



Thetis Island Local Trust Committee Public Hearing Record

**APPLICATION TH-RZ-2015.2 PROPOSED BYLAW NO. 98,
Hardy Granite Quarries Ltd.
on behalf of the Lyackson First Nation**

Date of Meeting: April 25, 2017
Location: Beban Park Social Centre, Meeting Room 3
2300 Bowen Road, Nanaimo, BC V9R 1Z7

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

Staff Present Ann Kjerulf, Regional Planning Manager
Marnie Eggen, Island Planner
Janice Young, Recorder

Others Present Linda Aidnell and Gary Drouillard from Lyackson First Nation,
Greg Raymond from Hardy Island Granite Quarries Ltd., and
approximately eleven (11) members of the public.

1. CALL TO ORDER

Chair Morrison called the Public Hearing to order at 2:00 pm.

2. INTRODUCTIONS AND OPENING STATEMENT FROM THE CHAIR

Chair Morrison read the Chairperson's Opening Statement and explained the Public Hearing is being conducted to hear views regarding proposed Bylaw No. 98. She stated that the intent and purpose of this bylaw is for a zoning change to allow barges to be loaded and unloaded in the proposed marine area adjacent to Valdes Island.

3. REVIEW OF PUBLIC HEARING NOTICE

Planner Eggen reported that a Public Hearing Notice was advertised in two consecutive editions of the Nanaimo Bulletin on April 13, 2017 and April 18, 2017. As a courtesy, notice was also emailed to the Ruxton Island Rate Payers Association, the DeCourcy Island Community Association, and the Valdes Island Conservancy for distribution to those islanders. All notification requirements under the Local Government Act had been completed.

Planner Eggen noted that a copy of the proposed bylaw and the public hearing binder had been available for public review at the Islands Trust office on Gabriola Island. A copy of the complete public hearing binder was available during the public hearing as well as a Public Hearing submission box for written submissions.

Planner Eggen explained that the purpose of proposed Bylaw No. 98 is to amend the Valdes Island Rural Land Use Bylaw No. 42 by rezoning approximately 0.27 hectares (0.67 acres) of marine area, adjacent to Lyackson IR3, Valdes Island, from Marine Conservation (W1) to Marine Barge Facility (W7) to allow barge loading and unloading.

The proposed bylaw was referred to 16 agencies and 9 First Nations. Planner Eggen reported that 12 responses were received. Seven responded that their interests were unaffected; Cowichan Tribes deferred to Lyackson First Nation, Lyackson First Nation responded that they had no issue with the application. Transport Canada responded that they had no perceived or potential conflicts with the Navigation Protection Act and the Archaeological Branch recommended that archaeological standards and practice are in place. Two public submissions were received during the notification period; one was supportive and the other was unsupportive.

4. PUBLIC COMMENTS

Chair Morrison opened the floor for public comments on proposed Bylaw No. 98.

Linda Aidnell, Lyackson First Nation, expressed concerns about unauthorized access to the island and increased freighter traffic.

Greg Raymond, Hardy Granite Quarries Ltd., further explained the paradigm of the barge dock facilities.

Dave Yardley expressed concerns regarding expansion of this operation and for increased noise levels.

Greg Raymond responded that there are no plans for expansion and that quieter technology is being implemented.

Jeremy Baker expressed his understanding that First Nations are looking to make changes to avail more income sources.

Dr. Victoria Scott expressed concerns of letting go of Marine conservation status and this setting a precedent for future development. She was also concerned for the bird population being at risk and potential oil spills; however, overall she expressed understanding that Lyackson First Nation should be able to do as they like with their land.

Colin Fraser would like the applicant to consider off loading on the other side of the island, which may be deemed more appropriate for this kind of operation.

Gary Drouillard, Lyackson First Nation Staff Member expressed that it is important to keep in mind that we all do damage to the environment (e.g. residential development on islands), in one way or another and that it is important to be respectful to one another in this regard, and work towards open and honest communication.

Linda Aidnell, Lyackson First Nation Staff Member expressed concerns from the Lyackson First Nation's Council regarding this operation and the proposed bylaw.

Planner Eggen provided information about the positive referral response previously received from Lyackson First Nation.

Linda Meneer indicated that she was not in support of the change of zoning and expressed concerns about the activity occurring without any action.

Gary Drouillard expressed appreciation from the Lyackson First Nations.

5. ADJOURNMENT

Chair Morrison expressed thanks to everyone for attending and participating in the Public Hearing. She then asked three times if there were any in the audience who wished to comment or provide written submissions and, hearing none, closed the meeting at 2:22 pm.

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

Janice Young, Recorder