(d)] [LUB 3.1.1]	Aimed to encourage voluntary conservation on private land for wetland and surrounding area	Contingent on buy-in and effort and possibly expense by property owners	Add to LTC Projects list “targeted environmental education and engagement for sensitive ecosystem property owners”
Wetland	Reid	30m setback from water body	Yes [LUB 3.3 (3)(b)]	Clear instruction	Does allow for fences, sheds, platforms, stairs in setback Reid's wetlands are not readily defined, best to conduct site analysis	Consider creating no-disturbance buffer area around wetland at a ratio of 3:1 in size. (As recommended for small wetlands by Canadian Wildlife Service)
Primary Woodland ecosystem	Dayman	Option to create conservation area or voluntarily steward on residential land	Yes [OCP 6.2.1] [OCP 9.2.3(d)] [LUB 3.1.1]	Aimed to encourage voluntary conservation on private land	Contingent on buy-in and effort and possibly expense by property owners	Add to LTC Projects list “targeted environmental education and engagement for sensitive ecosystem property owners”



THETIS ASSOCIATED ISLANDS COMMUNITY PLAN SENSITIVE ECOSYSTEMS PROTECTION OPTIONS FOR THE OCP AND LUB

NATURAL FEATURE	Located On	PROTECTION TOOL	ALREADY IN BYLAW?	PROS	CONS OR GAPS	RECOMMENDATIONS
Primary Woodland ecosystem	Dayman	Conservation incentives and considerations at time of application	Yes [OCP 6.2.1] [OCP 9.2.1] [OCP 9.2.3] [OCP 9.2.4]	Incentivizes environmental conservation on land with development potential	No ability to address land alteration other than new development; strictly optional	Consider DPA tool to influence removal of sensitive trees and woodland vegetation
Primary Woodland ecosystem	Dayman	Development Permit Area for woodland ecosystem	No	Would provide guidelines and parameters around tree removal; guidelines could be written in a discretionary manner that allows for site-specific analysis	Public perception of DPAs is currently negative	Consider DPA tool to influence removal of sensitive trees and woodland vegetation
Primary Woodland ecosystem	Hudson	Option to create conservation area or voluntarily steward on residential land	Yes [OCP 6.2.1] [OCP 9.2.3(d)] [LUB 3.1.1]	Aimed to encourage voluntary conservation on private land	Contingent on buy-in and effort and possibly expense by property owners	Add to LTC Projects list “targeted environmental education and engagement for sensitive ecosystem property owners”
Primary Woodland ecosystem	Hudson	Development Permit Area for woodland ecosystem	No	Exemptions could be written to reflect the Hudson building scheme; would provide guidelines and parameters around tree removal; guidelines could be written in a discretionary manner that allows for site-specific analysis	Public perception of DPAs is currently negative; if mapped further first, would need financial resources and require cooperation with property owners.	Consider DPA tool to influence removal of sensitive trees and woodland vegetation
Primary Herbaceous ecosystem	Scott	Option to create conservation area or voluntarily steward on residential land	Yes [OCP 6.2.1] [OCP 9.2.3(d)] [LUB 3.1.1]	Aimed to encourage voluntary conservation on private land	Contingent on buy-in and effort and possibly expense by property owners	Add to LTC Projects list “targeted environmental education and engagement for sensitive ecosystem property owners”
Primary Herbaceous Ecosystem	Scott	Development Permit Area for herbaceous ecosystem	No	Would address disturbance beyond residential development; conditions of a Development Permit could include restoration; could allow site-specific limitations to walkways, stairs, and other allowed structures	Difficult to monitor; Public perception of DPAs is currently negative	
Mature Forest Ecosystem	Dunsmuir (Ovens)	Option to create conservation area or voluntarily steward on residential land	Yes [OCP 6.2.1] [OCP 9.2.3(d)] [LUB 3.1.1]	Aimed to encourage voluntary conservation on private land	Contingent on buy-in and effort and possibly expense by property owners	Add to LTC Projects list “targeted environmental education and engagement for sensitive ecosystem property owners”
Mature Forest Ecosystem	Dunsmuir (Ovens)	Conservation incentives and considerations at time of application	Yes [OCP 6.2.1] [OCP 9.2.1] [OCP 9.2.3] [OCP 9.2.4]	Incentivizes environmental conservation on land with development potential	No ability to address land alteration other than new development; strictly optional	
Mature Forest Ecosystem	Reid	Option to create conservation area or voluntarily steward on residential land	Yes [OCP 6.2.1] [OCP 9.2.3(d)] [LUB 3.1.1]	Aimed to encourage voluntary conservation on private land	Contingent on buy-in and effort and possibly expense by property owners	Add to LTC Projects list “targeted environmental education and engagement for sensitive ecosystem property owners”
Douglas-fir/dull Oregon-grape	Pylades	Option to create conservation area or voluntarily steward on residential land	Yes [OCP 6.2.1] [OCP 9.2.3(d)] [LUB 3.1.1]	Aimed to encourage voluntary conservation on private land	Contingent on buy-in and effort and possibly expense by property owners	Add to LTC Projects list “targeted environmental education and engagement for sensitive ecosystem property owners”
Douglas-fir/dull Oregon-grape	Pylades	Conservation incentives and considerations at time of application	Yes [OCP 6.2.1] [OCP 9.2.1] [OCP 9.2.3] [OCP 9.2.4]	Incentivizes environmental conservation on land with development potential	No ability to address land alteration other than new development; strictly optional	



Islands Trust

THETIS ASSOCIATED ISLANDS COMMUNITY PLAN SENSITIVE ECOSYSTEMS PROTECTION OPTIONS FOR THE OCP AND LUB

NATURAL FEATURE	Located On	PROTECTION TOOL	ALREADY IN BYLAW?	PROS	CONS OR GAPS	RECOMMENDATIONS
Douglas-fir/dull Oregon-grape	Pylades	Development Permit Area for ecosystems at risk	No	Would provide guidelines and parameters around tree removal; guidelines could be written in a discretionary manner that allows for site-specific analysis	Further mapping would definitely be required as data is coarse; Public perception of DPAs is currently negative	
Secondary Woodland ecosystem	Pylades	Option to create conservation area or voluntarily steward on residential land	Yes [OCP 6.2.1] [OCP 9.2.3(d)] [LUB 3.1.1]	Aimed to encourage voluntary conservation on private land	Contingent on buy-in and effort and possibly expense by property owners	Add to LTC Projects list “targeted environmental education and engagement for sensitive ecosystem property owners”
Secondary Woodland ecosystem	Pylades	Conservation incentives and considerations at time of application	Yes [OCP 6.2.1] [OCP 9.2.1] [OCP 9.2.3] [OCP 9.2.4]	Incentivizes environmental conservation on land with development potential	No ability to address land alteration other than new development; strictly optional	
Secondary Woodland ecosystem	Pylades	Development Permit Area for woodland ecosystem	No	Would provide guidelines and parameters around tree removal; guidelines could be written in a discretionary manner that allows for site-specific analysis	Public perception of DPAs is currently negative	Consider DPA tool to influence removal of sensitive trees and woodland vegetation
Secondary Woodland ecosystem	Ruxton	Option to create conservation area or voluntarily steward on residential land	Yes [OCP 6.2.1] [OCP 9.2.3(d)] [LUB 3.1.1]	Aimed to encourage voluntary conservation on private land	Contingent on buy-in and effort and possibly expense by property owners	Add to LTC Projects list “targeted environmental education and engagement for sensitive ecosystem property owners”
Secondary Woodland ecosystem	Ruxton	Development Permit Area for woodland ecosystem	No	Would provide guidelines and parameters around tree removal; guidelines could be written in a discretionary manner that allows for site-specific analysis	Public perception of DPAs is currently negative	Consider DPA tool to influence removal of sensitive trees and woodland vegetation
Secondary Woodland ecosystem	Reid	Option to create conservation area or voluntarily steward on residential land	Yes [OCP 6.2.1] [OCP 9.2.3(d)] [LUB 3.1.1]	Aimed to encourage voluntary conservation on private land	Contingent on buy-in and effort and possibly expense by property owners	Add to LTC Projects list “targeted environmental education and engagement for sensitive ecosystem property owners”
Secondary Woodland ecosystem	Reid	Development Permit Area for woodland ecosystem	No	Would provide guidelines and parameters around tree removal; guidelines could be written in a discretionary manner that allows for site-specific analysis	Difficult to monitor; Public perception of DPAs is currently negative	Consider DPA tool to influence removal of sensitive trees and woodland vegetation
Shorelines with eelgrass presence	All	Locate docks with minimal impact with sensitive design	Yes [OCP 5.2.7]	Provides direction for future	Policy is not directly enforceable	
Shorelines with eelgrass presence	All	Shoreline Stewardship	Yes [OCP 5.2.11]	Aimed to encourage voluntary conservation	Contingent on buy-in and effort and possibly expense by property owners	Add to LTC Projects list “targeted environmental education and engagement for sensitive ecosystem property owners”
Shorelines with eelgrass presence	All	Encourage community docks	Yes [OCP 5.2.5] [OCP 5.2.6] [LUB 5.8.1c] [LUB 5.7.1c]	Provides direction for future	none	n/a
Shorelines with eelgrass presence	All	DPA for Shoreline ecosystem	No	Conditions of a Development Permit could include restoration; could allow site-specific limitations to dock development; could address both nearshore and upland in setback; provides guidelines rather than prohibitions	Public perception of DPAs is currently negative	Consider DPA tool to protect shoreline ecosystem
Shorelines in general	All	Provision to protect sensitive marine areas as marine protection zone	Yes [OCP 5.2.1] [LUB	Protects waters surrounding islet ecological reserves	none	n/a



THETIS ASSOCIATED ISLANDS COMMUNITY PLAN
SENSITIVE ECOSYSTEMS PROTECTION OPTIONS FOR THE OCP AND LUB

NATURAL FEATURE	Located On	PROTECTION TOOL	ALREADY IN BYLAW?	PROS	CONS OR GAPS	RECOMMENDATIONS
Shorelines in general	All	Shoreline Stewardship	Yes [OCP 5.2.11]	Aimed to encourage voluntary conservation	Contingent on buy-in and effort and possibly expense by property owners	Add to LTC Projects list “targeted environmental education and engagement for sensitive ecosystem property owners”
Shorelines in general	All	Conditions on consideration of shoreline modification	Yes [OCP 5.2.10]	Provides direction and demonstrates will of LTC	Policy is not directly enforceable	n/a
Shorelines in general	All	DPA for Shoreline ecosystem	No	Could allow for specificity based on shoreline type; could address both nearshore and upland in setback; provides guidelines rather than prohibitions	Public perception of DPAs is currently negative	Consider DPA tool to protect shoreline ecosystem



Islands Trust

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.	Sep-07-2011	Aleksandra Brzozowski	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	Aleksandra Brzozowski	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 Cheif Lisa Shaver.	Feb-06-2009	On Going
1	Joint proactive enforcement with CVRD		Jul-28-2010	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	Development Approval Information Bylaw		May-25-2011	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	Sustainability Guidelines for Thetis Island	Discuss collaboration with Cowichan Valley Regional District Building Department, finalize draft, and make a plan for distribution. Update April 2013: brochures have been distributed; requires ongoing check-ins with CVRD that they have a sufficient supply of brochures.	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 potentially permit ocean loop geothermal exchange systems.		Apr-17-2013	On Going



Applications w/ Status - Thetis Island Status: Open

Applications

Subdivision

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

Planning Status

Status Date: Nov-20-2013

Applicant pursuing a detailed assessment to address RAR issues on site.

Status Date: Jul-08-2011

PLA extended to June 8 2012

Status Date: Jun-23-2011

Indicated RAR requirement in response to request for PLA extension

Islands Trust
 LTC EXP SUMMARY REPORT F2014
 Invoices posted to Month ending February 2014

670 Thetis	Invoices posted to Month ending February 2014	Budget	Spent	Balance
65000-670	LTC "Trustee Expenses"	1,100.00	90.88	1,009.12
LTC Local				
65200-670	LTC - Local Exp - LTC Meeting Expenses	1,500.00	1,235.68	264.32
65210-670	LTC - Local Exp - APC Meeting Expenses	500.00	50.00	450.00
65220-670	LTC - Local Exp - Communications	500.00	0.00	500.00
65230-670	LTC - Local Exp - Special Projects	2,000.00	560.00	1,440.00
65240-670	LTC - Local Exp - Miscellaneous	250.00	0.00	250.00
TOTAL LTC Local Expense		<u>4,750.00</u>	<u>1,845.68</u>	<u>2,904.32</u>
Projects				
73001-670-2010	Thetis (Ruxton Island) Associated OCP/LUB	<u>11,700.00</u>	<u>8,133.92</u>	<u>3,566.08</u>
TOTAL Project Expenses		<u>11,700.00</u>	<u>8,133.92</u>	<u>3,566.08</u>



Islands Trust

BYLAW REFERRAL FORM

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

Island: Gabriola Island Trust Area **Bylaw No.:** 271 and 272 **Date:** January 22, 2014

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected. For your information a Public Hearing to consider the Bylaw will be held spring 2014.

APPLICANTS NAME / ADDRESS:

Gabriola Island Local Trust Committee

PURPOSE OF BYLAW:

Rezoning of Gabriola Island lands within community, regional and provincial parks

GENERAL LOCATION:

Gabriola Island

LEGAL DESCRIPTION:

several

SIZE OF PROPERTY AFFECTED:

Various parks

ALR STATUS:

YES

OFFICIAL COMMUNITY PLAN DESIGNATION:

Various designations

OTHER INFORMATION:

This project was initiated by the Gabriola Island Local Trust Committee and the scope is to rezone areas of Gabriola Island that have become parks over the past several years but have non-park zoning such as 'Resource', 'Forestry', 'Agriculture' and other zones. The proposed bylaw 271 amends the Gabriola Island Official Community Plan land use designations and proposed bylaw 272 amends the Gabriola Island Land Use Bylaw zoning map and parkland zoning text. A summary of changes proposed in this bylaw include amendments to park sign regulations; allowing special events in parks where a management plan is in place and regulating temporary structures for special event use. First reading of the proposed bylaws was given on January 16, 2014 and a public hearing is anticipated spring 2014.

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

(Signature)

Name: Sonja Zupanec, RPP

Title: Island Planner

This referral has been sent to the following agencies:

Federal Agencies

N/A

Provincial Agencies

BC Parks
Agricultural Land Commission

Regional Agencies

Regional District of Nanaimo

Adjacent Local Trust Committees and Municipalities

Thetis Island Local Trust Committee

Non-Agency Referrals

The Nature Trust of BC
Islands Trust Fund
School District No. 68

First Nations

Penelakut Tribe
Snaw'Naw'As Nation
Snuneymuxw First Nations
Cowichan Tribes
Halalt First Nation
H'ul'qumi'num Treaty Group
Stz'uminus First Nation
Lake Cowichan First Nation
Lyackson First Nation
Te'Mexw Treaty Association
Semiahmoo First Nation

BYLAW REFERRAL FORM RESPONSE SUMMARY

☐ Approval Recommended for Reasons Outlined Below

☐ Approval Recommended Subject to Conditions Outlined Below

☐ Interests Unaffected by Bylaw

☐ Approval Not Recommended Due to Reason Outlined Below

(DO NOT FILL OUT BEYOND THIS SECTION – REFERRAL AGENCY WILL COMPLETE SECTION)

Gabriola Island Trust Area
(Island)

271 and 272
(Bylaw Number)

(Signature)

(Title)

(Date)

(Agency)

PROPOSED

Gabriola Island Local Trust Committee

BYLAW NO. 271

A BYLAW TO AMEND THE GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN, NO. 166

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

1. Bylaw No 166, cited as "Gabriola Island Official Community Plan (Gabriola Island) Bylaw No. 166, 1997" is amended as shown on Schedule 1, attached to and forming part of this bylaw.
2. This bylaw may be cited as "Gabriola Island Official Community Plan (Gabriola Island) Bylaw 166, 1997, Amendment No. 1, 2013"

READ A FIRST TIME THIS	16th	DAY OF	JANUARY	, 2014
PUBLIC HEARING HELD THIS		DAY OF		, 201x
READ A SECOND TIME THIS		DAY OF		, 201x
READ A THIRD TIME THIS		DAY OF		, 201x
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST				
THIS		DAY OF		, 201x
APPROVED BY THE MINISTER OF COMMUNITY, SPORT AND CULTURAL DEVELOPMENT				
THIS		DAY OF		, 201x
ADOPTED THIS		DAY OF		, 201x

SECRETARY

CHAIRPERSON

Gabriola Island Local Trust Committee

Bylaw No. 271

Schedule 1

The Gabriola Island Official Community Plan Bylaw No. 166 cited as “Gabriola Island Official Community Plan (Gabriola Island) Bylaw No. 166, 1997”, is amended by amending Schedule B – Land Use Designations as follows:

1. By changing the land use designation on the land legally described as The Northwest $\frac{1}{4}$ of Section 10, Gabriola Island, Nanaimo District, Except those Parts in Plans 29152, 30043 and 30051 (PID: 009-735-828) from Resource to Parks as shown on Plan No. 1 attached to and forming part of this bylaw.
2. By changing the land use designation on the land legally described as:
 - a. Lot B, Section 20, Gabriola Island, Nanaimo District Plan VIP73679 (PID: 025-417-681); and
 - b. Lot A, Section 20, Gabriola Island Nanaimo District Plan VIP73679 (PID: 025-417-673)

from Commercial (Tourist Recreational) to Parks as shown on Plan No. 2 attached to and forming part of this bylaw.

3. By changing the land use designation on the land legally described as:
 - a. The Northeast $\frac{1}{4}$ of Section 13, Gabriola Island, Nanaimo District (PID: 006-654-843);
 - b. The Northwest $\frac{1}{4}$ of Section 14, Gabriola Island, Nanaimo District (PID: 006-655-335);
 - c. The South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 14, Gabriola Island, Nanaimo District (PID: 006-649-815);
 - d. The Southeast $\frac{1}{4}$ of Section 14, Gabriola Island, Nanaimo District (PID: 006-649-599);
 - e. The North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 15, Gabriola Island, Nanaimo District (PID: 006-656-498); and
 - f. The East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 10, Gabriola Island, Nanaimo District (PID: 006-649-408)

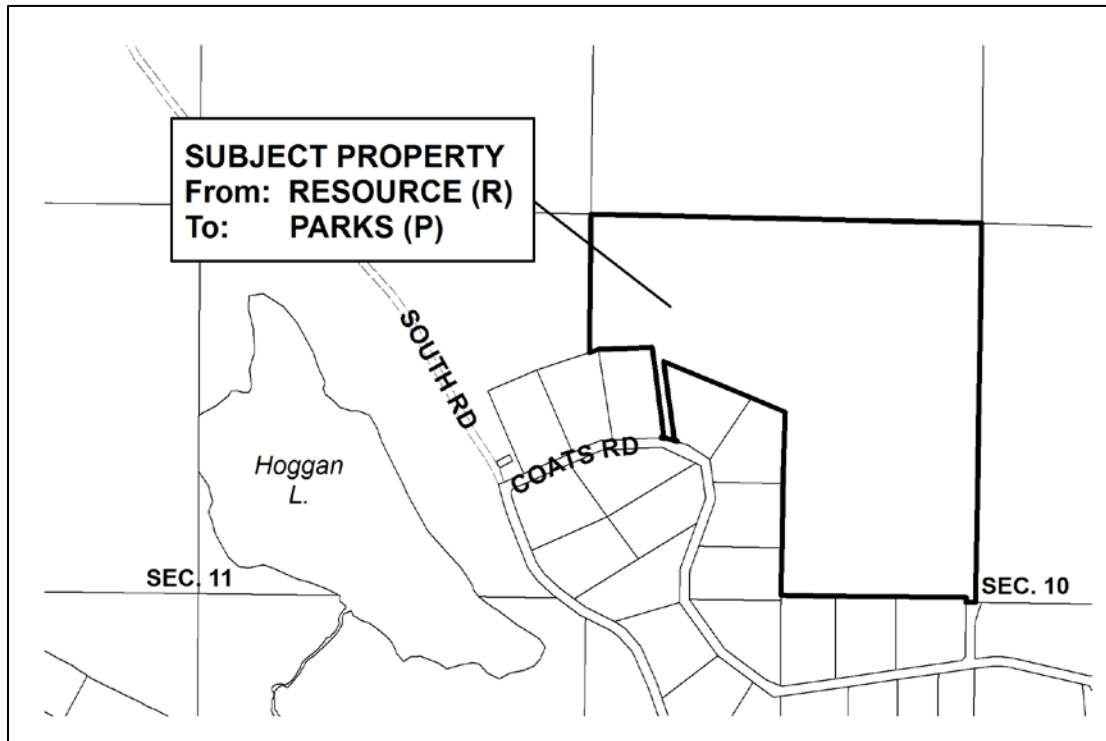
from Forestry to Parks as shown on Plan No. 3 attached to and forming part of this bylaw.

4. By changing the land use designation the land legally described as The North $\frac{1}{2}$ of the North $\frac{1}{2}$ of Section 20, Gabriola Island, Nanaimo District, Except Parts in plans 42874 and VIP73679 from Agriculture and Resource to Parks as shown in Plan No. 2 attached to and forming part of this bylaw.
5. By changing the land use designation of the land legally described as Lot 9, Section 18 & 23, Gabriola Island, Nanaimo District, Plan 45781 from Large Rural Residential to

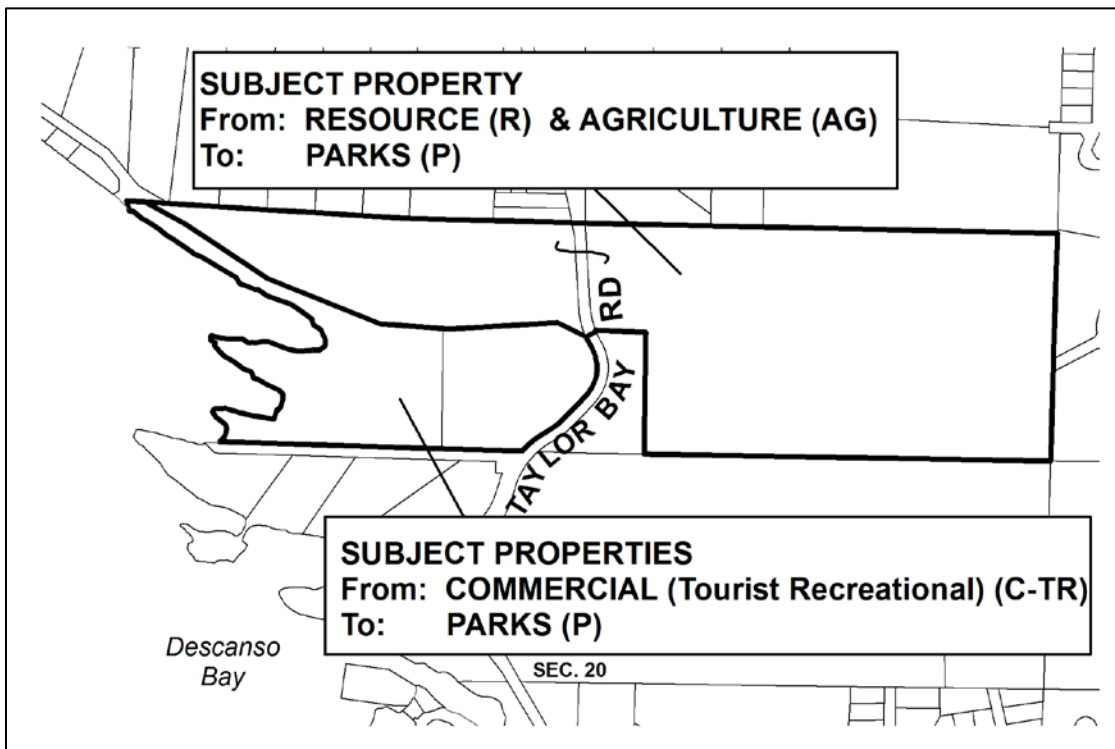
Parks and the portion of road allowance to Parks as shown on Plan No. 4 attached to and forming part of this bylaw.

6. By changing the land use designation of the land designated as 'Park' on Plan VIP77409 from Agriculture and to Parks as shown on Plan No. 5 attached to and forming part of this bylaw.
7. By changing the land use designation of the land designated as 'Park' on Plan 41031 from Large Rural Residential to Parks as shown on Plan No. 5 attached to and forming part of this bylaw.
8. By changing the land use designation of the land designated as 'Park' on Plan VIP70945 from Large Rural Residential to Parks as shown on Plan No. 5 attached to and forming part of this bylaw.
9. By changing the land use designation of the land designated as 'Park' on Plan VIP66198 from Resource to Parks as shown on Plan No. 6 attached to and forming part of this bylaw.
10. By changing the land use designations of those portions of land designated as 'Park' on Plan 17658 from Small Rural Residential to Parks as shown on Plan No. 7 attached to and forming part of this bylaw.
11. By changing the land use designation of the land designated as 'Park' on Plan VIP82759 from Resource to Parks as shown on Plan No. 6 attached to and forming part of this bylaw.
12. By changing the land use designation of the land designated as 'Park' on Plan EPP11544 from Institutional to Parks shown on Plan No. 8 attached to and forming part of this bylaw.

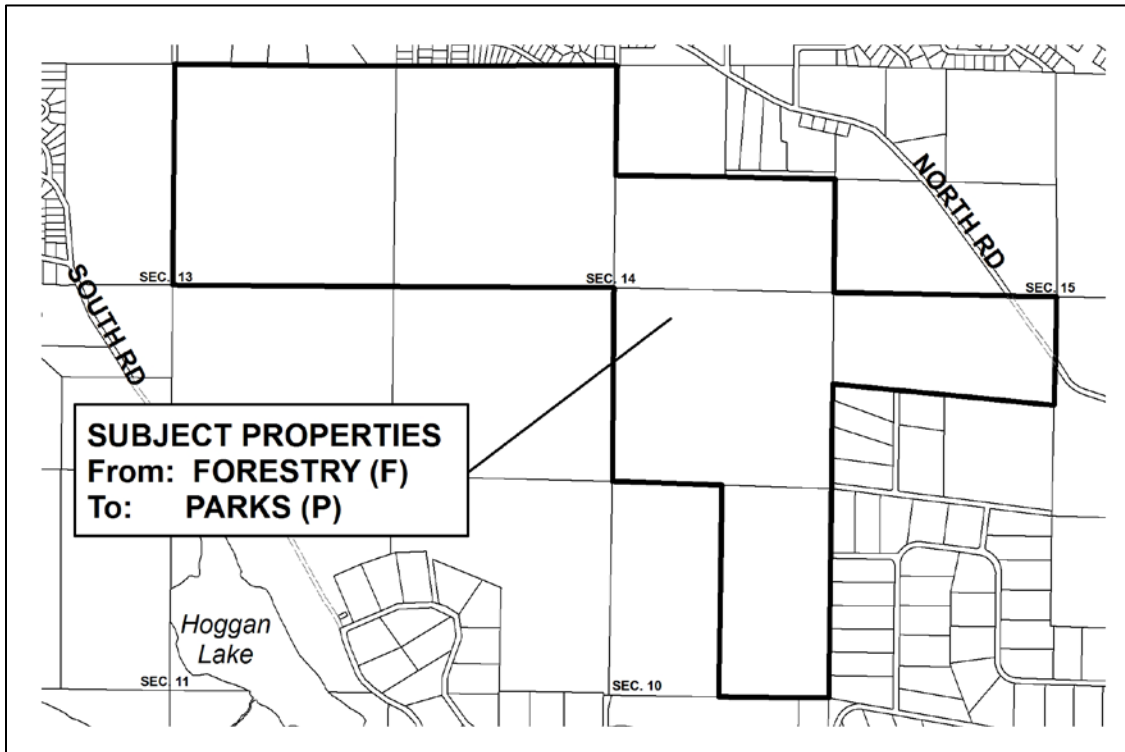
Plan No. 1



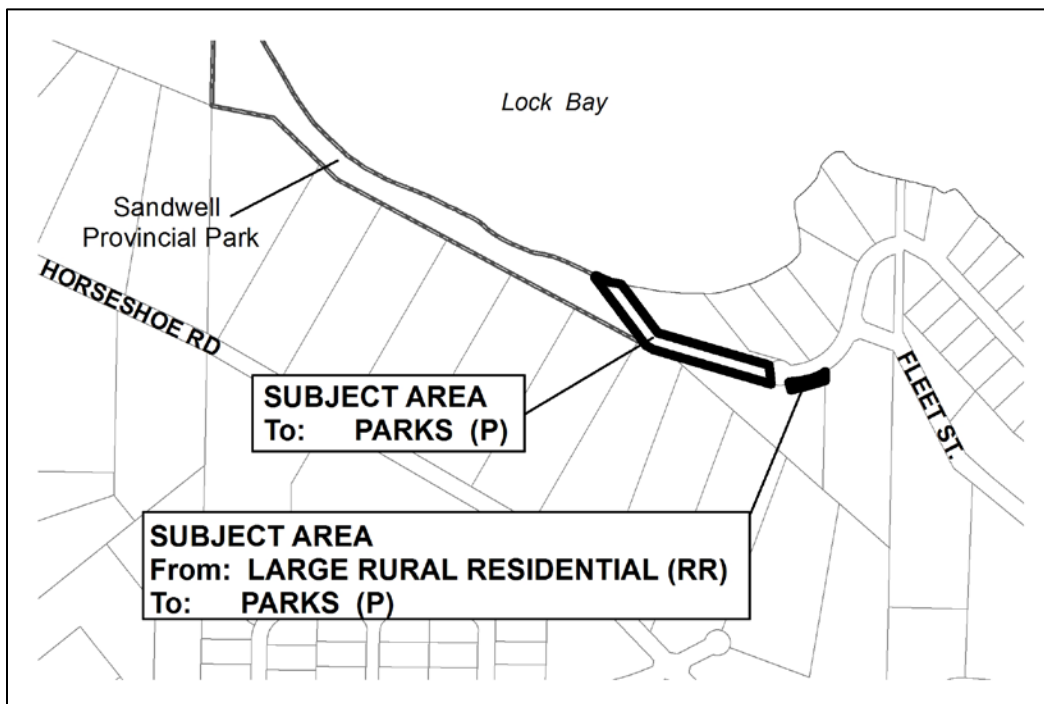
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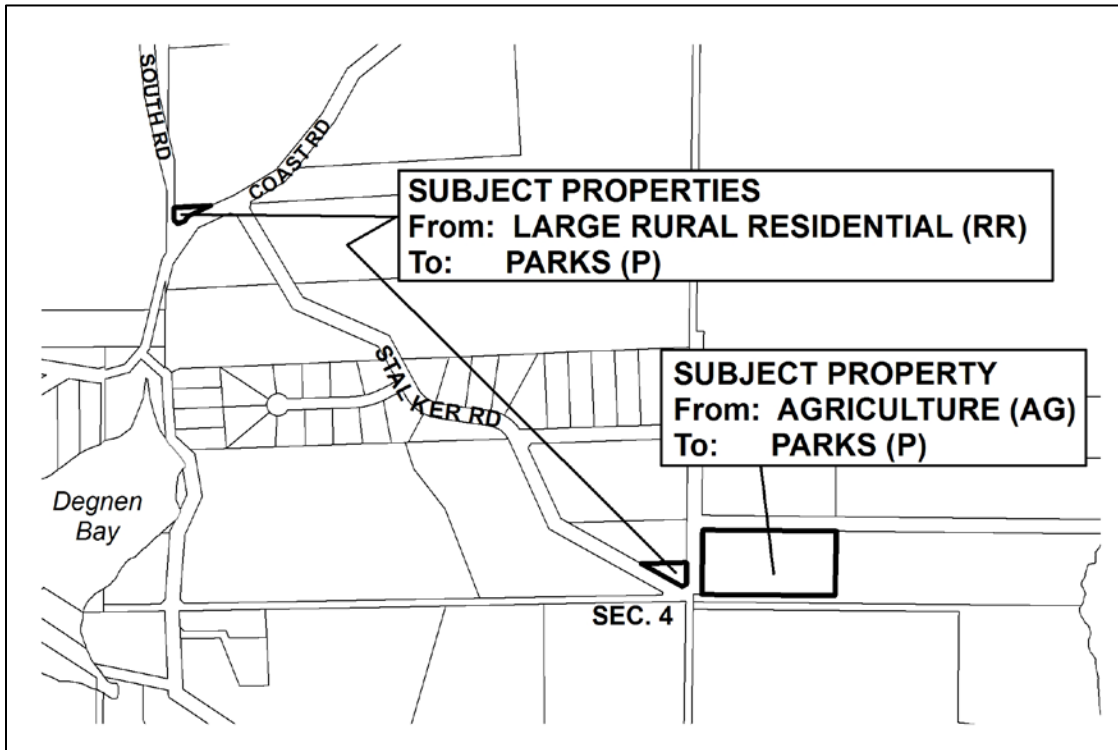
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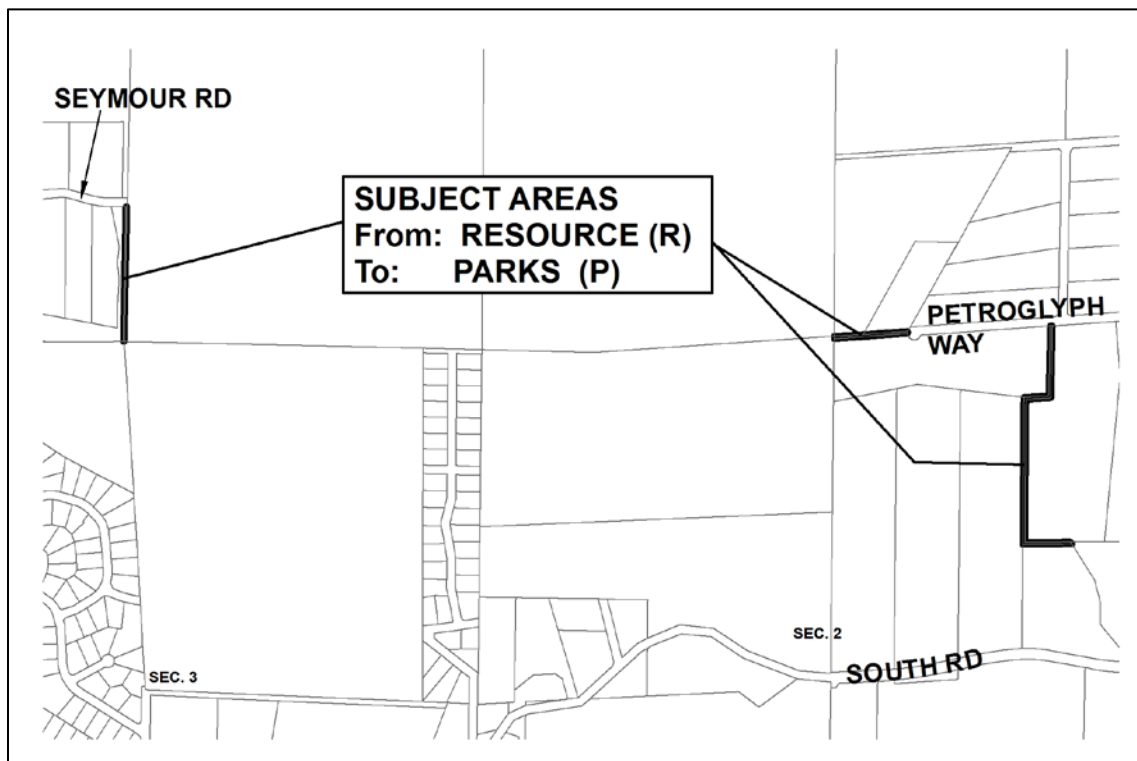
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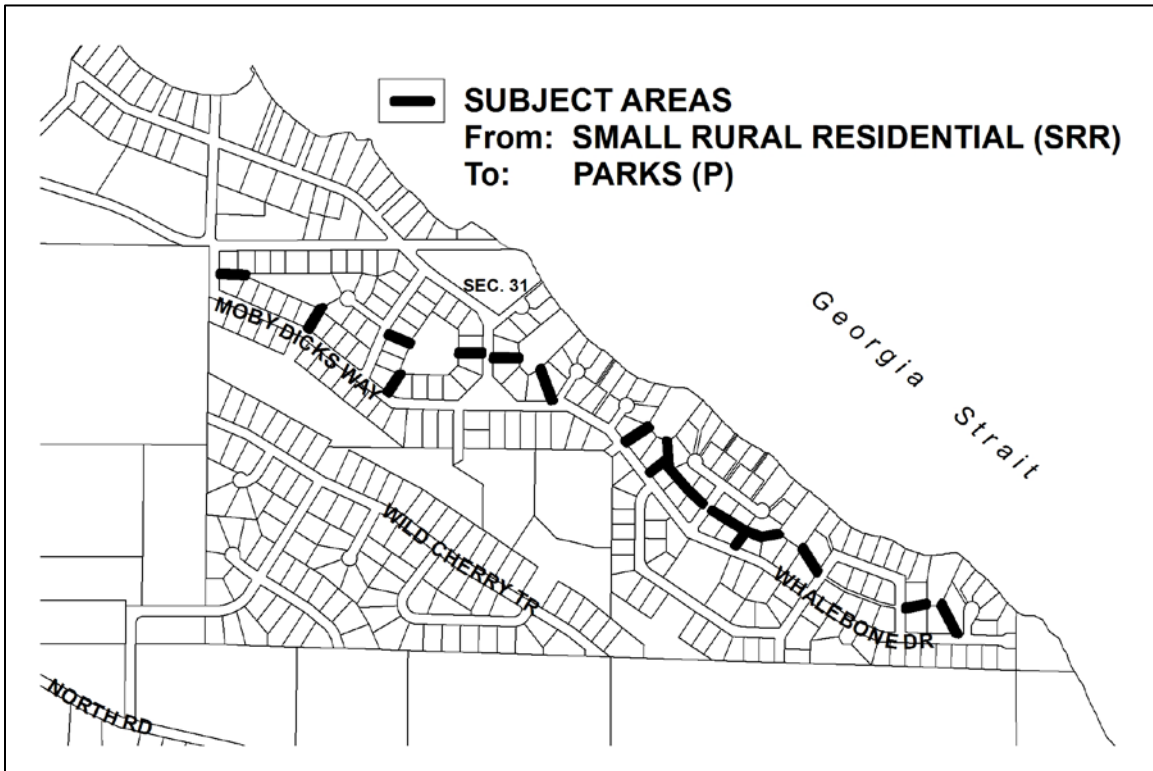
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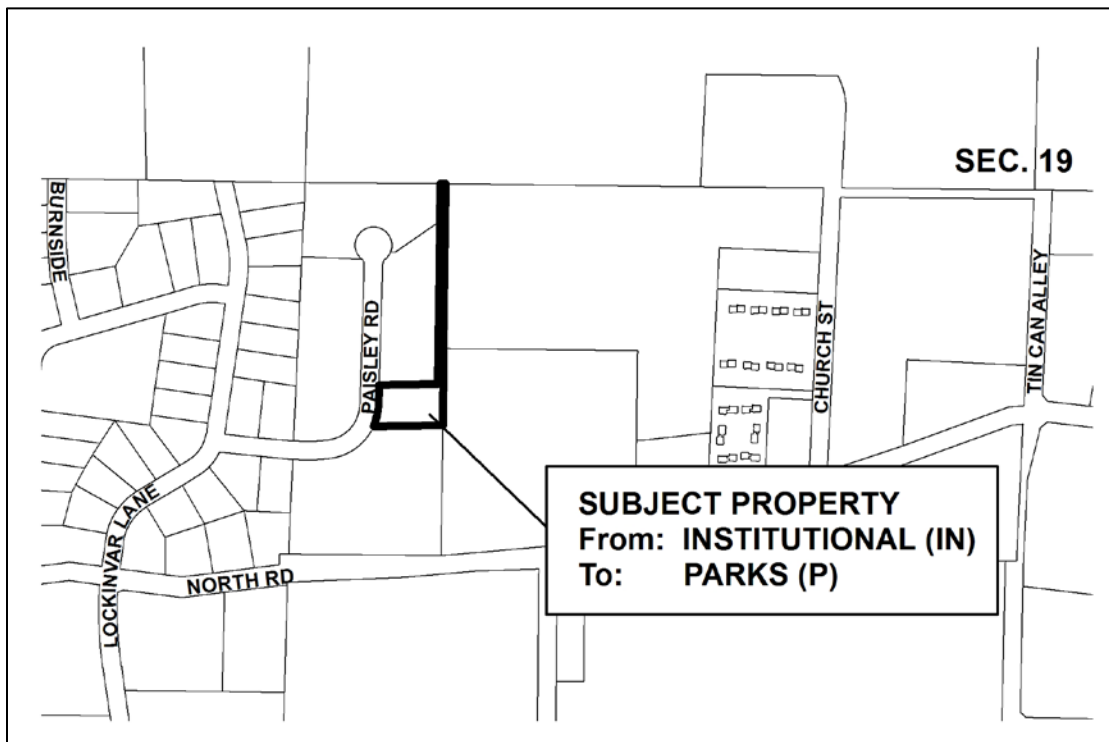
Plan No. 6



Plan No. 7



Plan No. 8



PROPOSED

Gabriola Island Local Trust Committee

BYLAW NO. 272

A BYLAW TO AMEND THE GABRIOLA ISLAND LAND USE BYLAW, NO. 177

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

1. Bylaw No. 177, cited as “Gabriola Island Land Use Bylaw, 1999” is amended as shown on Schedule 1, attached to and forming part of this bylaw.
2. This bylaw may be cited as “Gabriola Island Land Use Bylaw 177, 1999, Amendment No. 1, 2013”

READ A FIRST TIME THIS	16th	DAY OF	JANUARY	, 2014
PUBLIC HEARING HELD THIS		DAY OF		, 201x
READ A SECOND TIME THIS		DAY OF		, 201x
READ A THIRD TIME THIS		DAY OF		, 201x
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST				
THIS		DAY OF		, 201x
ADOPTED THIS		DAY OF		, 201x

SECRETARY

CHAIRPERSON

Gabriola Island Local Trust Committee

Bylaw No. 272

Schedule 1

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

a) To section B.4 Signs:

- i. Table 1. Sign regulations for Recreation and Institutional Zones – P1, P2, P3 is amended to read as follows:

Recreation and Institutional Zones		
P1, P2, P3	n/a	2.5 sq.m (27.0 sq.ft) per park entrance

- i. article B.4.2.1 is amended to read as follows:

“B.4.2.1 Signs exempted from the provisions of Subsection B.4.1 are:

- a. directional, traffic and marine navigational signs sited and maintained by government agencies; and
- b. interpretive and directional signs sited and maintained by government agencies in the P1, P2 and P3 zones.”

c) To section D.2.4 Resource (R):

- i. sub-section D.2.4.1.a.iv is removed and the rest of the list is renumbered accordingly; and
- ii. under sub-section D.2.4.2.a.ii, the second bullet point which reads: “AM/FM Towers on lands shown on Schedule C, Map 5” is removed.

d) To section D.4.1 Parks 1 – Provincial and *Regional Park* (P1):

- i. under sub-section D.4.1.1.a “Permitted *Principal Uses*”, clause D.4.1.1.a.iii and iv are inserted as follows:
 - “iii *campground*, on lands shown on Schedule C, Map 16
 - iv special events under permit by the Regional District of Nanaimo or BC Parks in parks with management plans”
- ii. new sub-section D.4.1.1.b is inserted as follows:

“ **b. Permitted Accessory Uses**

 - i *caretaker residence*, on lands shown on Schedule C, Maps 16 and 17
 - ii retail sales and rentals, excluding the sale of liquor, on lands shown on Schedule C, Map 16
 - iii *campground* office use, on lands shown on Schedule C, Map 16
- iii. under sub-section D.4.1.2.a “Permitted *Buildings and Structures*”, new sub-sections ii and iii and iv are inserted as follows:

- “ii *Buildings and structures* to accommodate *campground* office uses, retail sales and rentals not exceeding 200 square metres (2,152.9 square feet) of combined *floor area*, on lands shown on Schedule C, Map 16
 - iii Maximum of one *caretaker residence*, on lands shown on Schedule C, Maps 16 and 17”
 - iv temporary structures for special events under permit by the Regional District of Nanaimo or BC Parks;
 - iv. new clause D.4.1.3.b.ii, is inserted as follows:
 - “ii The minimum *setback* for *campsites* is 10.0 metres (32.8 feet) from any *lot line*.”;
 - v. New sub-section D.4.1.3.d is added as follows:
 - “d. Other Regulations**
 - i Despite Section B.6.4, a travel trailer or recreational vehicle may be used for a *caretaker residence* and may be used without a *principal dwelling unit* on the lot.
 - ii The maximum number of *campsites* is 10 per 1.0 hectares (4 per acre).
 - iii Despite section B.6.4.2, a tent, tent-trailer, camper vehicle, or recreation vehicle is only permitted on a *campsite* a maximum of 60 days in a calendar year.
 - iv Despite section B.6.4.2, no *campsite* may be occupied by any person, consecutively or cumulatively within a year, for more than 60 days.”
 - e) To section D.4.2. Parks 2 – Passive Recreation Community Parks (P2):
 - i. under sub-section D.4.2.1.a “Permitted *Principal Uses*”, clause D.4.2.1.a. ii is inserted as follows:
 - ii. “special events under permit by the Regional District of Nanaimo or BC Parks in parks with management plans”
 - f) To section D.4.3. Parks 3 – Active Recreation Community Park (P3):
 - i. under sub-section D.4.3.1.a “Permitted *Principal Uses*”, clause D.4.3.1.a. iv is inserted as follows:
 - iv “special events under permit by the Regional District of Nanaimo or BC Parks in parks with management plans”
 - g) To section F.1 Definitions, the following definitions are inserted in alphabetical order:
 - “*caretaker residence* means a *single family dwelling* limited in floor area to 65.0 square metres (699.7 square feet) that is *accessory* to a *principal regional park use*;

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

- a) To the legend the word “Park” is added after “PARKS 1 – Provincial and Regional”.
- b) By changing the zoning on the land legally described as The Northwest $\frac{1}{4}$ of Section 10, Gabriola Island, Nanaimo District, Except those Parts in plans 29152, 30043 and 30051 (PID: 009-735-828) from Resource to Parks 1 – Provincial and Regional Park as shown on Plan No. 1 attached to and forming part of this bylaw.
- c) By changing the zoning on the land legally described as:
 - i. Lot B, Section 20, Gabriola Island, Nanaimo District Plan VIP73679 (PID: 025-417-681); and
 - ii. Lot A, Section 20, Gabriola Island Nanaimo District Plan VIP73679 (PID: 025-417-673)

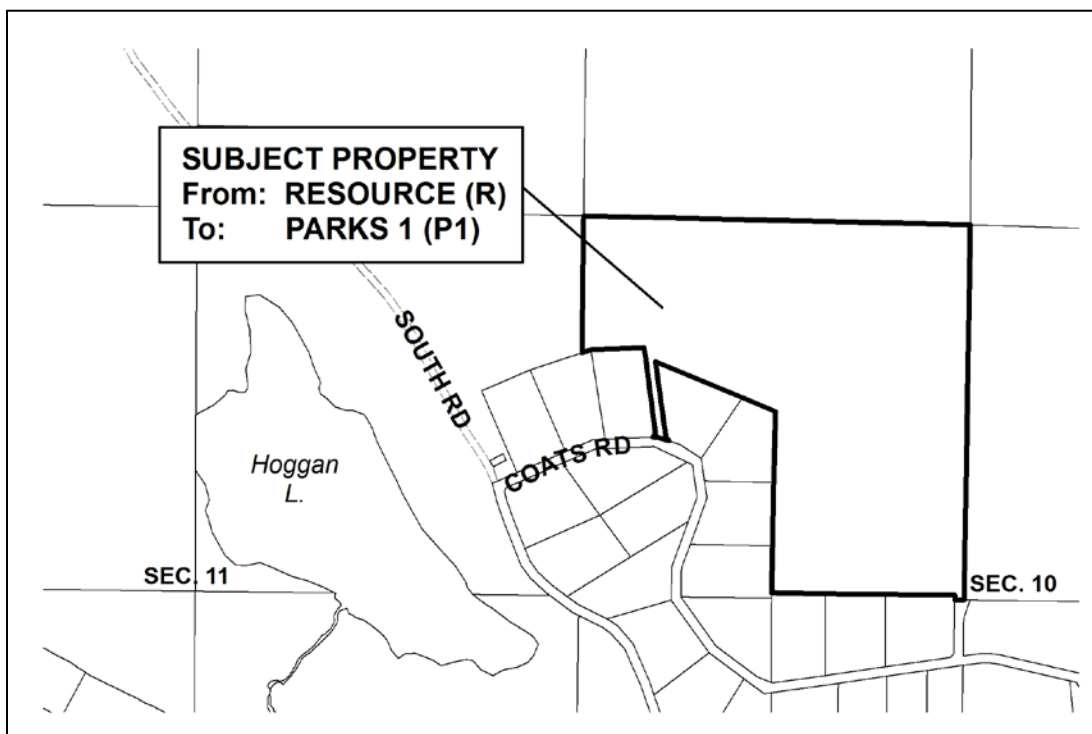
from Tourist Commercial 2 - Campgrounds to Parks 1 – Provincial and Regional Park as shown on Plan No. 2 attached to and forming part of this bylaw.
- d) By changing the zoning on the land legally described as:
 - i. The Northeast $\frac{1}{4}$ of Section 13, Gabriola Island, Nanaimo District (PID: 006-654-843);
 - ii. The Northwest $\frac{1}{4}$ of Section 14, Gabriola Island, Nanaimo District (PID: 006-655-335);
 - iii. The South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 14, Gabriola Island, Nanaimo District (PID: 006-649-815);
 - iv. The Southeast $\frac{1}{4}$ of Section 14, Gabriola Island, Nanaimo District (PID: 006-649-599);
 - v. The North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 15, Gabriola Island, Nanaimo District (PID: 006-656-498); and
 - vi. The East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 10, Gabriola Island, Nanaimo District (PID: 006-649-408)

from Forestry Wilderness/Recreation 1 to Parks 2 – Passive Recreation Community Park as shown on Plan No. 3 attached to and forming part of this bylaw.
- e) By changing the zoning on the land legally described as The North $\frac{1}{2}$ of the North $\frac{1}{2}$ of Section 20, Gabriola Island, Nanaimo District, Except Parts in Plans 42874 and VIP73679 from Resource and Agriculture to Parks 2 – Passive Recreation Community Park as shown on Plan No. 2 attached to and forming part of this bylaw.
- f) By changing the zoning on the land designated as ‘Park’ on Plan 41031 from Large Rural Residential to Parks 2 – Passive Recreation Community Park as shown on Plan No. 4 attached to and forming part of this bylaw.
- g) By changing the zoning on the land designated as ‘Park’ on Plan VIP77409 from Agriculture to Parks 2 – Passive Recreation Community Park as shown on Plan No. 4 attached to and forming part of this bylaw.

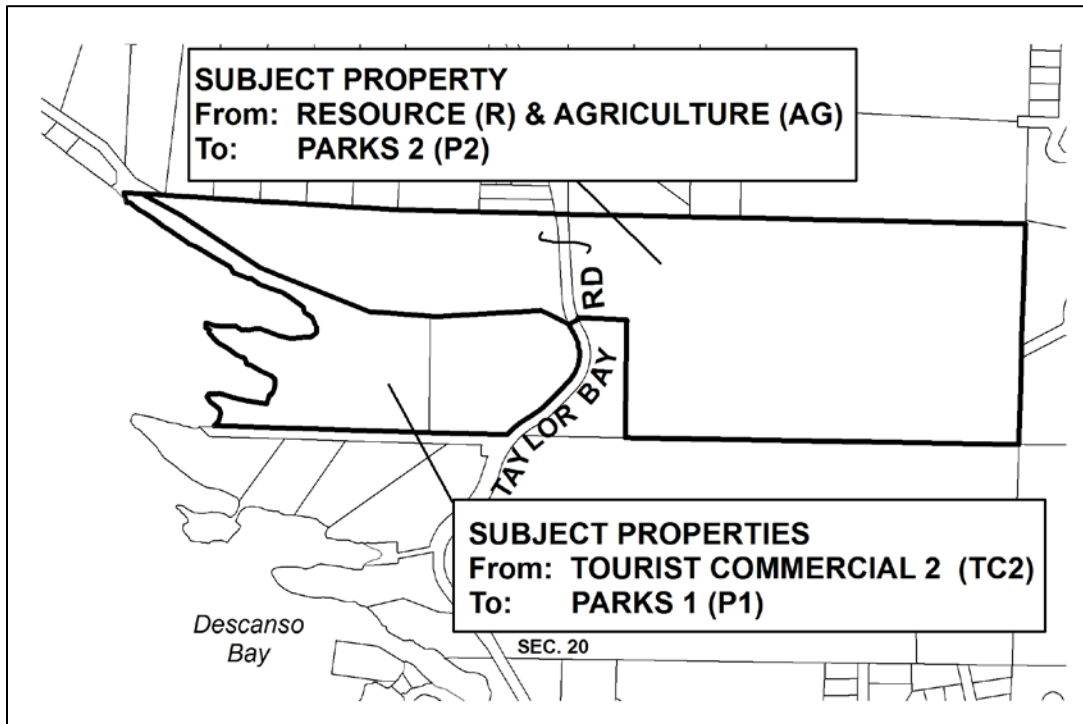
- h) By changing the zoning on the land designated as 'Park' on Plan VIP70945 from Large Rural Residential to Parks 2 – Passive Recreation Community Park as shown on Plan No. 4 attached to and forming part of this bylaw.
 - i) By changing the zoning on the land designated as 'Park' on Plan VIP66198 from Resource to Parks 2 – Passive Recreation Community Park as shown on Plan No. 5 attached to and forming part of this bylaw.
 - j) By changing the zoning on the land designated as 'Park' on Plan 17658 from Small Rural Residential to Parks 2 – Passive Recreation Community Park as shown on Plan No. 6 attached to and forming part of this bylaw.
 - k) By changing the zoning on the land designated as 'Park' on Plan VIP82759 from Resource Residential 1 to Parks 2 – Passive Recreation Community Park as shown on Plan No. 5 attached to and forming part of this bylaw.
 - l) By changing the zoning on the land designated as 'Park' on Plan EPP11544 from Institutional 3 to Parks 2 – Passive Recreation Community Park as shown on Plan No. 7 attached to and forming part of this bylaw.
 - m) By changing the zoning on that portion of land legally described as "lot 9, Section 18 & 23, Gabriola Island, Nanaimo District, Plan 45781" from Large Rural Residential to Parks 1 – Provincial and Regional Park as shown on Plan No. 8 attached to and forming part of this bylaw.
 - n) By changing the zoning on that portion of water shown on Plan No. 8, attached to and forming part of this bylaw, from Water General to Water Protection 2.
 - o) By changing the zoning on that portion of water shown on Plan No. 8, attached to and forming part of this bylaw, from Water Protection 2 to Water General.
 - p) By changing the zoning on those portions of water shown on Plan No. 9, attached to and forming part of this bylaw, from Water Protection 1 to Water Protection 2.
 - q) By changing the zoning on that portion of water shown on Plan No. 9, attached to and forming part of this bylaw, from Water Protection 2 to Water Protection 1.
 - r) By changing the zoning on that portion of water shown on Plan No. 10, attached to and forming part of this bylaw, from Water General to Water Protection 2.
 - s) By changing the zoning on that portion of water shown on Plan No. 10, attached to and forming part of this bylaw, from Water Protection 2 to Water General.
3. Schedule "C" of Gabriola Island Land Use Bylaw No. 177 cited as "Gabriola Island Land Use Bylaw No. 177, 1999", is amended as follows:
- a) By deleting Map 5.
 - b) By adding Map 16 as shown on Plan No. 11, attached to and forming part of this bylaw.

- c) By adding Map 17 as shown on Plan No. 12, attached to and forming part of this bylaw.

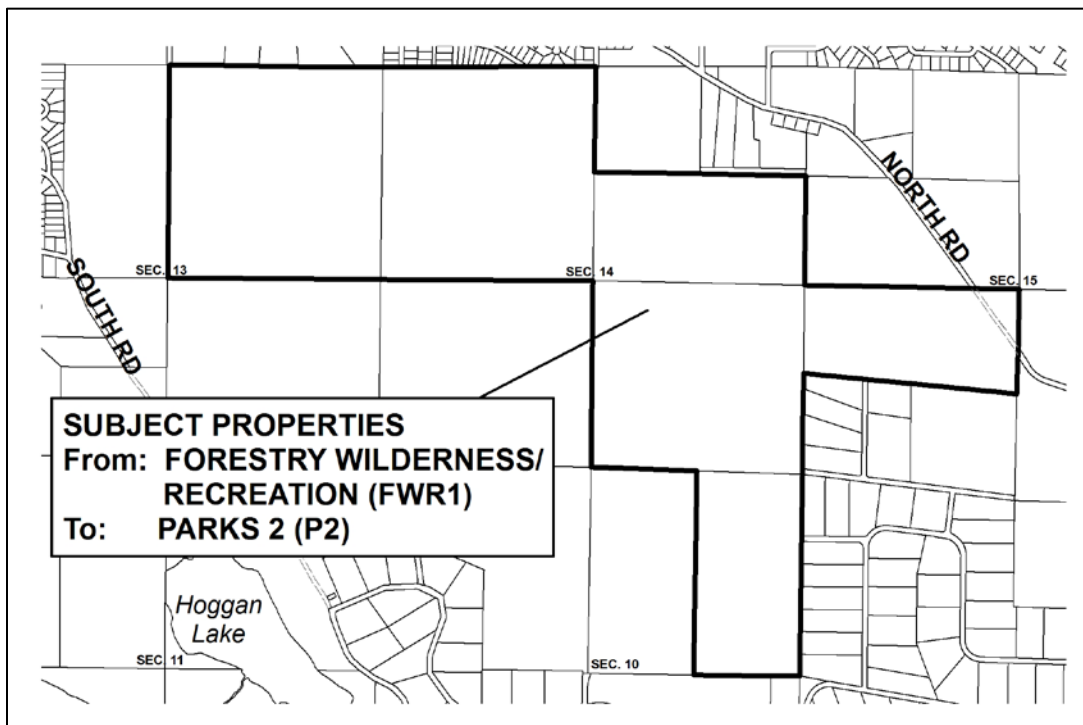
Plan No. 1



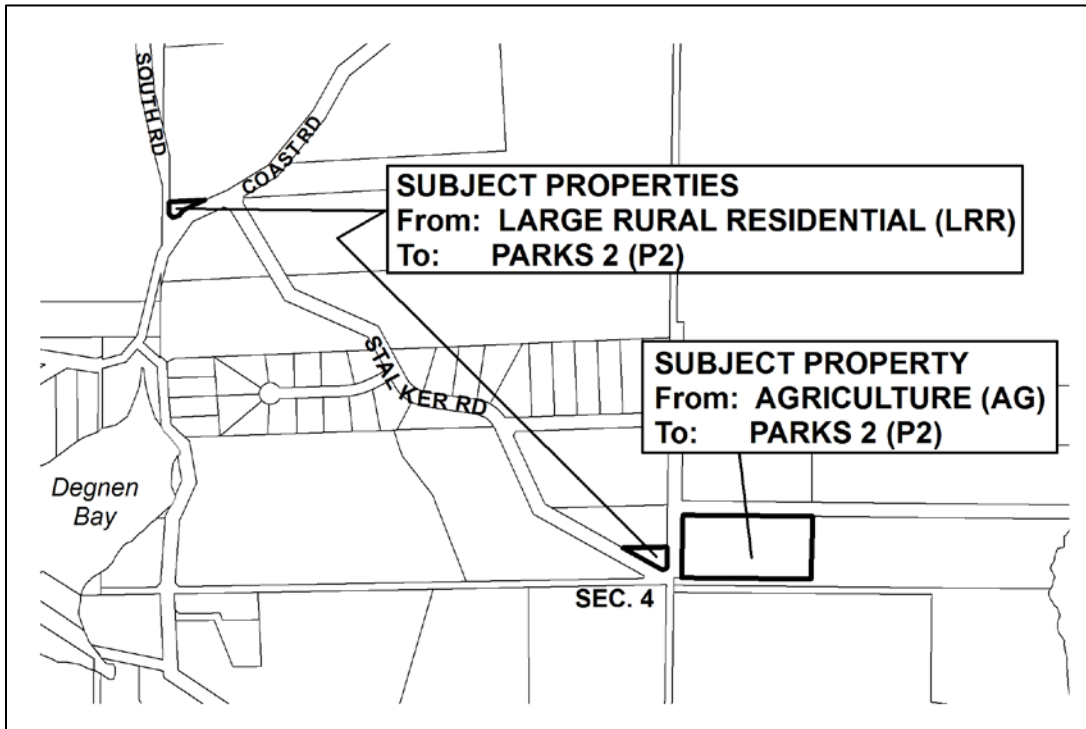
Plan No. 2



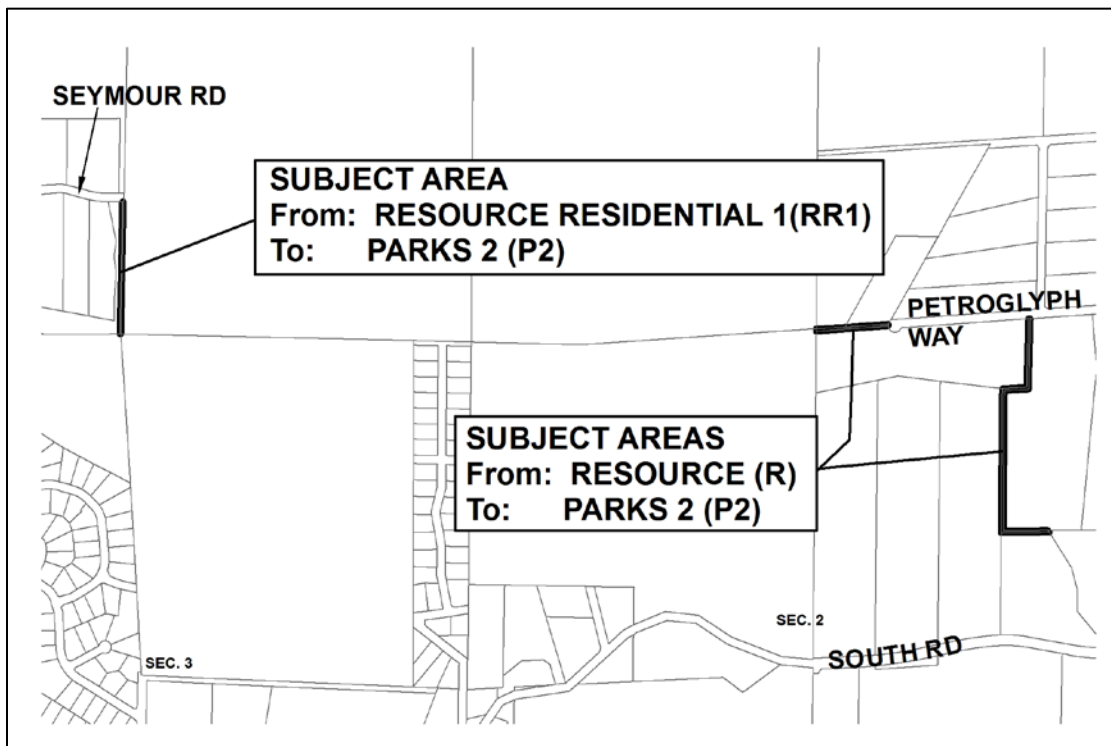
Plan No. 3



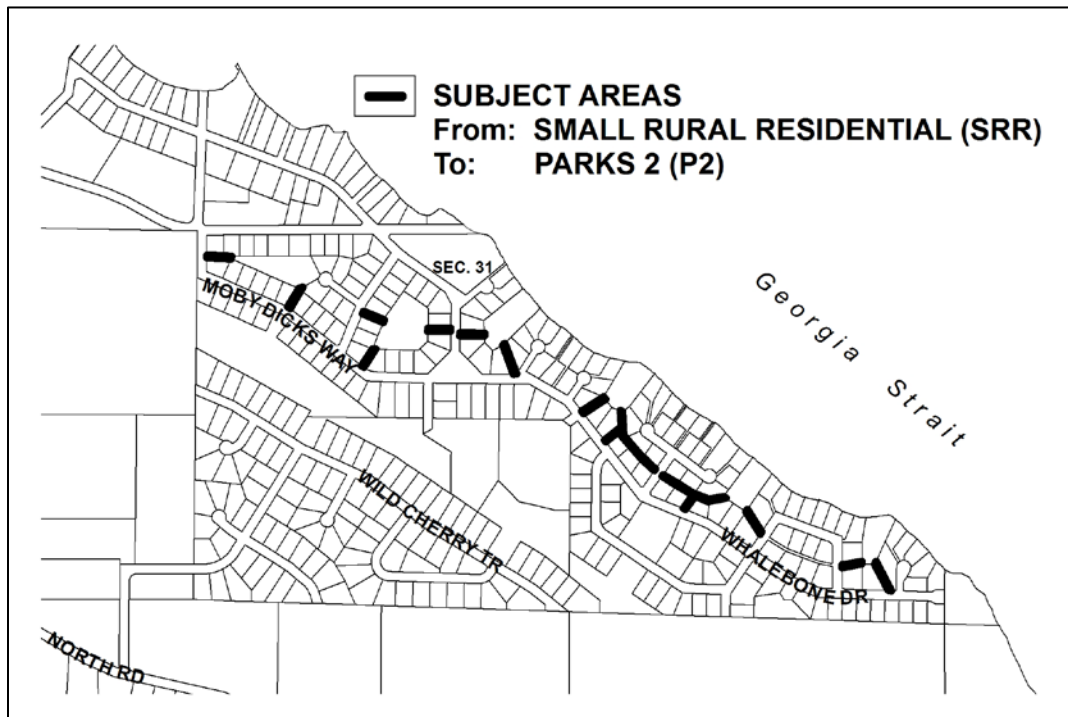
Plan No. 4



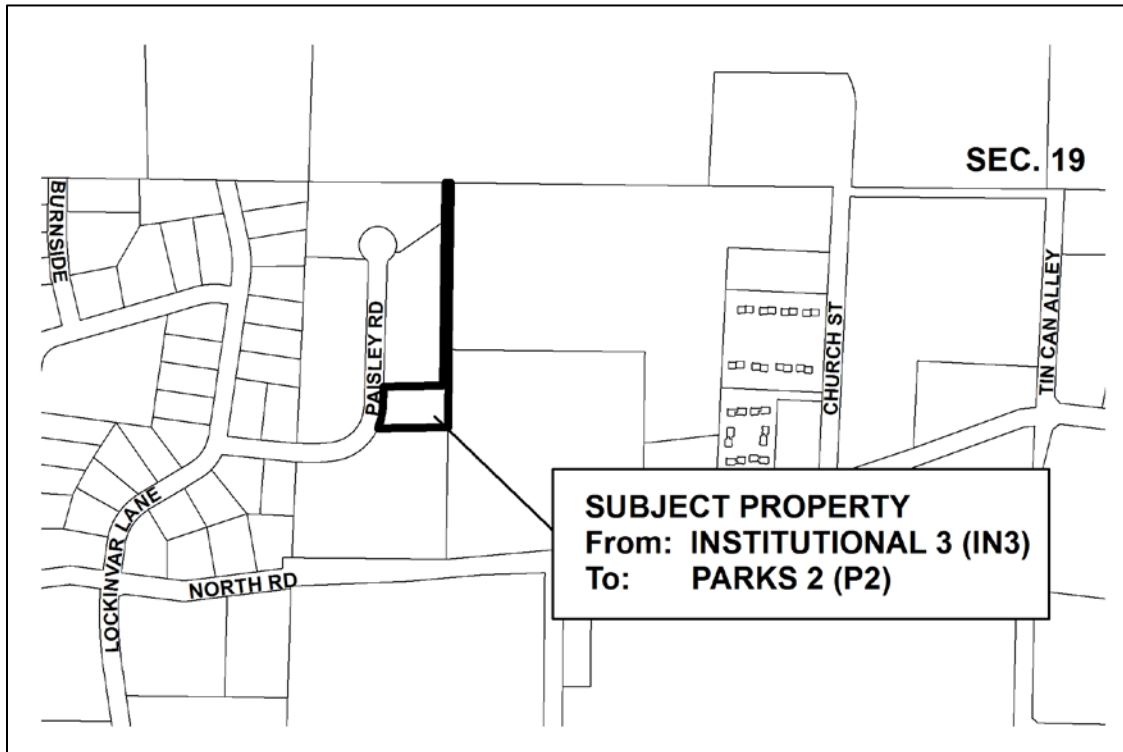
Plan No. 5



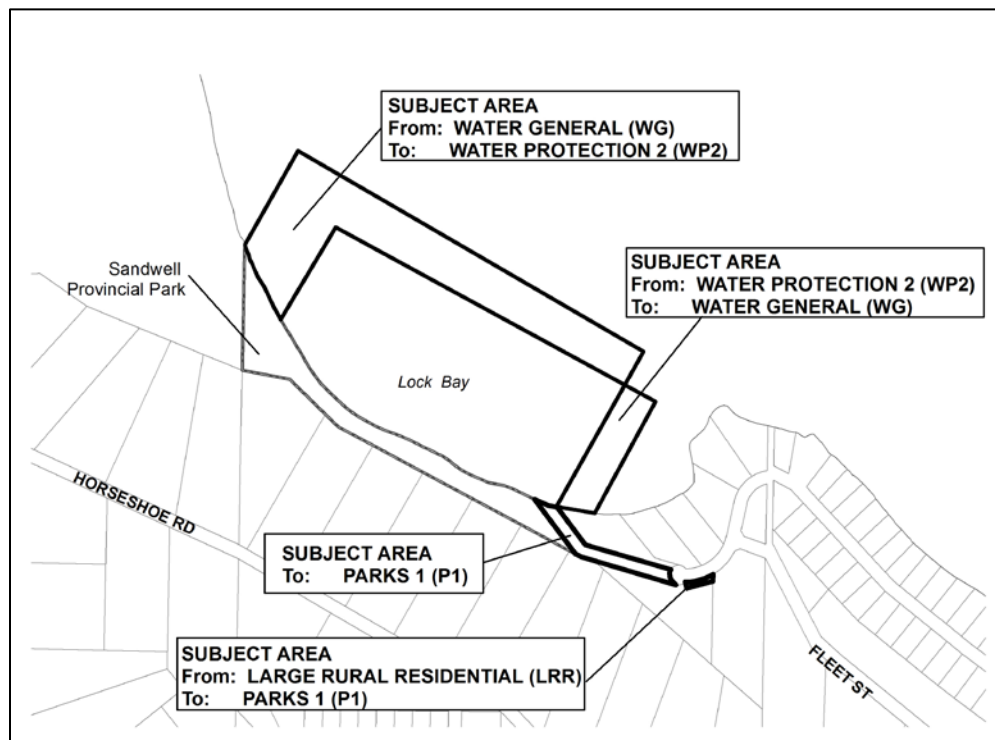
Plan No. 6



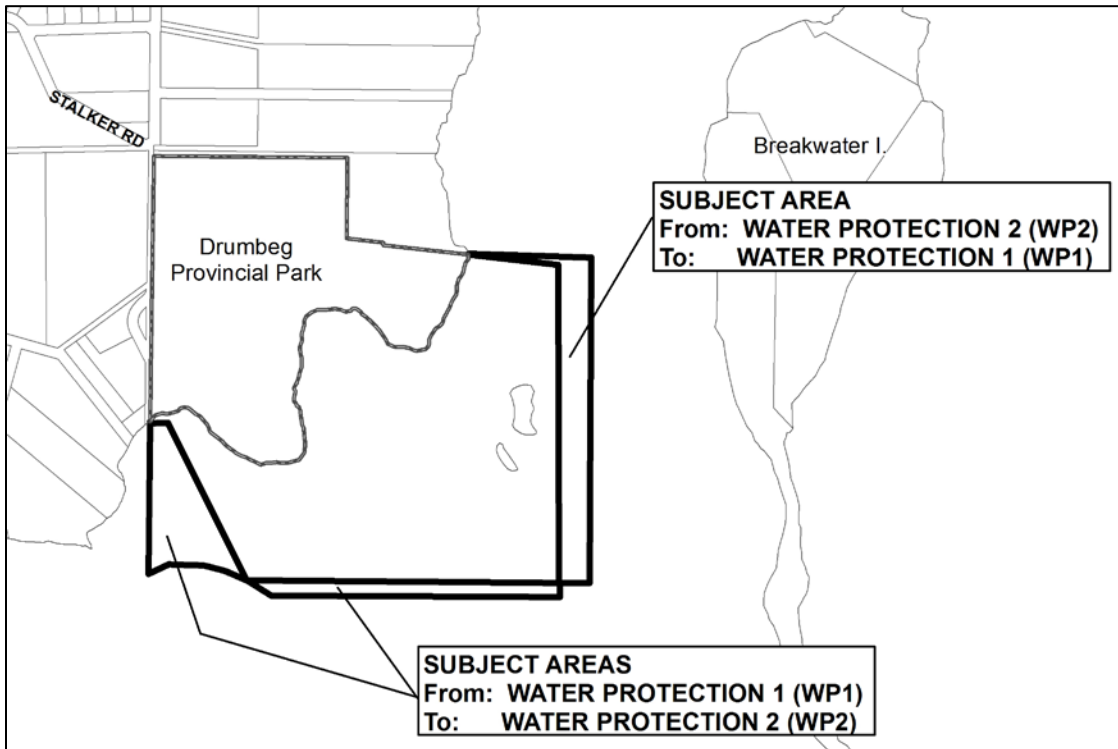
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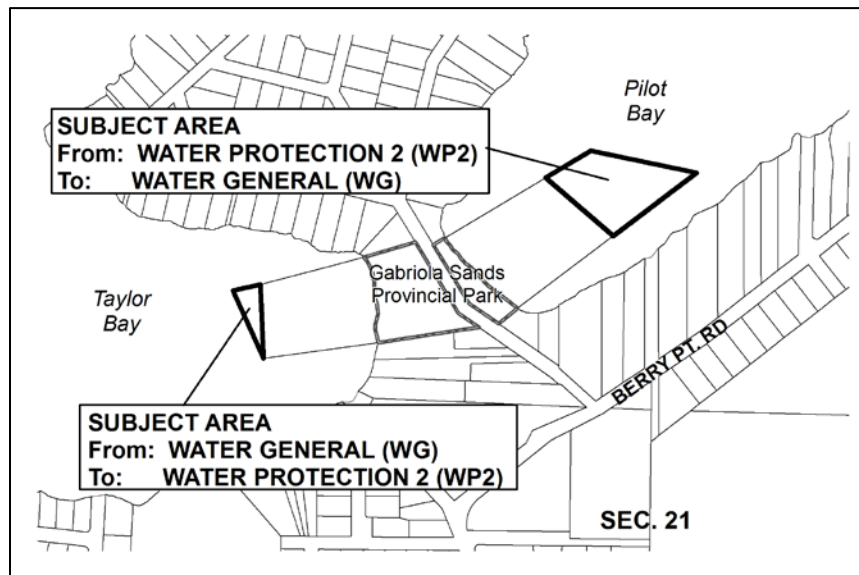
Plan No. 8



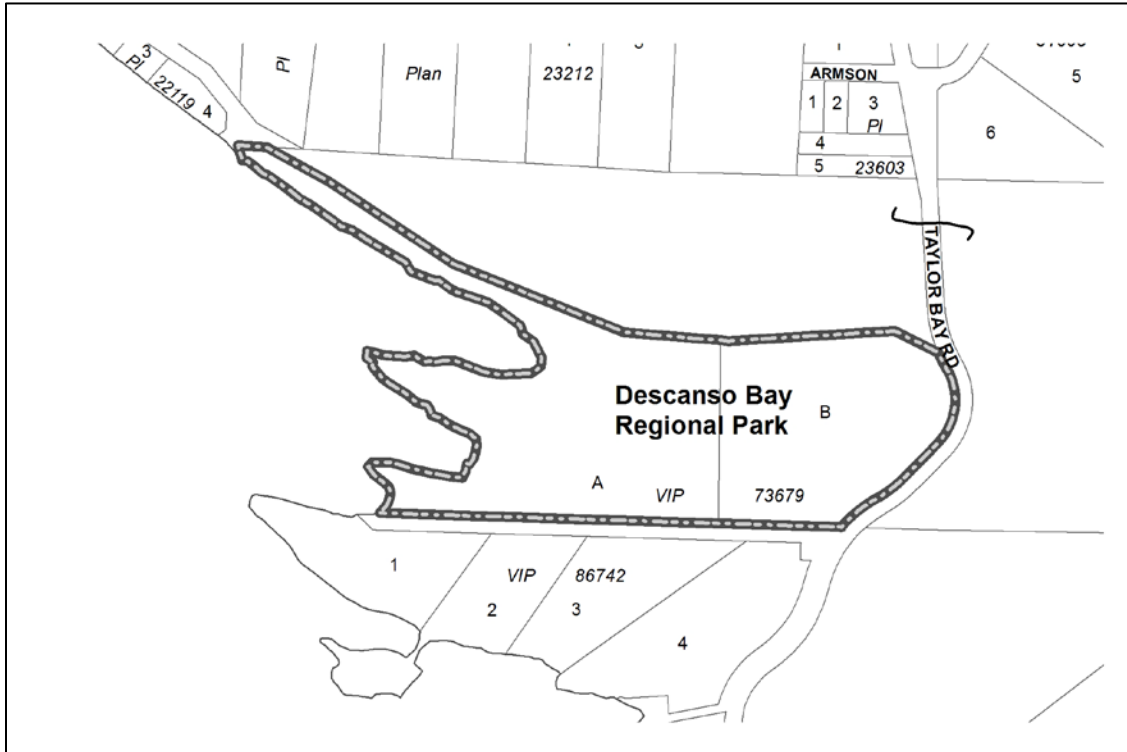
Plan No. 9



Plan No. 10



Plan No. 11



Plan No. 12

