



Thetis Island Local Trust Committee

Regular Meeting Agenda

Date: August 29, 2017
Time: 9:30 am
Location: Thetis Island Community Centre (Forbes Hall)
North Cove Road, Thetis Island, BC

	Pages
1. CALL TO ORDER	9:30 AM - 9:35 AM
<i>"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."</i>	
2. APPROVAL OF AGENDA	
3. TOWN HALL AND QUESTIONS	9:35 AM - 9:50 AM
4. COMMUNITY INFORMATION MEETING - None	
5. PUBLIC HEARING - None	
6. MINUTES	9:50 AM - 10:00 AM
6.1 Local Trust Committee Minutes dated June 27, 2017 for adoption	3 - 10
6.2 Section 26 Resolutions-Without-Meeting Report - None	
6.3 Advisory Planning Commission Minutes - None	
7. BUSINESS ARISING FROM MINUTES	10:00 AM - 10:10 AM
7.1 Follow-up Action List dated August 22, 2017	11 - 12
8. DELEGATIONS - None	
9. CORRESPONDENCE - None	
<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
10. APPLICATIONS AND REFERRALS	10:10 AM - 10:45 AM
10.1 Salt Spring Island Local Trust Area Referral Request for Response for Bylaw Nos. 502 and 503	13 - 15

---BREAK--- 10:45 - 11:00

11. LOCAL TRUST COMMITTEE PROJECTS - None

12. REPORTS 11:00 AM - 11:30 AM

12.1 Work Program Reports

12.1.1 Top Priorities Report dated August 22, 2017 35 - 35

12.1.2 Projects List Report dated August 22, 2017 36 - 37

12.2 Applications Report dated August 22, 2017 38 - 41

12.3 Trustee and Local Expense Report dated June, 2017 42 - 42

12.4 Adopted Policies and Standing Resolutions - None

12.5 Local Trust Committee Webpage

12.6 Chair's Report

12.7 Trustee Reports

12.8 Electoral Area Director's Report - None

12.9 Trust Fund Board Report - None

13. NEW BUSINESS - None

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Tuesday, October 17, 2017 at 9:30 am at the Thetis Island Community Centre (Forbes Hall), North Cove Road, Thetis Island, BC

15. TOWN HALL 11:30 AM - 11:45 AM

16. CLOSED MEETING 11:45 AM - 12:05 PM

16.1 Motion to Close the Meeting

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(d), (f) and (g) for the purpose of considering adoption of In-Camera Minutes dated June 27, 2017; Bylaw Enforcement and potential litigation AND that the recorder and staff attend the meeting.

16.2 Recall to Order

16.3 Rise and Report

17. ADJOURNMENT 12:05 PM - 12:05 PM



Thetis Island Local Trust Committee Minutes of Regular Meeting

Date: June 27, 2017
Location: Thetis Island Community Centre (Forbes Hall)
 North Cove Road, Thetis Island, BC

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

Staff Present: Janice Young, Recorder
 Marnie Eggen, Island Planner

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

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

Chair Morrison put forth a reminder that the Public Hearing for Bylaw No. 98 (TH-RZ-2015.2 - Hardy Granite Quarries Ltd.) closed on April 25, 2017. The Local Trust Committee may not receive further public comments or submissions regarding a bylaw after the close of the Public Hearing. Town Hall was then opened for comments and questions.

A Thetis Island resident, as a representative of a new work group on Thetis Island, Anchorages Concern Thetis (ACT), who are concerned with anchorages of freighters in Trincomali Channel, made a formal presentation to the Local Trust Committee (LTC) stating that:

- The Mission of the group is to keep the waters surrounding Thetis Island free of freighter anchorages.
- The scope of planned activities include:
 1. Documentation of the frequency of anchorages of freighters in Trincomali Channel
 2. Broadly disseminating information to the public about anchorages in the Channel through the use of the internet and the media.
 3. Formation of alliances with already existing opposition groups.
 4. Formation of alliances with various environmental groups.

5. Interaction with the shipping industry including Pacific Pilotage Authority (PPA), Chamber of Shipping of British Columbia and Transport Canada.
 - ACT welcomes collaboration with Islands Trust.
 - ACT kindly requests the Islands Trust to increase its activities on the subject of anchorages in the Southern Gulf Islands.

A Trustee stated that he had met with ACT already and was aware of their concerns. He further spoke to this issue as a concern for various levels of government, not just a local issue and that it is a top priority Council-wide.

4. COMMUNITY INFORMATION MEETING - None

5. PUBLIC HEARING - None

6. MINUTES

6.1 Local Trust Committee Minutes dated April 18, 2017 for adoption

By general consent the Local Trust Committee Meeting Minutes of April 18, 2017 were adopted.

6.2 Local Trust Committee Special Meeting Minutes dated April 25, 2017 for adoption

By general consent the Local Trust Committee Special Meeting Minutes of April 25, 2017 were adopted.

6.3 Local Trust Committee Public Hearing Record dated April 25, 2017 for receipt

The following amendments to the Public Hearing Record were presented for consideration:

Item 4, page 3, first paragraph, first line, after Gary Drouillard, change "Lyackson First Nation" to "Lyackson First Nation Staff Member".

Item 4, page 3, second paragraph, first line, after Linda Aidnell insert "Lyackson First Nation Staff Member".

By general consent the Public Hearing Record was received as amended.

6.4 Section 26 Resolutions-Without-Meeting Report dated June 19, 2017

Received.

6.5 Advisory Planning Commission Minutes – None

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated June 19, 2017

The Follow-up Action List Report dated June 19, 2017 was received. Update provided by the Planner.

Discussion followed and the following comments were noted:

- A Trustee raised concern regarding changes to Ministry of Forests, Land and Natural Resource Operations (FLNRO) policy on mariculture/aquaculture operations and licences, as well as changes to allowable species. He also expressed interest in having a better understanding of the practice of "predator netting".
- The Island Planner will follow up on the Ministry of Transportation report addressing road safety concerns on Thetis Island and will update by email.
- A Trustee spoke to TH-DVP-2015.2, stating that he believes the requirements have been fulfilled by the applicant. Discussion followed recapping the reasons for the lengthy processing time for this application which has repeatedly been stalled due to a number of issues and that the survey requested has not yet been fulfilled. It was also noted that the local First Nations are yet to be consulted.
- The Island Planner provided an update on the Ralston Creek Riparian Areas Regulation (RAR) issue stating that it is moving forward and a Special Meeting is being planned.
- The Island Planner also spoke to TH-TUP-2017.1 - stating that Staff are conducting a thorough review of the situation.

8. DELEGATIONS - None

9. CORRESPONDENCE - None

10. APPLICATIONS AND REFERRALS

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

Staff report for TH-RZ-2015.2 Hardy Island Granite Quarries Ltd. was presented by the Island Planner. Discussion followed.

10.1.1 Bylaw No. 98

TH-2017-021

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee Bylaw No. 98 cited as "Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 1, 2016", be read a second time.

CARRIED

TH-2017-022

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee Bylaw No. 98 cited as "Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 1, 2016", be read a third time.

CARRIED

TH-2017-023

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee Bylaw No. 98 cited as "Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 1, 2016", be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

TH-2017-024

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee forward Bylaw No. 98 cited as "Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 1, 2016", to the Minister of Community, Sport and Cultural Development for approval.

CARRIED

10.2 Salt Spring Island Local Trust Area Referral Request for Response for a Land Use Bylaw Amendment Bylaw Nos. 487 and 496 dated June 8, 2017

A Trustee presented and outlined this referral request. Discussion followed.

TH-2017-025

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee reports that its interests are unaffected by Salt Spring Island Local Trust Area Land Use Bylaw Amendment Bylaw Nos. 487 and 496 dated June 8, 2017.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Thetis Associated Islands Land Use Bylaw Amendment - Ruxton Island Private Moorage Structures - Staff Report

The Island Planner presented the Staff Report and discussion followed highlighting the need to listen to Ruxton Island residents and how they would like the LTC to proceed. A Ruxton Island resident was present and spoke to the issue. Plans to hold a Community Information Meeting (CIM) were discussed and it was proposed that if possible, the CIM be held on Ruxton Island in August

when more residents are on Ruxton and able to attend the meeting. Scheduling the meeting to coordinate with the tides was also noted as important. The alternative location for the CIM is Nanaimo.

TH-2017-026

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee endorse the Thetis Associated Islands Land Use Bylaw Amendment – Ruxton Island Private Moorage Structures Project Charter, as amended, and adopt the new project name – Ruxton Island Private Moorage and Community Docks Targeted Review.

CARRIED

TH-2017-027

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee approve a budget allocation of \$2000 from the Thetis Associated Islands Targeted Official Community Plan/ Land Use Bylaw Targeted Review Project to meet the needs of the Ruxton Island Private Moorage Structures and Community Docks Targeted Review project.

CARRIED

TH-2017-028

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request Staff to schedule a Community Information Meeting for the Ruxton Island Private Moorage Structures and Community Docks Targeted Review project in August 2017 on Ruxton Island; Nanaimo being the alternate location option.

CARRIED

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report dated June 19, 2017

The Top Priorities Report was presented; no changes made.

12.1.2 Projects List Report dated June 19, 2017

The Projects Report was presented; no changes made.

12.2 Applications Report dated June 19, 2017

The Applications Report was received and a brief discussion followed.

12.3 Trustee and Local Expense Report dated April, 2017

Received.

12.4 Adopted Policies and Standing Resolutions - None

12.5 Local Trust Committee Webpage

A Trustee suggested adding marine/aquaculture issues with a historic perspective as well as current issues i.e. the Ruxton Island Docks issue.

12.6 Chair's Report

Chair Morrison reported on:

- Trust Council meeting on Lasqueti Island;
- LTC Shoreline Project:
 - considering no docks;
 - increased set-backs;
 - focus on shoreline protection;
- Executive Council meeting; and
- Trust Fund Board in Victoria.

She also raised the general issue of late items and addendums before the LTC meetings and asked the Trustees for feedback. Some concerns were raised regarding time to be briefed on the late items, although there was recognition that in some cases it is a benefit to be able to address time sensitive issues.

12.7 Trustee Reports

Trustee Hunter spoke to constituents' concerns regarding freighters in local waters and the seawall issue.

Trustee Luckham reported on:

- Attendance at the Howe Sound Forum as Chair of Trust Council, a gathering of many different elected people and groups;
- Attendance at Bowen Island Council:
 - relationship is solid and good;
 - reviewed some protocol;
 - suggestion to meet during the Union of British Columbia Municipalities (UBCM);
- Trust Council meeting on Lasqueti Island, agenda included:
 - housing;
 - shoreline protection;
 - stewardship awards;
 - marine issues;
 - pro-active budgeting;
- There was a serious focus on possible legislative change to have some jurisdiction in marine concerns;
- South Pender Island completed Land Use Bylaw amendments addressing big issues – tackled and done;
- Salt Spring Island has scheduled a referendum on September 9, 2017 to vote on becoming a municipality; and

- Anchorages file (ACT) is a high priority and relationship building with industry people is already in motion to address local concerns.

12.8 Electoral Area Director's Report - None

12.9 Trust Fund Board Report

Chair Morrison provided a brief verbal update.

13. NEW BUSINESS - None

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Tuesday, August 29, 2017 at 9:30 am at the Thetis Island Community Centre (Forbes Hall), North Cove Road, Thetis Island, BC

15. TOWN HALL

- A representative of the Ruxton Island Council spoke to the many areas on Ruxton Island where docks would be inappropriate and reported that already additional mooring buoys have been put in. He added that there are two feasible locations for public docks if property owners are in agreement.
 - A Trustee suggested that the Ruxton Island Council report marine concerns to Transport Canada's Navigation Protection Program.
- The representative spoke further raising financial concerns, design concerns and the challenge of coming up with a compromise on this issue.
 - The Trustee responded that similarly to the Thetis Island Community Dock, potentially the local Regional District would work in collaboration with the Ruxton Island community to come up with a design and a plan for the project.

16. CLOSED MEETING

16.1 Motion to Close the Meeting

TH-2017-029

It was MOVED and SECONDED

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, S.90(1)(d) and (i) for the purpose of considering Adoption of In-Camera Meeting Minutes dated February 27, 2017 and Legal Advice that is subject to solicitor-client privilege and that the recorder and staff attend the meeting.

CARRIED

Chair Morrison closed the meeting to the public at 11:00am.

16.2 Recall to Order

Chair Morrison recalled the meeting was to order at 11:05 am.

16.3 Rise and Report

Chair Morrison stated that the minutes of the February 27, 2017 Closed Meeting were adopted.

17. ADJOURNMENT

By general consent the meeting was adjourned at 11:06am.

Susan Morrison, Chair

Certified Correct:

Janice Young, Recorder

Follow Up Action Report

Thetis Island

11-Oct-2016

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

29-Nov-2016

Activity	Responsibility	Target Date	Status
Staff to follow up with MOTI regarding their response to the letter sent from the LTC in October re: request for a road safety report because there is continued concern for public safety.	Marnie Eggen	09-Dec-2016	Done
Staff to bring TH-DVP-2015.2 for consideration by the LTC when: - mitigation measures recommended in the Impact Plantings Assessment report dated July 15, 2016 prepared by JPH Consultants Inc. are carried out to the satisfaction of the planner; - First Nations concerns are addressed to the satisfaction of the LTC; and - signed survey prepared by a registered BC Land Surveyor is provided showing the location of the seawall structure.	Gary Richardson Ann Kjerulf	31-Jan-2017	On Going

21-Feb-2017

Activity	Responsibility	Target Date	Status
Staff to arrange an LTC meeting with MFLNRO staff, and Meadow Valley Strata Property owners to discuss the applicability of RAR to Ralston Creek and options for implementation.	Marnie Eggen Wil Cottingham	18-Apr-2017	Done



Follow Up Action Report

Staff to write to the Cowichan Valley Regional District requesting the status of all building permits on record for Lot 49 Harbour Road, Thetis Island.	Marnie Eggen	07-Mar-2017	Done
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27-Jun-2017

Activity	Responsibility	Target Date	Status
Staff to update Bylaw No. 98 with second and third reading, to forward to Executive Committee and the Ministry of Community Sport and Cultural Development.	Marnie Eggen	28-Jul-2017	Done
Staff to reallocate \$2000.00 from the Thetis Associated Islands Targeted OCP/LUB review to the Ruxton Island Private Moorage Structures and Community Docks Targeted Review Project. Briefing to Financial Planning Committee August 23, 2017.	Marnie Eggen Ann Kjerulf	31-Aug-2017	Done
Staff to organize a CIM for the Ruxton Private Moorage Structures and Community Docks Targeted Review on Ruxton/Nanaimo.	Becky McErlean Marnie Eggen Penny Hawley Wil Cottingham	21-Jul-2017	Done



Islands Trust

BYLAW REFERRAL FORM

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

Island: Salt Spring Island Trust Area **Bylaw No.:** 502 and 503 **Date:** July 20, 2017

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

APPLICANTS NAME / ADDRESS:

Robert Langevin, Box 208, Salt Spring Island, BC, V8K 2V9 - lcrob@telus.net

PURPOSE OF BYLAW:

Bylaw No. 502: to amend Salt Spring Island Official Community Plan Bylaw No. 434 to remove the subject property from Development Permit Area 2, Non-Village Commercial and Industrial
Bylaw No. 503: to amend Land Use Bylaw No. 355 to change the zoning of the subject property from Commercial Accommodation Zone CA2 to Residential Zone R8

GENERAL LOCATION:

805 Vesuvius Bay Road, Salt Spring Island, BC

LEGAL DESCRIPTION:

Lot 1, Section 10, Range 3 West, North Salt Spring Island, Cowichan District, Plan 23440

SIZE OF PROPERTY AFFECTED:

Approximately 2 acres

ALR STATUS:

N/A

OFFICIAL COMMUNITY PLAN DESIGNATION:

Residential Neighbourhood

OTHER INFORMATION:

To review all staff reports and proposed bylaws, please see our webpage under application SS-RZ-2016.1:
<http://www.islandstrust.bc.ca/islands/local-trust-areas/salt-spring/current-applications/current-application-documents/>

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.

Name: Seth Wright

Title: Planner 2

This referral has been sent to the following agencies:

Provincial Agencies

BC Assessment Authority
BC Ferry Services Inc.
Ministry of Community, Sport & Cultural Development
Ministry of Transportation & Infrastructure
Ministry of Natural Resource Operations – Archaeology Branch
Ministry of Forest Lands & Natural Resource Operations – Front Counter BC
BC Transit

Regional Agencies

CRD – All Referrals & K. Campbell
CRD – SSI Parks and Recreation
CRD – SSI Senior Manager
CRD – SSI Building Inspection
Vancouver Island Health Authority

Adjacent Local Trust Committees and Municipalities

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

Non-Agency Referrals

BC Ambulance Service
North Salt Spring Waterworks District
RCMP
SSI Chamber of Commerce
SSI Fire-Rescue
SSI Harbour Authority
Main Road Contracting

First Nations

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

**BYLAW REFERRAL FORM
RESPONSE SUMMARY**

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Outlined Below
- ☐ Interests Unaffected by Bylaw
- ☐ Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Local Trust Area
(Island)

(Signature)

(Date)

502 and 503
(Bylaw Number)

(Title)

(Agency)

File No.: TH-RZ-2016.1 (West Vancouver Yacht Club)

DATE OF MEETING: August 29, 2017
TO: Thetis Island Local Trust Committee
FROM: Marnie Eggen, Island Planner
Northern Team
COPY: Ann Kjerulf, Regional Planning Manager
SUBJECT: Application to Rezone Lands to Permit Breakwater Improvements
Applicant: West Vancouver Yacht Club
Location: Adjacent to Lot 88, Kendrick Island, Valdes Island

RECOMMENDATION

1. That the Thetis Island Local Trust Committee request staff to schedule a community information meeting and public hearing for Bylaw No. 101 cited as "Valdes Island Rural Land Use Bylaw, 1998, Amendment No.2, 2016".

REPORT SUMMARY

The purpose of this report is the following:

1. Review the letter and attachments dated August 2, 2017 provided by applicant in response to resolutions passed at the October 11, 2016 Local Trust Committee (LTC) meeting and recommendations in the staff report dated October 7, 2016;
2. Review email dated July 20, 2017 and attached letter from Lyackson First Nation; and
3. Request that the Local Trust Committee (LTC) consider scheduling a community information meeting and public hearing for proposed Bylaw No. 101.

BACKGROUND

At the business meeting of October 11, 2016, the LTC passed two resolutions that were subsequently amended by Resolution Without Meeting (RWM) on December 7, 2016 as follows:

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

"THAT the Thetis Island Local Trust Committee resolution no. TH-2016-056, be amended by replacing the word "Qualified" with "Eligible Consulting" and by removing the words, "who is a member in good standing with the BC Association of Professional Archaeologists", so that the resolution reads as follows:

THAT the Thetis Island Local Trust Committee request that the applicant provide a detailed archaeological impact assessment report, prepared by an Eligible Consulting Archaeologist, selected in consultation with Lyackson First Nation, to assess the impact of the proposed breakwater on protected archaeological materials and make recommendations to mitigate any anticipated impacts."

It was MOVED and SECONDED

“THAT the Thetis Island Local Trust Committee resolution no. TH-2016-057, be amended by replacing the word “Qualified” with “Eligible Consulting”, so that the resolution reads as follows:

THAT the Thetis Island Local Trust Committee request that the applicant invite Lyackson First Nation to elect members to accompany the Eligible Consulting Archaeologist on any field investigations for the purpose of preparing the archaeological impact assessment.”

A letter dated August 2, 2017 and attachments were provided by applicant in response to resolutions passed at the October 11, 2016 LTC meeting and recommendations in the staff report dated October 7, 2016 (see attachments).

An email dated July 20, 2017, with a letter dated November 3, 2016, was received from the Lyackson First Nation that outlines a further response to the Bylaw Referral for this rezoning since their initial response was considered by the LTC at the October 2016 meeting (see attachments).

Previous staff reports and background information regarding this application is available on the Islands Trust website (Thetis LTC Current Applications) at:
<http://www.islandstrust.bc.ca/islands/local-trust-areas/thetis/current-applications/>.

ANALYSIS

Issues and Opportunities

Archaeological Impact Assessment

Mr. Eric McLay, an eligible consulting archaeologist was contracted by the applicant, and was selected as the Lyackson First Nation’s preferred archaeologist to conduct the archaeological impact assessment. The fieldwork was conducted on July 9, 2017 and Mr. McLay was accompanied by Lyackson First Nation member’s Linda Aidnell and Gary Drouillard, and by West Vancouver Yacht Club board member Graeme Triggs. The final report from Mr. McLay has been delayed and expected to be received prior to the LTC meeting on August 29, 2017. In the interim, a preliminary report was produced dated July 31, 2017 (attached) and indicates that there are no unidentified intertidal archaeological sites, features or materials at the proposed breakwater expansion area, that no land-based impacts to any adjacent recorded sites are anticipated, and that no further archaeological work is necessary to address the rezoning application. Staff suggest that based on the preliminary results of the assessment, and upon receipt and confirmation from the final Archaeological Assessment Report, no further enquiry is needed and recommend no changes to the proposed bylaw amendment.

Correspondence Regarding Construction Timing Window, Department of Fisheries and Oceans Authorization, Transport Canada’s Notice of Works

In response to staff recommendations suggested as per the staff report dated October 11, 2016 (no resolutions were made by LTC), the applicant has provided correspondence (see Attachments) regarding the following:

1. Confirmation that the timing of construction of the breakwater will be consistent with the recommended construction windows as per the letter dated September 9, 2016 by Madrone Environmental Services Ltd.;

2. That authorization for the proposed breakwater project from the Department of Fisheries and Oceans is not required; however, the applicant intends to take into account the standard measures to avoid causing harm to fish and fish habitat; and
3. A Notice of Works to Transport Canada, Navigation and Protection Program was made on June 14, 2017; Transport Canada requested a copy of the final Archaeological Report. Once they receive the report, they intend to provide a decision, which will be forwarded to the LTC.

Lyackson First Nation's Outstanding Concerns

Following up from the Lyackson First Nation's initial response to the proposed bylaw amendment which was considered by the LTC at their October 2016 meeting, the Lyackson reiterated their request in their most recent email that no decision on the bylaw amendment be made until such time that a number of studies be conducted. Staff understand that progress has been made on these studies by the Lyackson and Islands Trust staff are awaiting confirmation that their concerns are addressed. In a recent phone conversation, staff were told by Lyackson staff that they are awaiting receipt of the final Archaeological Assessment report and the QARS subsurface assessment before providing further comment to Islands Trust. Staff anticipate receiving this information prior to the LTC meeting.

Additionally, as the Lyackson First Nation is not satisfied with the quality of the previously conducted geomorphic study they are looking to contract another study, and have recently requested the LTC fund this study. Specifically, they are concerned that the professional did not conduct a specific site visit as a part of their methodology for the previously conducted geomorphic study. This study was completed by the applicant at the request of the LTC. It was reviewed by staff and considered to satisfy the LTC's request, and nothing further was requested of the applicant by the LTC.

Protocol of Cooperation with Lyackson First Nation

Staff are aware of the Protocol of Cooperation with the Lyackson First Nation. Staff have honoured the Protocol by providing information in a timely manner through an early referral to the First Nation for this bylaw amendment, and by engaging in dialogue throughout the bylaw amendment process, including attending several referral meetings with the First Nation last year. Staff continue to be in contact as needed.

Rationale for Recommendation

While staff are sensitive to the Lyackson First Nation's concerns and requests for further studies, staff recommend that the LTC proceed without a second geomorphic study as neither staff nor the LTC had concerns with the previous study.

ALTERNATIVES

1. Request further information

Based on the Lyackson First Nation's concerns regarding the methodology of the previous geomorphic study, the LTC may request the applicant undertake a second study to satisfy the Lyackson First Nation's concerns prior to moving forward. Staff advise that this will delay the application process. Recommended wording for the resolution is as follows:

That the Thetis Island Local Trust Committee request that the applicant for TH-RZ-2016.1 provide a second Geomorphic Assessment Report, prepared by a qualified professional selected in consultation with the Lyackson First Nation, to evaluate the impact of the proposed breakwater on coastal processes and adjacent marine areas, and that the assessment involve a site visit by the professional.

2. Hold the application in abeyance

The LTC may choose to hold the application in abeyance pending completion of the geomorphic study to be completed by the Lyackson First Nation. Should the LTC select this option, staff advise specifying a completion date.

That the Thetis Island Local Trust Committee postpone consideration of application TH-RZ-2016.1 until [insert date] to provide sufficient time to allow the Lyackson First Nation to complete and submit a second Geomorphic Assessment Report.

NEXT STEPS

Should the LTC proceed with the recommendation, staff will schedule a community information meeting and public hearing at an appropriate location in the fall.

Submitted By:	Marnie Eggen, MCIP RPP Island Planner	August 14, 2017
Concurrence:	Ann Kjerulf, MCIP RPP Regional Planning Manager	August 21, 2017

ATTACHMENTS

1. Letter from West Vancouver Yacht Club, August 2, 2017
2. Archaeological Impact Assessment preliminary letter, July 31, 2017
3. Letter from West Vancouver Yacht Club re: timing of construction, July 14, 2017
4. Email from DFO, July 12, 2017
5. Email from Lyackson First Nation, dated July 20, 2017
6. Letter from Lyackson First Nation, dated Nov. 3, 2016
7. Bylaw No. 101 cited as "Valdes Island Rural Land Use Bylaw, 1998, Amendment No.2, 2016."



August 2, 2017

By Email

**WEST VANCOUVER
YACHT CLUB**

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

Attention: Marnie Eggen

Dear Sirs/Mesdames:

**Re: Your file no: TH-RZ-2016.1 (West Vancouver Yacht Club)(“WVYC”)
Bylaw Amendment Application to allow for breakwater and maintenance
Valdes Island Rural Land Use Bylaw No. 42 (“Bylaw”)
Licence of Occupation Lands in the vicinity of Lot 88, Kendrick Island**

I write to request the WVYC’s application be placed on the agenda for the meeting of the Thetis Island Local Trust Committee (“LTC”) on August 29, 2017. This letter and attachments respond to the resolutions passed by the LTC at the LTC meeting on October 11, 2016. This letter is also responsive to the other recommendations in the Staff Report dated October 7, 2016.

Resolutions

The resolutions from the October 11, 2016 meeting were as follows:

1. THAT the Thetis Island Local Trust Committee request that the applicant provide a detailed archaeological impact assessment report, prepared by an Eligible Consulting Archaeologist, selected in consultation with Lyackson First Nation, to assess the impact of the proposed breakwater on protected archaeological materials and make recommendations to mitigate any anticipated impacts.
2. THAT the Thetis Island Local Trust Committee request that the applicant invite Lyackson First Nation to elect members to accompany the Eligible Consulting Archaeologist on any field investigations for the purpose of preparing the archaeological impact assessment.

In response to these resolutions, the WVYC engaged an eligible consulting archaeologist, Eric McLay, who was selected as the Lyackson First Nation’s preferred archaeologist, to conduct the archaeological impact assessment. Mr. McLay conducted the fieldwork on July 9, 2017, including the area of the breakwater and Kendrick Island. Mr. McLay was accompanied by members of the Lyackson First Nation.



5854 MARINE DRIVE
WEST VANCOUVER, BC
CANADA, V72 2S2
TEL 604.921.7575
FAX 604.921.7599

www.wvyc.ca 20

As of the date of this letter, Mr. McLay has been delayed in completing his final report. We now expect to receive the report in mid-August and we have asked Mr. McLay to send the report to you directly. We understand that Mr. McLay's preliminary observations are that there will be no potential archaeological impacts from the breakwater in the breakwater area. In that respect, enclosed is a copy of Mr. McLay's email dated June 10, 2017 with his preliminary observations the day after the field study, and a "preliminary letter report" dated July 31, 2017 further summarizing his findings.

Recommendations

The Staff Report dated October 11, 2016 included a further three recommendations relating to the WVYC. The three recommendations and the WVYC's responses are as follows:

- a. Confirmation in writing that timing of construction of the breakwater will be consistent with the recommended construction windows as recommended in the letter dated September 9, 2016 by Madrone Environmental Services Ltd.**

Please find attached a letter from the WVYC confirming that timing of construction of the breakwater will be consistent with the recommended construction windows as recommended in the Madrone Environmental Services Ltd. letter.

- b. A current copy of the Department of Fisheries and Oceans Permit authorizing construction of the proposed breakwater.**

The WVYC made a Request for Review to the Department of Fisheries and Oceans on June 19, 2017. The DFO's attached response to the Request for Review identifies the breakwater project as one where a *Fisheries Act* authorization is not required given that serious harm to fish can be avoided by following standard measures.

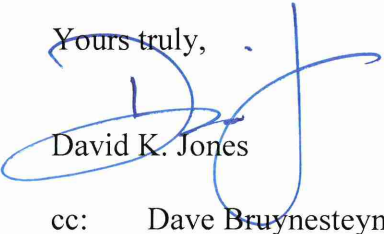
The WVYC is aware of the measures listed by DFO at <http://www.dfo-mpo.gc.ca/pnw-ppe/measures-mesures/measures-mesures-eng.html>. The WVYC intends to take care in the construction of the breakwater by taking into account these measures to avoid causing harm to fish and fish habitat.

- c. A current copy of the Transport Canada Notice of Works for the proposed breakwater.**

The WVYC made a Notice of Works to Transport Canada, Navigation Protection Program on June 14, 2017. Transport Canada has considered the Notice of Works and requested a copy of Mr. McLay's archaeological report. Following Transport Canada's receipt of the report they intend to provide a decision, which we will provide to you as soon as we receive it.

If you have any questions regarding the above, please do not hesitate to contact me.

Yours truly,



David K. Jones

cc: Dave Bruynesteyn, WYYC Outstation Director
Martin Wale, WVYC General Manager

July 31st, 2017

David K. Jones, LLB
West Vancouver Yacht Club
5854 Marine Drive, West Vancouver, B.C. V7W 2S2

RE: Preliminary Archaeological Inspection of West Vancouver Yacht Club's Proposed Breakwater Improvements at Kendrick Island, B.C.

On behalf of the West Vancouver Yacht Club, I describe in this preliminary letter report my assessment of potential archaeological impacts regarding the proposed improvements to the existing breakwater at Kendrick Island in the Southern Gulf Islands, B.C. [Lot 266, Nanaimo District, Kendrick Island, B.C. PID 009-778-632] (Figure 1). I directed this archaeological inspection of the proposed breakwater improvements as part of a provincial heritage permit application to inventory all recorded archaeological sites on Kendrick Island, which will be described in a forthcoming final permit report.

The West Vancouver Yacht Club proposes to reconstruct and expand an existing breakwater at its Kendrick Island outstation. The existing breakwater built in the 1970s has become dilapidated and is no longer effective at protecting the existing dock, mooring buoys or boats from wave action in the Strait of Georgia, particularly during storms, high tides and drifting logs (Figure 2). The re-construction and expansion of the new breakwater on Crown foreshore will involve placement of additional sandstone boulders in the upper intertidal zone atop the sandstone rock shelf, which will measure a total of approximately 19m by 8m in area. A barge will be used to transport sandstone rock quarried off-site to Kendrick Island, while a small machine excavator will be used to unload and place rocks to construct the breakwater. For the past 40 years, Kendrick Island has been maintained by the West Vancouver Yacht Club in its natural state and has no recreational facilities, except for the existing dock and trail.

On June 9th, 2017 I inspected the existing breakwater location at Kendrick Island during a low tide of 0.6m above chart datum. I was accompanied during my inspection by Lyackson First Nation staff members Linda Aidnell and Gary Drouillard and by West Vancouver Yacht Club (WVYC) board member, Graeme Triggs. The existing breakwater is a linear alignment of large sandstone boulders located on a narrow sandstone reef south of Kendrick Island (Figure 3). The boulders have been used to fill a natural fracture in the sandstone reef situated in the high intertidal zone. The proposed breakwater expansion area is located on a rocky intertidal sandstone bedrock environment with little to no sedimentation. A small sandy foreshore with eelgrass is located adjacent to the reef at low tide and extends into the subtidal zone outside of the breakwater expansion area in Dogfish Bay. To confirm my observations of this adjacent sandy foreshore area, I revisited the breakwater location during an annual low tide of 0.1m above chart datum on July 23rd, 2017.

The entire area of the proposed breakwater expansion and its surrounding intertidal environment was closely, visually inspected for any potential archaeological evidence, such as clam gardens rock walls, stone or wooden fish traps, intertidal archaeological site deposits, lithic artifacts, fire-altered rocks or other physical evidence of past settlement or resource use. No subsurface shovel testing for buried or low-visibility archaeological deposits or features was practical or considered necessary on this rocky foreshore of this intertidal sandstone bedrock reef. Intertidal archaeological sites are common in the Southern Gulf Islands, which typically represent marine subsistence features or older archaeological sites that have been eroded or submerged by regional rising sea levels over the past 5,000 years.

In summary of results, I identified no unrecorded intertidal archaeological sites, features or materials in the location of West Vancouver Yacht Club's proposed breakwater expansion area at Kendrick Island. As

construction work will take place by barge and small excavator, no land-based impacts to any adjacent recorded archaeological sites are further anticipated at Kendrick Island.

In recommendation, I advise no further archaeological work is necessary to address the West Vancouver Yacht Club's current rezoning application to expand their existing breakwater at Kendrick Island.

Respectfully,



Eric McLay, PhD Candidate, Archaeologist
1777 White Blossom Way, Nanaimo, B.C. V0R 1X7
Tel: 250-591-0921 Cell: 250-802-1412
Email: coastresearch@shaw.ca or emclay@uvic.ca

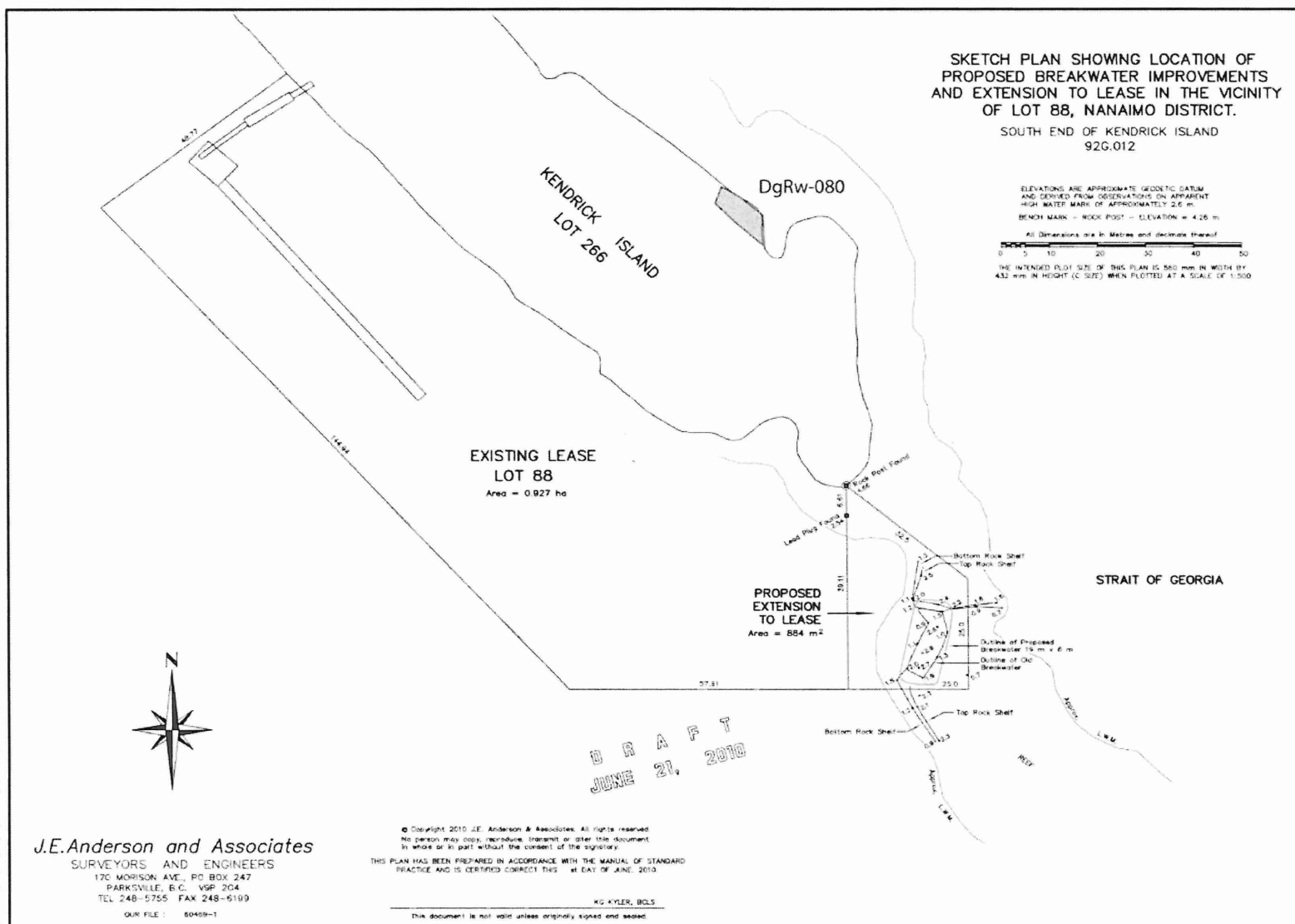
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Figure 2 Photograph of Proposed Breakwater Improvement Area, Kendrick Island, Existing breakwater is located to right of centre of photograph where two large driftwood logs have been caught among the boulders, which protect the dock and mooring buoys from storms, wave action, high tides and floating debris. Looking southeast, June 9th, 2017.



Figure 3 Photograph of existing breakwater constructed of large sandstone boulders atop of sandstone bedrock intertidal reef south of Kendrick Island. Gary Drouillard, Lyackson First Nation, in centre. Looking south, June 9th, 2017.



**WEST VANCOUVER
YACHT CLUB**

7/14/2017

By Email

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

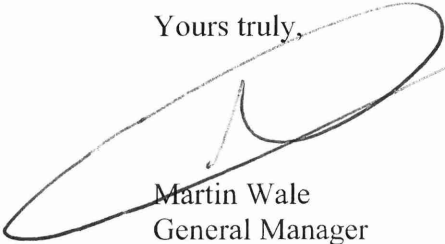
Attention: Marnie Eggen, Planner 2

Dear Sirs/Mesdames:

Re: Islands Trust File No: TH-RZ-2016.1
Application to Rezone Lands to Permit Breakwater Improvements
Applicant: West Vancouver Yacht Club
Location: Adjacent to Lot 88, Kendrick Island, Valdes Island

This letter is confirmation that the timing of construction of the breakwater will be consistent with the recommended construction windows as recommended in the letter dated September 9, 2016 by Madrone Environmental Services Ltd., a copy of which is enclosed for ease of reference.

Yours truly,



Martin Wale
General Manager

Enclosure



5854 MARINE DRIVE
WEST VANCOUVER, BC
CANADA, V72 2S2
TEL 604.921.7575
FAX 604.921.7599
www.wvyc.c27

David Jones

From: Rotinsky, Brenda <Brenda.Rotinsky@dfo-mpo.gc.ca>
Sent: Wednesday, July 12, 2017 4:34 PM
To: David Jones
Cc: Russo, Stephanie
Subject: 17-HPAC-00682 Breakwater, Kendrick Island, Nanaimo

DFO File Number: 17-HPAC-00682

Attention: David K. Jones

Dear Mr. Jones,

Subject: Serious harm to fish can be avoided or mitigated

The Fisheries Protection Program (the Program) of Fisheries and Oceans Canada received your proposal on June 19, 2017.

Based on the information provided, your proposal has been identified as a project where a *Fisheries Act* authorization is not required given that serious harm to fish can be avoided by following standard measures. Proposals in this category are not considered to need an authorization from the Program under the *Fisheries Act* in order to proceed. In order to comply with the Act, it is recommended that you follow our guidance tools which can be found at the following website (<http://www.dfo-mpo.gc.ca/pnw-ppe/measures-mesures/index-eng.html>). It remains your responsibility to meet the other requirements of federal, provincial and municipal agencies.

Should your plans change or if you have omitted some information in your proposal such that your proposal meets the criteria for a site specific review, as described on our website (<http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>), you should complete and submit the request for review form that is also available on the website.

Should you have any questions or concerns about the compliance of your proposal with the *Fisheries Act* (and/or those prohibitions of the *Species at Risk Act* that apply to listed aquatic species)*, you may wish to engage an environmental professional familiar with measures to avoid impacts to fish and fish habitat (<http://www.dfo-mpo.gc.ca/pnw-ppe/env-pro-eng.html>).

*Those sections most relevant to the review of development proposals include 20 and 35 of the *Fisheries Act* and sections 32, 33 and 58 of the *Species at Risk Act*. For more information please visit www.dfo-mpo.gc.ca.

Yours sincerely,

Brenda Rotinsky

A/ Triage and Planning Team Leader, Fisheries Protection Program
Fisheries and Oceans Canada/Government of Canada
Brenda.Rotinsky@dfo-mpo.gc.ca/Tel: 250-756-7075

Chef d'équipe de triage et de planification, La protection des pêches Programme
Pêches et Océans Canada/Gouvernement du Canada
Brenda.Rotinsky@dfo-mpo.gc.ca/Tél: 250-756-7075

Marnie Eggen

Subject: FW: Kendrick Island ROV survey, July 27 2017
Attachments: Lyackson First Nation response to Kendrick Island breakwater rezoning referral 2016.10.06.pdf; Outstanding Studies for Kendrick Island Breakwater Rezoning, 2016.11.03.pdf

From: Linda Aidnell [<mailto:linda.aidnell@lyackson.bc.ca>]
Sent: Thursday, July 20, 2017 4:12 PM
To: 'gtrigg@telus.net'; David Jones; Marnie Eggen
Cc: Gary Drouillard; Jordan Maher; chad.ormond@gullhanumutsun.ca
Subject: Kendrick Island ROV survey, July 27 2017

Hello,

I hope that you are all enjoying the summer so far. Please be informed that Lyackson and Q'ul-Ihanumutsun Aquatic Resources Society (QARS) will be conducting a Remote Operated Vehicle (ROV) survey of the waters surrounding the proposed Kendrick Island breakwater site on July 27, 2017. The purpose of this survey is to undertake a third party ecological assessment of potential impacts associated with the Kendrick island breakwater rezoning proposed by West Vancouver Yacht club, as identified in Lyackson's submissions made to Island Trust in 2016 (please see attached).

Regards,

*Linda Aidnell, BSc, MNRM
Land & Resources Coordinator
Lyackson First Nation*



*Lyackson First Nation
7973A Chemainus Road
Chemainus BC V0R 1K5
Telephone: (250) 246-5019
Fax: (250) 246-5049*

Rezoning for WVYC Kendrick Island Breakwater: Outstanding Environmental and Archeological Surveys

November 3, 2016

On October 4, 2016, Lyackson First Nation (Lyackson) responded to a Referral for proposed changes to the Valdes Island Rural Land Use Bylaw No. 42 to change the zoning classification of the of the unsurveyed Crown foreshore or land covered by water being part being part of the bed of Georgia Strait, Nanaimo District, 0.95 ha of marine waters between Valdes Island and Kendrick Island from Marine Conservation (W-1) to Yacht Club Outstation (W2)(a) to allow a rock breakwater.

As stated in Lyackson's October 4 submission, Lyackson is concerned that the West Vancouver Yacht Club (WVYC) commissioned environmental survey conducted by Envirowest Consultants Inc. was inadequate, due to lack of marine assessment, inadequate collection of a representative data set that accounts for seasonal and temporal variability and potentially subjective and biased results. As expressed in Lyackson's submission, Lyackson is recommending that additional environmental third party studies are conducted, including:

- o Site visits at different seasons to accurately assess potential impacts,
- o ROV assessment of the subsurface and potential impacts to the marine habitat,
- o Drone to take aerial photos to inform an ecological assessment of the island,
- o Dive or video survey of the area to determine rockfish presence/absence and the structure of benthic habitat,
- o Study to determine the impacts of the mooring buoys on the seafloor and turbidity,
- o Third party assessment of the WVYC commissioned Geomorphic assessment to validate and assess potential impacts associated with physical coastal and marine processes,
- o Third party archeological study in support by Lyackson, to identify how the proposed breakwater may interfere with sites of historical importance on Lyackson and surrounding waters.

Outstanding Required Studies

QARS

In March 2016, LFN commissioned Q'ul-Ihanumutsun Aquatic Resources Society (QARS) to conduct a third party review of the WVYC commissioned Envirowest Consultants Inc. biological assessment. The QARS review of this assessment was largely limited to the data provided in the assessment. QARS did not have the opportunity to visit the site of the proposed expanded breakwater and were therefore unable to verify the findings of the assessment. QARS further concluded that it is likely that conditions would have changed given the season and length of time since the assessment was completed. QARS are planning to conduct the following work in order to evaluate the findings of the Envirowest Consultants Inc. biological assessment and to collect outstanding necessary information with respect to potential impacts to the marine environment, as a result of the proposed breakwater:

- Subsurface ROV assessment. December 2016 or January 2017, as weather permits
- Drone survey. Spring 2017, as weather permits
- NHC Geomorphic Report Review. December 2016

Valdes Island Conservancy

In 2015, Valdes Island Conservancy conducted an underwater survey of the west side of Kendrick Island. This survey did not assess the breakwater site. Lyackson has been in conversations with Valdes Island Conservancy regarding follow up underwater surveys in the vicinity of the breakwater site and adjacent waters work both during the winter as well as in the spring, to ensure that the data collected is representing the temporal and seasonal variance of the marine ecosystem, e.g. herring spawning. Planned surveys include:

- Underwater video survey: December 2016 and/or January-March 2017 as weather permits
- "Bio blitz": June 2017

Additional Ecological Survey

Kendrick is a hotspot for Harlequin ducks and shorebirds. Shorebirds utilize the area for seasonal migratory forage, which could be negatively impacted by the timing of the proposed breakwater construction. Lyackson requests that a coastal water bird survey is conducted, to assess potential impacts as a result of the break water construction to shorebirds during different seasons. Furthermore, Lyackson is concerned that Kendrick Island provides habitat to marine mammals such as seals, sea lions, otters and deer. A study of potential impacts to these marine and terrestrial mammals as a result of the breakwater should be conducted. Lyackson is further concerned about the high level of invasive plants on Kendrick Island and the potential impacts to the native vegetation. In order to adequately assess the potential impacts of the proposed breakwater on these environmental value components of importance

to Lyackson's rights and interests, the following additional environmental survey work is recommended, during times and seasons that accounts for temporal and seasonal variability:

- Shorebird surveys,
- Vegetation survey,
- Marine and terrestrial mammal surveys.

Archeological Study

On October 7th, Archaeologist PhD Candidate Eric McLay volunteered to accompany Lyackson Land and Resources staff members to make a preliminary visit to Kendrick Island to assess potential archaeological concerns regarding the WVYC rezoning application to expand their existing breakwater. Please see attached proposal for suggested further archeological work.

Disclaimer

Lyackson is requesting that no decision regarding the rezoning for the breakwater is completed until such a time when all the necessary environmental and archeological work has been completed and all potential concerns have been adequately assessed and addressed in consultation with the First Nation.

Sincerely,



Linda Aidnell
Land and Resource Coordinator

PROPOSED

THETIS ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 101

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

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

1. Citation

This bylaw may be cited for all purposes as “Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 2, 2016”.

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

- 2.1 Schedule “A”, PART TWO, Section 5.2 ZONE SPECIFIC REGULATIONS, Subsection 5.2.8 Yacht Club Outstation (W2) Zone is amended by adding the following site specific zoning, and by making such alterations to Schedule “A” to Bylaw No. 42 as are required to effect this change:

“Site-Specific Regulations:

The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location where the specific regulations set out in column three apply:

Site-Specific Zone	Location Description	Site Specific Regulations
W2(a)	Kendrick Island – West Vancouver Yacht Club (Breakwater)	Despite the permitted uses described above for the W2 zone, a rock breakwater is the only permitted structure. The maximum height of a breakwater is 2 metres measured from the bottom of the rock shelf. The total combined maximum area covered by the breakwater is 152 square metres.”

- 2.2 Schedule “C” is amended by changing the zoning classification of a portion of the unsurveyed crown foreshore and land covered by water, adjacent to Kendrick Island from Marine Conservation (W1) to Yacht Club Outstation (W2)(a), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “C” to Bylaw No. 42 as are required to effect this change.

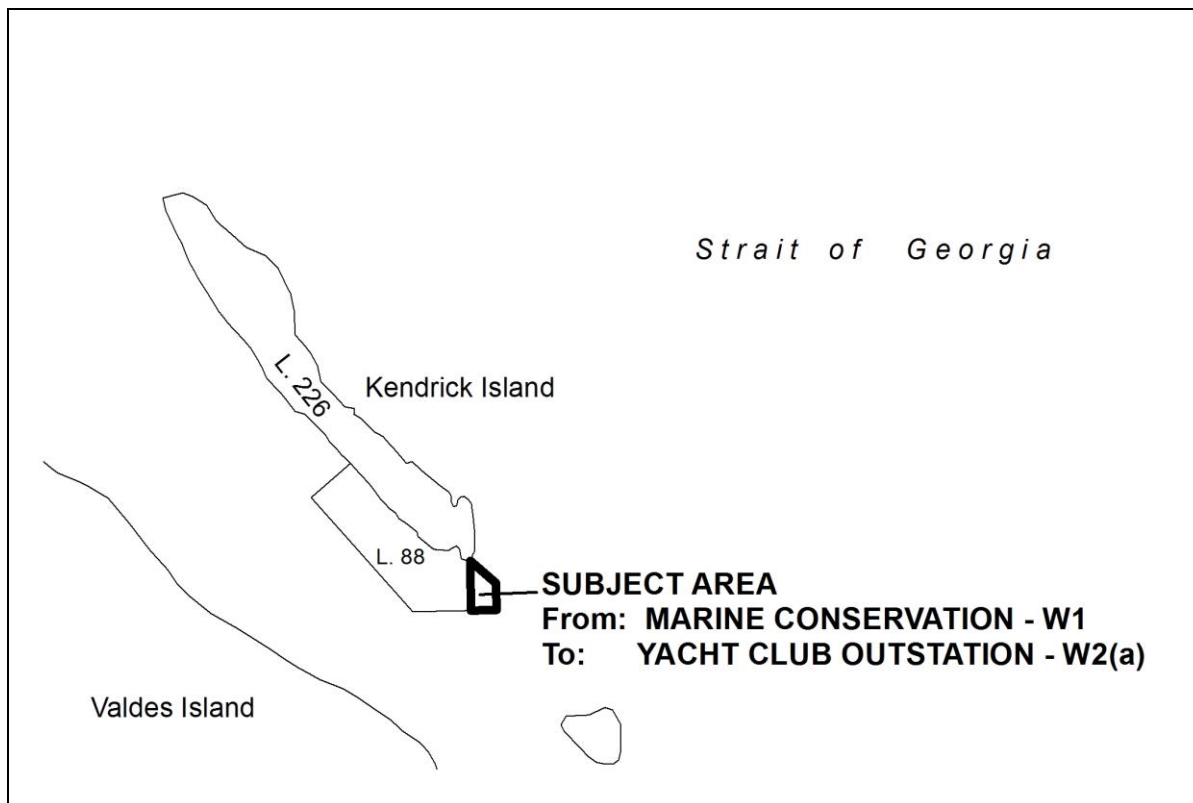
READ A FIRST TIME THIS	26 TH	DAY OF	JULY	, 2016
READ A SECOND TIME THIS	_____	DAY OF	_____	, 20____
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	, 20____
READ A THIRD TIME THIS	_____	DAY OF	_____	, 20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	, 20____
ADOPTED THIS	_____	DAY OF	_____	, 20____

Chair

Secretary

**THETIS ISLAND LOCAL TRUST COMMITTEE
BYLAW NO.101**

Plan No. 1



**Top Priorities****Thetis Island**

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

**Projects****Thetis Island**

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



Projects

Thetis Island

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

**Development Variance Permit**

File Number	Applicant Name	Date Received	Purpose
TH-DVP-2015.2	Trincomali Holdings Ltd.	03-Sep-2015	204 PILKEY POINT RD \request for variance to authorize a previously constructed seawall

Planner: Ann Kjerulf**Planning Status****Status Date:** 26-May-2017

Letter sent to applicant requesting valid survey be submitted by July 15, 2017

Status Date: 29-Nov-2016

LTC considered application; will reconsider pending completion of mitigation measures, confirmation that First Nations concerns have been addressed, and provision of a valid survey

Status Date: 15-Sep-2015

opened file, gave to planner, notified LTC, processed fees

Rezoning

File Number	Applicant Name	Date Received	Purpose
TH-RZ-2015.2	Hardy Island Granite Quarries Ltd.	05-Oct-2015	Zoning change to allow barges to be loaded and unloaded at the proposed lot.

Planner: Marnie Eggen**Planning Status****Status Date:** 21-Feb-2017

Community Information Meeting and Public Hearing scheduled for April 25, 2017.

Status Date: 29-Nov-2016

Applicant requested that moorings be added to permitted uses. Bylaw No. 98 given first reading as amended.

Status Date: 19-Jul-2016

Revised application anticipated.

File Number	Applicant Name	Date Received	Purpose
TH-RZ-2016.1	WEST VANCOUVER YACHT CLUB	02-Feb-2016	Proposed reconstruction and/or maintenance of breakwater on crown land north of Kendrick Island, south is Valdes Island.

Applications

Planner: Marnie Eggen

Planning Status

Status Date: 24-Apr-2017

No change.

Status Date: 11-Oct-2016

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

Status Date: 26-Jul-2016

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

Subdivision

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

Planner: Marnie Eggen

Planning Status

Status Date: 19-Jul-2016

MOTI issued 1 yr. extension.

Status Date: 18-Dec-2015

Staff comments provided to MOTI.

Status Date: 14-Sep-2015

Applicant seeking comments on Phase III. Planner reviewing file.

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

Planner: Teresa Rittemann

Planning Status

Applications

Status Date: 15-Aug-2017

Require final subdivision plans before IT can issue final letter.

Status Date: 13-Jun-2017

MOTI letter stating they are willing to accept a 10 metre setback, as in the LUB, instead of 15 metres as in the original PLA.

Status Date: 11-May-2017

Waiting for additional information from MOTI.

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

Planner: Marnie Eggen

Planning Status

Status Date: 25-May-2017

Covenant approved by RWM

Status Date: 27-Jul-2016

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

Status Date: 11-Mar-2016

Applicant revising proposed plan. Planner reviewing.

Temporary and Industrial Use Permit

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

Planner: Teresa Rittemann

Planning Status

Status Date: 15-Aug-2017

No change in status.

Status Date: 02-Aug-2017

Applications

Review concluded that a TUP may not be used to address the proposed uses. Letter sent to applicant requesting completed rezoning application or contact Bylaw Enforcement to come into compliance - by September 15, 2017.

Status Date: 15-Jun-2017

No change in status.

Islands Trust
LTC EXP SUMMARY REPORT F2018
Invoices posted to Month ending June 2017

670 Thetis	Invoices posted to Month ending June 2017	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-670	LTC "Trustee Expenses"	750.00	256.18	493.82
LTC Local				
65200-670	LTC - Local Exp - LTC Meeting Expenses	1,000.00	597.33	402.67
65210-670	LTC - Local Exp - APC Meeting Expenses	500.00	0.00	500.00
65220-670	LTC - Local Exp - Communications	1,000.00	0.00	1,000.00
65230-670	LTC - Local Exp - Special Projects	500.00	0.00	500.00
TOTAL LTC Local Expense		<u>3,000.00</u>	<u>597.33</u>	<u>2,402.67</u>
Projects				
73001-670-2009	Thetis OCP/LUB	1,500.00	0.00	1,500.00
73001-670-2010	Thetis Associated OCP/LUB	2,000.00	2,000.00	0.00
73001-670-3008	Thetis RAR	1,500.00	0.00	1,500.00
73001-670-4072	Thetis First Nations Relations	500.00	0.00	500.00
73001-670-4090	Thetis Ruxton Island Private Moorage	1,500.00	0.00	1,500.00
TOTAL Project Expenses		<u>7,000.00</u>	<u>2,000.00</u>	<u>5,000.00</u>