



Thetis Island Local Trust Committee

Regular Meeting Agenda

Date: September 10, 2024
Time: 9:30 am
Location: Forbes Hall Community Centre
North Cove Road, Thetis Island, BC

	Pages
1. CALL TO ORDER	9:30 AM - 9:35 AM
"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."	
2. APPROVAL OF AGENDA	
3. REPORTS	9:35 AM - 9:50 AM
3.1 Trustee Reports	
3.2 Chair's Report	
3.3 Electoral Area Director's Report	
4. PUBLIC COMMENTS	9:50 AM - 10:05 AM
5. MINUTES	10:05 AM - 10:10 AM
5.1 Local Trust Committee Minutes dated July 2, 2024 - for adoption	3 - 7
5.2 Section 26 Resolutions-Without-Meeting Report - none	
5.3 Advisory Planning Commission Minutes - none	
6. BUSINESS ARISING FROM MINUTES	10:10 AM - 10:20 AM
6.1 Follow-up Action List dated September 4, 2024	8 - 9
7. DELEGATIONS - none	
8. APPLICATIONS AND REFERRALS	
8.1 Rezoning Application PLRRZ-2024.0105 (Connected Coast Fibre Optic Installation) - Staff Report	10:20 AM - 10:40 AM 10 - 36
9. LOCAL TRUST COMMITTEE PROJECTS	10:40 AM - 11:10 AM

9.1	Local Trust Committee Minor Project Prioritization - Soil Removal Bylaw - Staff Report	37 - 40
10.	CORRESPONDENCE	11:10 AM - 11:15 AM
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
10.1	Email dated July 2, 2024 from L. Smith regarding Ruxton Island Fire Water Cisterns	41 - 44
10.2	Thetis / Salt Spring LTCs Letter to Comox Valley Regional District regarding Protocol Agreement	45 - 45
11.	NEW BUSINESS	11:15 AM - 11:20 AM
11.1	Dark Sky Principles Adoption Advocacy - Briefing	46 - 49
12.	STAFF REPORTS	11:20 AM - 11:30 AM
12.1	Trust Conservancy Report - none	
12.2	Trust Conservancy The Heron - Summer Edition	50 - 53
12.3	Applications Report - none	
12.4	Trustee and Local Expense Report dated July, 2024	54 - 54
12.5	Adopted Policies and Standing Resolutions	55 - 58
12.6	Local Trust Committee Webpage	
13.	WORK PROGRAM	11:30 AM - 11:45 AM
13.1	Active Projects Report dated September 4, 2024	59 - 59
13.2	Future Projects Report dated September 4, 2024	60 - 62
14.	UPCOMING MEETINGS	
14.1	Next Regular Meeting Scheduled for Tuesday, November 12, 2024 at 9:30 am and will be held Electronically	
15.	ADJOURNMENT	11:45 AM - 11:45 AM



Thetis Island Local Trust Committee

Minutes of Regular Meeting

Date: July 2, 2024
Location: Electronic Meeting

Members Present: Tobi Elliott, Chair
Peter Luckham, Local Trustee
Ken Hunter, Local Trustee

Staff Present: Renée Jamurat, Regional Planning Manager
Margot Thomaidis, Planner 2
Carly Bilney, Recorder

Others Present: There were approximately 6 members of the public in attendance.

1. CALL TO ORDER

Chair Elliott called the meeting to order at 9:35 a.m. She acknowledged that the meeting was being held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 10.1 Correspondence from Lynne Smith
- 11.2 Advisory Planning Commission Appointments

By general consent, the agenda was adopted as amended.

3. REPORTS

3.1 Trustee Reports

Trustee Luckham expressed gratitude for being able to live and work in the territory of the Coast Salish people. He commented on recent work related to strategic planning undertaken at the Islands Trust.

Trustee Hunter reported that all 30 people he canvassed about the Sue Big Oil initiative were opposed to joining the class action lawsuit, and noted that the issue will be discussed at the September meeting of the Local Trust Committee.

3.2 Chair's Report

Chair Elliott reported the following:

- Many attendees at the recent Trust Council meeting expressed a desire to see the Islands Trust uphold the mandate to protect and preserve the environment; many speakers also commented on the lack of housing;

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- The Regional Planning Committee has been working to bring greater clarity to bylaw enforcement policy; the resulting policy update will go to each Local Trust Committee in about six months;
- A recently held session about species at risk included speakers who highlighted why the topic is an important education piece for property owners in the Islands Trust area, where 67% of the land is held in private ownership and 27 species at risk have critical habitat;
- Member of Legislative Assembly Adam Olsen addressed Trust Council and spoke about how to enact the mandate of the Islands Trust while respecting the concerns of First Nations; and
- Julia Mobbs has begun work as the interim Chief Administrative Officer for the Islands Trust while a permanent candidate is sought.

3.3 Electoral Area Director's Report – none

4. PUBLIC COMMENTS

A member of the public made the following comments:

- He was asked by several associations to look at property taxes relative to the benefits received on Thetis Island, and has completed the report (which is available on <https://thetisisland.net/>) and would now like to engage with the Islands Trust.

Trustee Luckham responded that he is happy to engage on the topic further.

The same member of the public also commented that grants-in-aid are subjective and create inequities and there is need for transparent rationale to explain why one area receives a grant while another does not.

5. MINUTES

5.1 Local Trust Committee Minutes dated April 30, 2024 – for adoption

By general consent, the Local Trust Committee meeting minutes of April 30, 2024 were adopted.

5.2 Section 26 Resolutions-Without-Meeting Report – none

5.3 Advisory Planning Commission Minutes – none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated June 25, 2024

Received for information. Chair Elliott commented on the need to write a letter to the Cowichan Valley Regional District regarding the draft Protocol Agreement. Planner noted that no response has been received regarding the agriculture lease.

7. APPLICATIONS AND REFERRALS – none

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Bylaw Nos. 113 (OCP) and 114 (LUB) Adoption – Staff Report

DRAFT

Planner Thomaidis reviewed the staff report. Discussion ensued and comments were made that approval of the proposed bylaws by the Minister of Municipal Affairs is a testament to the authority of the Islands Trust and the Thetis Island Local Trust Committee.

TH-2024-016

It was MOVED and SECONDED,

That the Thetis Island Local Trust Committee Bylaw No. 113, cited as “Thetis Associated Islands Official Community Plan, 2014, Amendment No. 1, 2023,” be adopted.

CARRIED

TH-2024-017

It was MOVED and SECONDED,

That the Thetis Island Local Trust Committee Bylaw No. 114, cited as “Thetis Associated Islands Land Use Bylaw, 2014, Amendment No. 1, 2023,” be adopted.

CARRIED

TH-2024-018

It was MOVED and SECONDED,

That the Thetis Island Local Trust Committee forward the recently adopted Bylaws No. 113 and 114 to the Ministry of Environment in reference to the rezoning application that has been recently rejected by the Thetis Island Local Trust Committee, and include a cover letter written by the Chair.

CARRIED

9. DELEGATIONS

9.1 CityWest and Ministry of Citizens' Services – Connectivity Division – Connected Coast Proposal

A delegation representing CityWest and the Strathcona Regional District outlined the Connected Coast Project that aims to bring high-speed internet connectivity to rural and remote communities in British Columbia via a fibre-optic cable network. It was noted that work is underway for planning and permitting in the Gulf Islands.

Discussion ensued and the following comments were made:

- Local Trust Committees will appreciate if CityWest and its partners undertake the rezoning application process without expecting to be prioritized over other work;
- Long-term planning should be considered thoroughly so Local Trust Committees can make informed decisions; and
- A spokesperson from CityWest noted the applications regarding amendments to marine zoning have been submitted; staff noted this would be a bylaw text amendment that follows the same type of application process as an amendment to the Land Use Bylaw.

10. CORRESPONDENCE

DRAFT

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

10.1 Correspondence from Lynne Smith

Trustee Luckham commented on correspondence received from Lynne Smith, former director of the Cowichan Valley Regional District's Area G. Discussion ensued and the following comments were made:

- It is important that there be fairness in how funding is made available for one island versus another;
- The fire protection brigade on Ruxton Island is not a substantially recognized fire service provider, and their wildfire protection need is as valid and important as any rural community;
- The Ruxton Island community has little or no opportunity to access funding, though they contribute taxes;
- If there was a significant fire on Ruxton Island the damage could be significant;
- Director McClinton spent considerable time to understand the issues on Ruxton; and
- It is the work of the Cowichan Valley Regional District director to balance the needs of the communities, and questions about whether the community should raise funds for water tanks or if they could be funded by grants-in-aid should be directed to him.

11. NEW BUSINESS

11.1 Connected Coast Proposed Project on Valdez Island – Verbal Staff Report

Planner Thomaidis reported on the Connected Coast Project on Valdez Island and noted rezoning the marine area would take about 6-12 months. She asked if the Local Trust Committee wants to expedite the application process by prioritizing it above other projects. Trustee Luckham responded that the Local Trust Committee can address the urgency of the project when it reviews the application.

11.2 Advisory Planning Commission Appointments

Planner Thomaidis noted the terms of the Thetis Island Advisory Planning Commission members expired on May 3rd, 2024.

TH-2024-019

It was MOVED and SECONDED,

That the Thetis Island Local Trust Committee request staff to:

- a) Send letters to members of the Advisory Planning Commission whose terms expired on May 3, 2024, thanking them for their participation and inviting their expressions of interest for reappointment for another two-year term; and

- b) Advertise for public expressions of interest for new members.

CARRIED

12. STAFF REPORTS

12.1 Trust Conservancy Report dated March, 2024

DRAFT

Received for information. It was noted that Carolyn Stewart has been hired as Acting Islands Trust Conservancy Manager while Kate Emmings takes a temporary assignment at the British Columbia Conservation Data Centre.

12.2 Trust Conservancy The Heron, Spring Edition

Received for information.

12.3 Applications Report – none

12.4 Trustee and Local Expense Report dated May, 2024

Received for information.

12.5 Adopted Policies and Standing Resolutions

Received for information.

12.6 Local Trust Committee Webpage

13. WORK PROGRAM

13.1 Active Projects Report dated June 25, 2024

Received for information.

13.2 Future Projects Report dated June 25, 2024

Received for information.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Tuesday, September 10, 2024 at 9:30 a.m. at Thetis Island Community Centre (Forbes Hall), North Cove Road, Thetis Island, BC

15. ADJOURNMENT

By general consent, the meeting was adjourned at 10:49 a.m.

Tobi Elliott, Chair

Certified Correct:

Carly Bilney, Recorder

Follow Up Action Report

Thetis Island

05-Sep-2023

Progress	Activity	Responsibility	Dates	Status
0%	<p>1 Trustee Luckham to invite Ken Thomas or another elder to open a future LTC meeting.</p> <p>- August 26, 2024: Trustee Luckham to confirm if this is still desired.</p>	<p>Joe Elliott</p> <p>Margot Thomaidis</p>		In Progress

30-Apr-2024

Progress	Activity	Responsibility	Dates	Status
75%	<p>1 Staff to work with the Chair to write a letter to the Cowichan Valley Regional District indicating the Local Trust Committee's interest in revisiting the draft Protocol Agreement and Letter of Understanding from 1998.</p> <p>- August 15: Letter received support from SSI LTC by resolution #SSI-RWM-03-2024.</p> <p>- August 28: Letter to be sent out.</p>	<p>Margot Thomaidis</p> <p>Michelle Backe</p> <p>Renee Jamurat</p>	Target: 30-Aug-2024	In Progress
49%	<p>2 Staff to provide an exploratory report on options associated with a soil deposit and removal bylaw.</p>	<p>Margot Thomaidis</p> <p>Renee Jamurat</p>	Target: 10-Sep-2024	In Progress

Follow Up Action Report

Thetis Island

02-Jul-2024

Progress	Activity	Responsibility	Dates	Status
50%	<p>1 Bylaw Nos. 113 and 114 adopted (Marine Areas Review Project). Staff to consolidate and update the OCP and LUB to reflect the policy and regulatory changes.</p> <p>Thetis LTC to forward the recently adopted Bylaws No. 113 and 114 to the Ministry of Environment in reference to the rezoning application that has been recently rejected by the Thetis LTC, and include a cover letter written by the Chair.</p> <p><i>In progress</i></p>	<p>Margot Thomaidis</p> <p>Nadine Mourao</p>	<p>Target: 31-Jul-2024</p>	<p>In Progress</p>
100%	<p>2 Staff to send letters to members of the Advisory Planning Commission whose terms expired on May 3, 2024, thanking them for their participation and inviting their expressions of interest for reappointment for another two-year term; and advertise for public expressions of interest for new members.</p>	<p>Chloe Straw</p> <p>Margot Thomaidis</p>	<p>Target: 31-Jul-2024</p>	<p>Completed</p>



DATE OF MEETING: September 10, 2024

TO: Thetis Island Local Trust Committee

FROM: Margot Thomaidis – Planner 2
Northern Team

COPY: Renée Jamurat, Regional Planning Manager

SUBJECT: Rezoning Application – Connected Coast Fibre Optic Installation
Applicant: Renée LaBoucane
Location: Crown land (aquatic inland waters) adjacent to Valdes Island

RECOMMENDATION

1. That the Thetis Island Local Trust Committee request staff to prepare a draft bylaw to amend the Thetis Island Bylaw No. 42, Valdes Island Rural Land Use Bylaw, 1998, to proceed with application PLRRZ-2024.0105 (Connected Coast) to permit fibre-optic cable telecommunication public service utility in the Marine Conservation (W1) zone.
2. That the Thetis Island Local Trust Committee is not required to hold a Public Hearing on Bylaw No. 115 cited as “Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 1, 2024” as the Bylaw is consistent with the policies and objectives in Part One of the Valdes Island Rural Land Use Bylaw, 1998, and therefore requests staff to proceed with public notification as per Section 467 of the *Local Government Act*.
3. That the Thetis Island Local Trust Committee request staff to refer Bylaw No. 115 to the following agencies and First Nations:

Lyackson First Nation, Cowichan Tribes, Halalt First Nation, Penelakut Tribe, Semiahmoo First Nation, Snuneymuxw First Nation, Stz'uminus First Nation, Ts'uubaa-asatx First Nation, Tsawout First Nation, Tsawwassen First Nation, Cowichan Valley Regional District, Ministry of Water, Land, and Resource Stewardship, and Department of Fisheries and Oceans.

REPORT SUMMARY

The purpose of this report is to introduce a rezoning application which seeks to permit the establishment and use of telecommunication utilities (fibre-optic cable) in the Marine Conservation (W1) Zone adjacent to Valdes Island.

The applicant is proposing changes to the text portion of the Marine Conservation (W1) Zone regulation in the Bylaw to permit the installation, operation, and maintenance of fibre-optic telecommunications cables.

The staff report provides the Thetis Island Local Trust Committee (LTC) with a preliminary overview of the proposal, as part of the Connected Coast Project to place subsea fibre-optic cable in the marine area adjacent to Valdes Island and I.R. No. 4 Being Shingle Point, to allow residents in this community access to many essential services such as online education, health and e-commerce. The report outlines how the proposal aligns with the Valdes

Island Rural Land Use Bylaw, 1998, and introduces the regulatory changes needed to enable the application. Staff recommends that the LTC proceed with Islands Trust process for bylaw text amendment.

BACKGROUND

In March 2024, Islands Trust received a Crown lease referral for multiple locations and landing sites of fibre-optic cable within different Local Trust Areas including the Thetis Island Local Trust Area. The Strathcona Regional District Connected Coast Corporation (SRDCCC) submitted the request for the installation of the Connected Coast Project (CCP) at Valdes Island. This connection seeks to serve the Lyackson First Nation at I.R. No. 4 Being Shingle Point.

The CCP will bring high-speed internet access to rural and remote communities along coastal B.C., Haida Gwaii, and Vancouver Island. It will connect communities to a subsea fibre-optic network that will run from Prince Rupert to Haida Gwaii, down the Sunshine Coast, and around Vancouver Island. The cable will provide more than 150 landings at rural and remote coastal communities, including 48 Indigenous communities representing 44 First Nations, providing the opportunity to connect to high-speed internet.

The Connected Coast Project provides ‘backbone’ infrastructure only. It does not include last-mile connectivity for communities to connect to the high-speed infrastructure. ‘Last-mile’ generally refers to running the cable from a landing site directly to homes and businesses, and providing internet service packages to the customer.

Staff received a referral application from the Ministry of Water, Land and Resource Stewardship to place the fibre-optic cable in Crown land (aquatic inland waters). Staff response to the referral was that the application area is not zoned for the proposed purpose in the marine area surrounding Valdes Island, because the Marine Conservation (W1) zone does not permit public utility use or any structures aside from boat anchorage, moorage buoys, floats, docks, stairs, ramps launching cranes associated with residential use of upland parcels, and aids to marine navigation. The response to the Ministry also stated how the Valdes Rural Land Use Bylaw Transportation and Services policies do not encourage the establishment of utilities supplying telephone services on Valdes, to maintain the natural landscape and low intensity of uses for the Island.

Other proposed marine locations for the ‘backbone’ phase of the project are compatible with zoning, aside from the Lasqueti Island Local Trust Area, which has also received a rezoning application. An interactive build status map of the entire Connected Coast Network is available at <https://connectedcoast.ca/map/>. It is anticipated that the project will be completed by March 2025, with installation occurring between November 2024 and March 2025 if approved. Members of the Connected Coast team appeared as a delegation to the LTC on July 2, 2024 to introduce the proposal and the rezoning application.

The SRDCCC is responsible to ensure that all of the required permits are in place prior to construction. It was communicated to staff that the SRDCCC is not directly gaining financially from this project and will not be providing internet services, but are providing an opportunity for existing Internet Service Providers (ISPs) to connect to the network and provide high speed internet to more users in the future. Telecommunications such as Internet and cable systems are a federally regulated industry, and are permitted as a ‘public service utility use’ or ‘public utility’ in many existing Islands Trust Land Use Bylaws.

Figure 1. Connected Coast Fibre-Optic Cable – Application Area

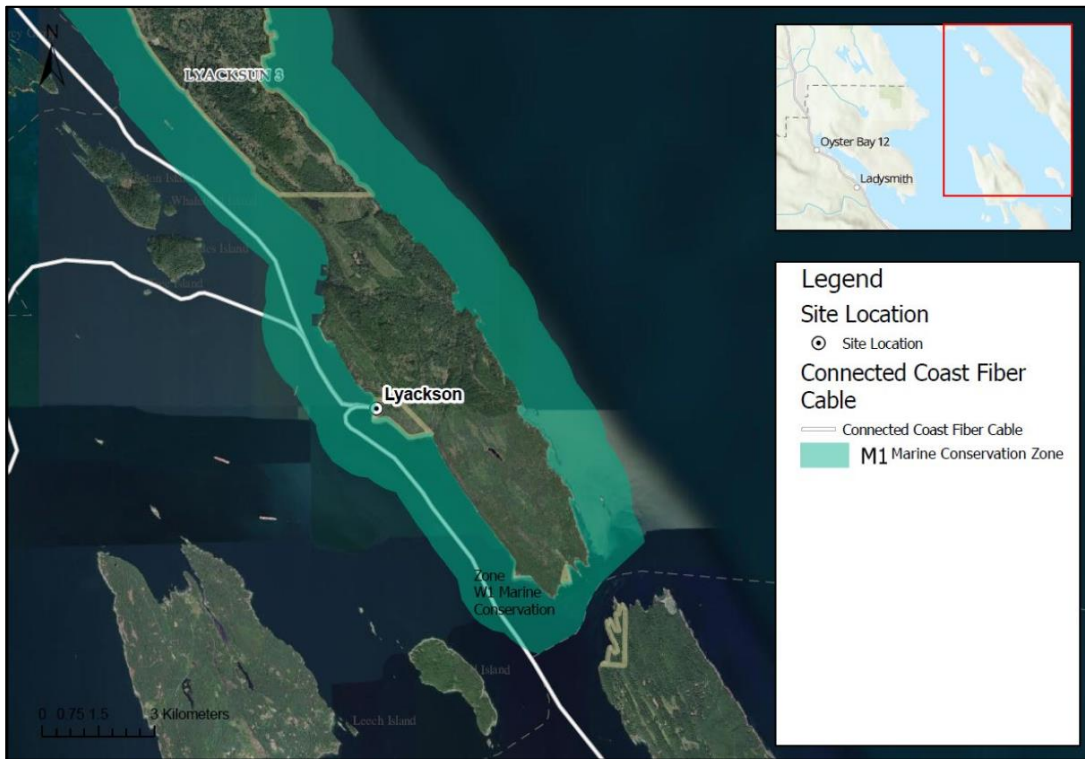
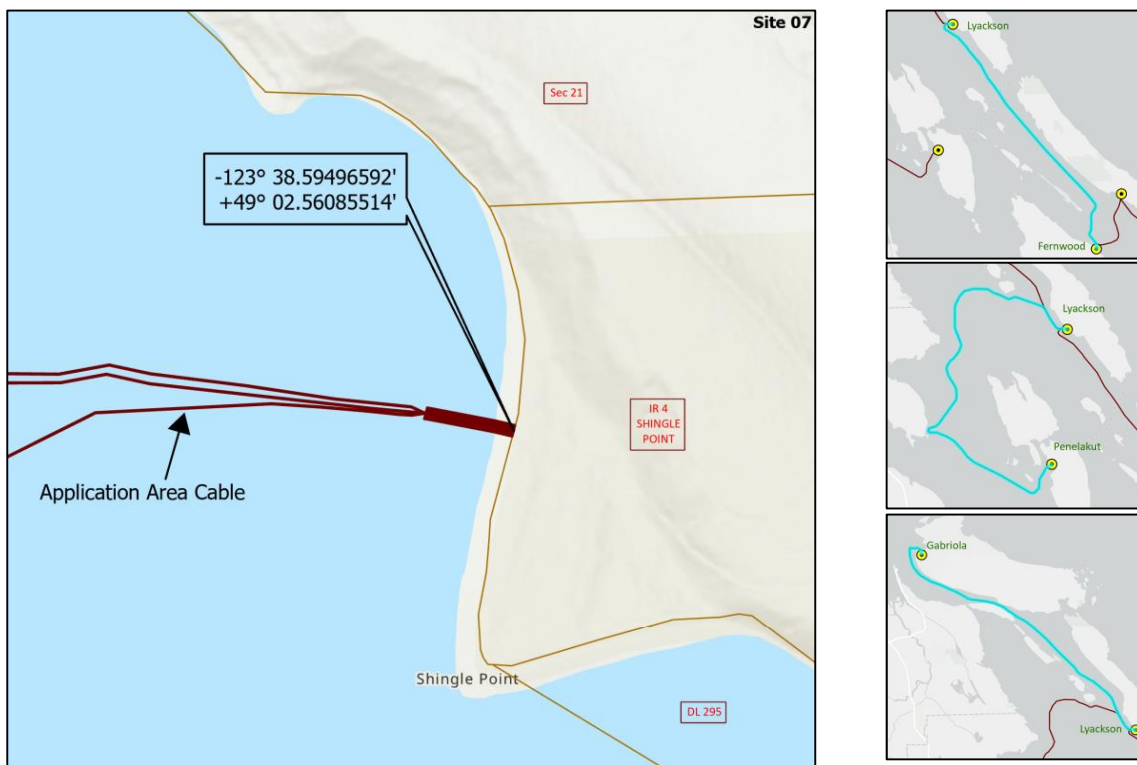


Figure 2. Lyackson Landing Site Location – Shingle Point



APPLICANT RATIONALE

The applicant states that the Lyackson First Nation stands to benefit from improved connectivity through the Connected Coast Network. The fibre installation will provide the highest quality connectivity. This installation would bring backbone fibre-optic network to communities and would allow residents in this community access to many essential services such as online education, health and e-commerce. See the applicant's submission and site plan in **Attachment 3**.

ANALYSIS

Policy/Regulatory

A site context is provided in **Attachment 1**. There are a number of Rural Land Use Bylaw policies and regulations that are pertinent to the consideration of this application, detailed in **Attachments 1-2** and summarized as follows.

Islands Trust Policy Statement:

Staff note that an ITPS Checklist (Directives Only) will be completed at the time that draft bylaw amendment is presented to the LTC. All applicable ITPS policies support this proposal in principle. The ITPS policy relevant to this application is as follows:

5.3.1 Trust Council holds that local trust committees and island municipalities should be consulted and involved in the decision-making process regarding provision of utilities, transportation services or facilities that might affect land use in their local planning areas.

This rezoning application serves as the LTC's opportunity to be consulted and involved in the decision-making process regarding the provision of telecommunication utilities that may affect land use on Valdes Island.

Rural Land Use Bylaw:

The Valdes Island Rural Land Use Bylaw, 1998 is a unique policy and regulatory bylaw in that it contains both objectives and policies (for an Official Community Plan) as well as zoning regulations in one Bylaw. Section 457(2) of the *Local Government Act* states that the provisions of the rural land use bylaw are deemed to be provisions of an Official Community Plan (OCP), Zoning Bylaw or subdivision servicing bylaw, as applicable depending on their nature, included in a general bylaw.

Part One of the Bylaw contains the statements of community objectives and policies respecting the present and future land use and development on Valdes Island. This portion of the Bylaw has the same effect as an OCP. Objectives and policies relevant to the proposed development are contained in **Attachment 2**. Amendments to this part of the Bylaw are not required to enable the proposed development, because the proposed provision of telecommunication utilities and the regulation of associated activities will be beneficial and not detrimental to Valdes Island. The installation of fibre-optic cable in the marine conservation zone also appears to maintain the natural landscape and low intensity of use for the Island.

Part Two of the Bylaw contains the land use regulations including zone area designations and parcel area requirements. This part of the Bylaw has the same effect as a zoning bylaw. **Amendments to this portion of the Bylaw are required to enable the proposed development, because utilities are not a permitted use in any zone, including the Marine Conservation (W1) Zone where the fibre-optic cable is proposed to be installed.** The proposed installation area of the fibre-optic cable on land is on I.R. No. 4 Being Shingle Point and is not subject to this Bylaw.

Here is the relevant section of Part Two of the Bylaw to the proposed development:

“PART TWO

5.0 CREATION OF ZONES

5.2 Zone Specific Regulations

5.2.7 Marine Conservation (W1) Zone

The following uses and no others are permitted in the (W1) Zone

- *ecological reserve*
- *marine park*
- *aids to marine navigation*
- *boat anchorage and moorage to buoys associated with residential use of upland parcels*
- *floats, docks, stairs, ramps, launching cranes associated with residential use of upland parcels”*

The applicant is proposing changes to the text portion of the Marine Conservation (W1) Zone regulation above to permit the installation, operation, and maintenance of fibre-optic telecommunications cables.

Issues and Opportunities

Establishment of Telecommunication Utilities

Valdes is a remote rural island where the establishment of public utilities or services has historically been discouraged, in order to maintain the natural landscape and low intensity of use for the Island. The Connected Coast proposal was reviewed for compliance with Islands Trust bylaws through the Crown lease referral application, and it was determined that it does not comply with the regulations of the Valdes Island Rural Land Use Bylaw regarding utilities in the marine zone.

The application specifies that the Lyackson First Nation will benefit directly from the telecommunication utilities, with potential for the fibre-optic network to be extended in the future to homes, businesses and other telecommunication providers . The Islands Trust does not have jurisdiction over Federal reserves and therefore no permits or bylaw changes are required from Islands Trust prior to installation for the land portion of the proposal.

The Province also encourages the expansion of Internet connectivity in rural and remote areas across the province including reserves where possible to ensure local connectivity is affordable, accessible and business ready.

Consultation

As this does not involve an OCP amendment, the LTC is not required by the *Local Government Act* to consider opportunities for consultation with persons, organizations and authorities it considers will be affected. However, in supporting relationship building and collaboration, this is considered to be good practice.

The SRDCCC has been undertaking consultation with other agencies and the feedback received may be used to inform the LTC’s proposed bylaw changes, which could expedite the application processing timeline. Staff have requested a summary of consultation and feedback received by the applicant for the project thus far and are awaiting this information at the time of report writing. Staff recommend reducing the referral period if the LTC chooses to refer this application to the same agencies that the SRDCCC has already referred to.

Decision Not to Hold Public Hearing

Section 464(2) of the *Local Government Act (LGA)* states:

464 When public hearing is required

(2) Subject to this section, a local government is not required to hold a public hearing on a proposed zoning bylaw if

- (a) an official community plan is in effect for the area that is the subject of the zoning bylaw, and*
- (b) the bylaw is consistent with the official community plan.*

As the proposed amendment to Part Two of the Valdes Island Rural Land Use Bylaw, 1998 is consistent with Part One being the Official Community Plan in accordance with Section 457(2) of the LGA, a public hearing on the proposed zoning bylaw is not required. If the LTC chooses not to hold a public hearing for this proposed zoning bylaw, notice must be given by the LTC in accordance with Section 467 of the LGA, as follows:

467 Notice if public hearing not held

(1) If a local government decides not to hold, or is prohibited from holding, a public hearing referred to in section 464 (2), (3) or (4) [public hearing not required, or prohibited, for certain zoning bylaws] on a proposed zoning bylaw, it must give notice in accordance with this section.

(2) The notice must state the following:

- (a) in general terms, the purpose of the zoning bylaw;*
- (b) the land or lands that are the subject of the bylaw;*
- (c) the date of the first reading of the bylaw;*
- (d) the place where and the times and dates when copies of the bylaw may be inspected.*

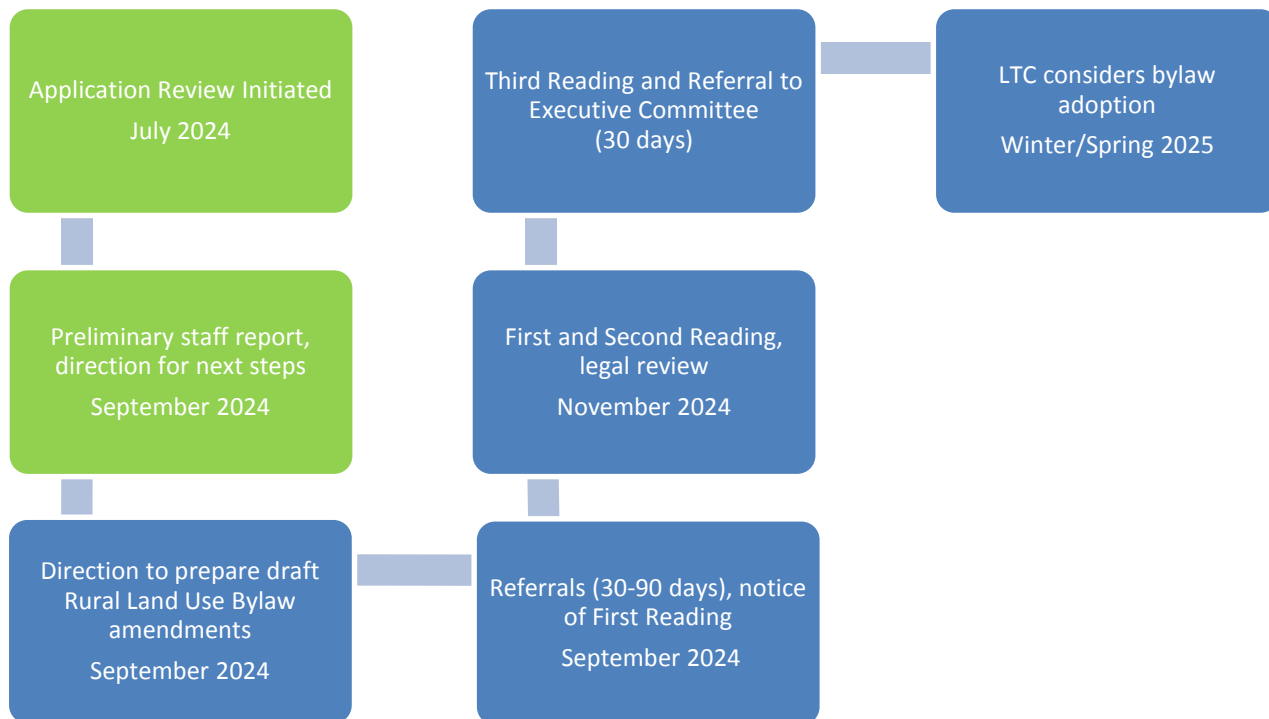
(3) Section 466 (3) to (4) and (6) to (8) applies to a notice under this section, except that

- (a) a reference in that section to a public hearing is to be read as a reference to the first reading of the bylaw, and*
- (b) the reference in subsection (4) (b) (i) of that section to the date of the first reading of the bylaw is to be read as a reference to the date of the mailing or delivery of the notice.*

For LTC Decision: Consider whether or not to hold a public hearing as part of this application’s consideration. If choosing not to hold a public hearing, direct staff to give notice in accordance with Section 467 of the LGA.

Timeline

The following process steps and approximate timelines may assist in managing applicant and community expectations in how a Rural Land Use Bylaw amendment application such as this, can be processed:



The LTC should also specify the format and frequency of community consultation during the draft bylaw review stage. The LTC should specify any additional consultation requirements it wishes to be reflected in the timeline as it may impact the date of application completion.

For LTC Decision: Consider undertaking additional consultation as part of the bylaw amendment process and direct staff accordingly once the bylaw amendment is drafted. And consider reducing the referral period if the LTC chooses to refer this application to the same agencies that the SRDCCC has already referred to.

Protocols

The applicant is seeking Crown intertidal lease with the Province for the marine area, and staff have responded to a referral from the Ministry of Water, Land, and Resource Stewardship. See Section 6.2 of the *Letter of Understanding on Crown Land Administration within the Islands Trust Area* for the detailed coordination of agency processes for LTC Amendments to Regulating Bylaws:

6.2 Amendments to Regulating Bylaws

- a. After First Reading and at least 20 working days prior to advertising for Public Hearing, bylaws affecting Crown lands are referred to the BC Lands Regional Director for comment.
- b. When BC Lands has a major concern over a proposed bylaw amendment, at least 10 days prior to advertising for Public Hearing, staff will consult directly to determine how concerns may be addressed.
- c. Comments received from BC Lands related to its mandate will be read out at Public Hearing.
- d. A certified copy of the adopted bylaw will be sent to the BC Lands Regional Director.

First Nations

At the time of writing this report, staff have asked the applicant to provide a summary of existing First Nations consultation. Staff have searched the provincial Consultative Areas Database (CAD), which resulted in the following ten First Nations with potential interests in Valdes Island and the Marine Conservation Zone: Lyackson First Nation,

Cowichan Tribes, Halalt First Nation, Penelakut Tribe, Semiahmoo First Nation, Snuneymuxw First Nation, Stz'uminus First Nation, Ts'uubaa-asatx First Nation, Tsawout First Nation, Tsawwassen First Nation. Staff are recommending that the First Nations listed above are given the opportunity to comment on the draft bylaw. Staff are also recommending that additional early consultation be undertaken with the Lyackson First Nation before proceeding to First Reading, as this proposal affects their unceded territory.

Rationale for Recommendation

The recommendation supports advancement of the application for the timely provision of fibre-optic telecommunications public service utility to the Lyackson First Nation, and to inform the development and timing of a draft bylaw.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may request further information prior to making a decision. Staff advise that the implications of this alternative are additional staff and application processing time. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Thetis Island Local Trust Committee request that the applicant submit to the Islands Trust [insert specific information].

2. Hold the application in abeyance

The LTC may choose to hold the application in abeyance. Staff advise that the implications of this alternative are potential delays to the amendment process and that staff review of the application will cease until further direction is received from the LTC. Staff will communicate the decision to the applicant.

3. Receive for information

The LTC may receive the report for information. The application will remain open but staff review will cease until further direction is received from the LTC.

4. Deny the application

The LTC may deny the application. Staff would close the application, notify the applicant and refund them 50% of the application fees. Staff advise that the implications of this alternative are that the Lyackson First Nation at I. R. No. 4 Being Shingle Point may not be able access the fibre-optic cable telecommunications utility through the Connected Coast project.

NEXT STEPS

If the LTC concurs with the recommendation on page 1 of this report, staff will proceed to draft a bylaw text amendment to Subsection 5.2.7 *Marine Conservation (W1) Zone* of the Valdes Island Rural Land Use Bylaw, 1998; send referrals; give notice in accordance with Section 467 of the *LGA*; and prepare a staff report for consideration of First and Second Readings at a future LTC meeting.

Submitted By:	Margot Thomaidis, Planner 2	August 26, 2024
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	August 26, 2024

ATTACHMENTS

1. Site Context
2. Rural Land Use Bylaw Policy Analysis
3. Applicant Project Proposal and Site Plan

LOCATION

Legal Description	N/A. Crown land (aquatic inland waters) adjacent to I. R. No. 4 Being Shingle Point, Nanaimo District
PID	N/A. Crown land (aquatic inland waters) adjacent to 015-262-160
Civic Address	N/A
Lot Size	N/A

LAND USE

Current Land Use	Marine Conservation
Surrounding Land Use	Residential (Privately Managed Forest Land), First Nation Reserve, Marine

HISTORICAL ACTIVITY


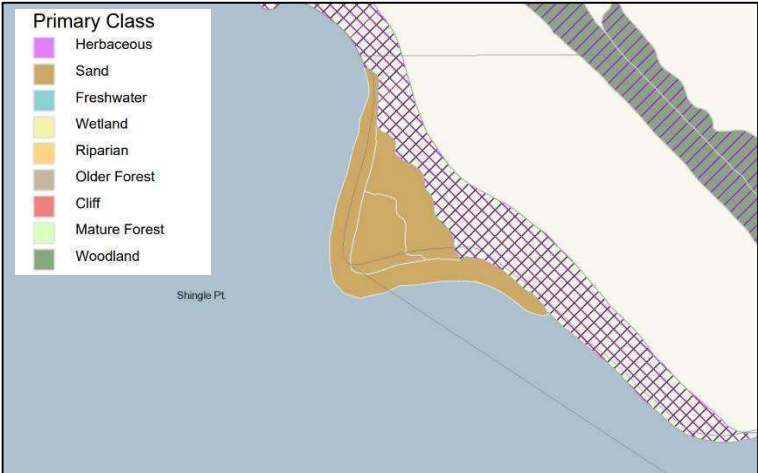
File No.	Purpose
N/A	N/A

POLICY/REGULATORY

Thetis Island Bylaw No. 42, Valdes Island Rural Land Use Bylaw, 1998 – Land Use Designation	<p>No Land Use Designation</p> <p>Relevant policies to the rezoning proposal:</p> <p>3.4(k) Transportation and Services</p> <p>3.4(k).3 <i>Community water, sewage disposal, utilities supplying electrical power and telephone services are not to be encouraged or established on Valdes Island. The intent of this Bylaw is to maintain the natural landscape and low intensity of use for the Island.</i></p>
---------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Thetis Island Bylaw No. 42, Valdes Island Rural Land Use Bylaw, 1998 – Zoning	Marine Conservation (W1) Zone
Other Regulations	Crown Tenure, DFO, Indian Act, Community Charter
Covenants	N/A
Bylaw Enforcement	N/A

SITE INFLUENCES

Islands Trust Conservancy	The proposal does not directly affect an Islands Trust Conservancy Board (ITC) –owned property or conservation covenant, nor affects a property or Crown intertidal area within 100m of an ITC-owned property or conservation covenant. Referral to ITC for comment is not required.
Regional Conservation Strategy	This application has no considerations for the Regional Conservation Plan.
Species at Risk	Upland - SAR (public) Ecological Community: Douglas-Fir, Grand Fir, Dull oregon-grape
Sensitive Ecosystems	<p>Marine: Sparse Eelgrass Meadow, Surf Smelt/ Pacific Sandlance Forage Fish Spawning Habitat:</p>  <p>Upland on I. R. No. 4: Sand ecosystems – beach and dune, Coastal Douglas-fir Biogeoclimatic zone, Dry Maritime subzone:</p> 

Hazard Areas	None mapped
Archaeological Sites	RAAD mapping indicates an archaeological site on or within 100 m of the proposed work on I. R. No. 4 Being Shingle Point, Nanaimo District.
Climate Change Adaptation and Mitigation	N/A
Shoreline Classification	Sand/Cobble

THETIS ISLAND BYLAW NO. 42, VALDES ISLAND RURAL LAND USE BYLAW, 1998

Bylaw Objective/Policy	Planner Comments and Recommendations as of Aug. 2024
3.3 General Policies	
<p>The jurisdiction for resource management and regulation is with agencies of the Provincial and Federal Governments and not with the Thetis Island Local Trust Committee on matters such as sewage and waste disposal, protection of water supplies, control of pollution, provision of utilities, wildlife management, forestry, mariculture, mineral and petroleum resources, and Crown Land tenures. Thus, resource management and regulation of associated activities influence this Rural Land Use Bylaw's directional statements and affect the degree to which its objectives may be accomplished.</p> <p>The Thetis Island Local Trust Committee seeks the cooperation and assistance of all the appropriate agencies of senior government. Such cooperation is necessary to ensure that resource management and regulation of associated activities will be beneficial and not detrimental to the Valdes Island community and its natural resources and landscapes.</p>	<p>The applicant is seeking Crown intertidal lease with the Province for the marine area, and staff have responded to a referral from the Ministry of Water, Land and Resource Stewardship.</p> <p>This application seeks to provide utilities to the Lyackson First Nation at Shingle Point, and does not appear to be detrimental to the Valdes Island community and its natural resources and landscapes.</p> <p>The proposed installation will be beneficial to the Valdes Island community including the Lyackson First Nation by providing reliable access to telecommunication services.</p>
3.4(b) Foreshore and Coastal Waters	
<p>3.4(b).1 To regulate the use of the foreshore and adjacent coastal water areas in order to retain an overall natural character. An important adjunct to this objective is the tenure system administered by Crown Lands for the foreshore water areas and policies of cooperation between that Agency and the Islands Trust.</p>	<p>The proposed installation of fibre-optic cable in the marine conservation zone appears to retain an overall natural character.</p> <p>The applicant is seeking Crown intertidal lease with the Province for the marine area, and staff have responded to a referral from the Ministry of Water, Land, and Resource Stewardship. See Letter of Understanding on Crown Land Administration within the Islands Trust Area and Protocol Agreement on Crown Lands in the Trust Area.</p>
<p>3.4(b).3 To ensure the integrity of the foreshore and intertidal processes by preventing undue alteration of the shoreline by the construction of buildings, structures, dredging or dumping.</p>	<p>Proposed cable installation in the upland, intertidal, foreshore, and marine/benthic area will potentially cause erosion and release of sediment-laden water.</p> <p>Erosion and sediment control (ESC) measures and a Water Quality Monitoring Program are detailed in the Management Plan that was submitted</p>

	by the applicant to the Province with the Crown lease application.
3.4(b).4 It is recognized that many parts of Valdes Island shoreline are exposed and that placement of permanent structures on the foreshore is often not feasible. It is the objective of the Trust Committee to encourage shared, community, or private communal docks, while recognizing the varied water access situations and the preferences of some landowners for individual docks.	Proposed installation includes a permanent structure (fibre-optic cable) placed/trenched into the foreshore. No dock or water access is proposed as part of this project. The proposed installation is unlikely to restrict public access, or the ability of adjacent land owners or tenure holder to access their property or tenures.
3.4(c) Heritage Resources	
3.4(c).1 There are 78 known archeological sites on Valdes Island. These heritage sites are protected under the B.C. <i>Heritage Conservation Act</i> . The Trust Committee will assist the Ministry of Small Business, Tourism and Culture to protect designated sites. An important adjunct to this policy is the required approval process established by the Ministry's Archaeology Branch, from whom approval must be obtained on any proposed development of a parcel of land on Valdes Island where archaeological values are present. An impact assessment statement and assurance against the disturbance of heritage sites shall be provided to that Branch, if required. These requirements also include potential and actual surface land disturbances arising from agricultural activities and sand, gravel or soil removal and displacement.	RAAD mapping indicates an archaeological site on or within 100 m of the proposed installation on I.R. No. 4 Being Shingle Point, Nanaimo District. Although this site is on a Federal reserve and the <i>HCA</i> does not apply, a permit may be needed before further development is undertaken, depending on Federal statutes and local First Nation requirements (if any). This may involve the need to hire a qualified archaeologist to monitor the work. An Archaeological Impact Assessment is not required by Islands Trust.
3.4(d) Environmental Management Objectives	
3.4(d).2 The protection and maintenance of scenic and recreational values of the Valdes Island landscape.	Proposed installation will not impact scenic and recreational values of the Valdes Island landscape.
3.4(d).3 The maintenance of natural drainage patterns, springs, or water catchment areas to ensure maintenance of sources of surface and ground water.	Proposed installation will not result in changes to land drainage.
3.4(d).4 The retention of the native flora and fauna by protecting the natural habitats significant to Valdes Island, including foreshore and intertidal areas.	The applicant has provided a Management Plan that addresses proposed mitigation and management methods to minimize eelgrass and fish habitat damage during installation. Proposed installation will have a Qualified Environment Professional (QEP) or delegate, and Environmental Monitor (EM) on site at all times during construction.
3.4(d).5 The support of measures to reduce environmental hazards associated with the transportation of dangerous materials, oil or fuels in the surrounding waters.	Applicant has prepared a Spill Prevention Plan, and an emergency spill response plan in compliance with the BC Spill Reporting Regulation (B.C. Reg. 221/2017).
3.4(h) Environmentally Sensitive Areas Policies	

<p>3.4(h).1 The foreshore and adjacent water of Valdes Island are part of a marine resource area and provide for important herring spawning areas, shrimp grounds, clamming areas, and other marine values. The Trust Committee will cooperate with the appropriate Ministries of Government, the Cowichan Valley Regional District, and the upland landholders to protect the marine resources by ensuring resource uses of the foreshore and adjacent water marine waters are conducted in an environmentally sustainable manner.</p>	<p>The applicant has provided a Management Plan to ensure that the proposed installation is conducted in an environmentally sustainable manner which minimizes harm to sensitive intertidal and marine resources and values.</p> <p>Proposed installation will have a Qualified Environment Professional (QEP) or delegate, and Environmental Monitor (EM) on site at all times during construction.</p>
<p>3.4(k) Transportation and Services</p>	
<p>3.4(k).3 Community water, sewage disposal, utilities supplying electrical power and telephone services are not to be encouraged or established on Valdes Island. The intent of this Bylaw is to maintain the natural landscape and low intensity of use for the Island.</p>	<p>The application proposes installation of a utility supplying telecommunications services (fibre-optic cable) to Lyackson First Nation I.R. No 4 Being Shingle Point. The fiber optic network will be extended in the future to homes, businesses and other telecommunications providers.</p> <p>The installation of fibre-optic cable in the marine conservation zone appears to maintain the natural landscape and low intensity of use for the Island.</p>
<p>3.4(l) Land Use and Development Change</p>	
<p>3.4(l).1 Evaluation of Proposed Land Use and Development Change</p> <p>In addition to consideration of the preceding objectives and policies, evaluations of applications for changes in land use designation should have regard for the following:</p> <ul style="list-style-type: none"> • Preference of island residents, property owners, residents of the Trust area and residents of British Columbia as to the character of Valdes Island. • The long term capability of the land to sustain proposed development with respect to natural resources, water supply, and sewage disposal. • Existing land use and densities. • Accessibility. • Topography. • Potential impacts on adjacent properties. • Potential impacts on natural and cultural resources. • Potential impacts on adjacent island communities. 	<p>The proposed installation of fibre-optic cable in the marine conservation zone may impact the following:</p> <ul style="list-style-type: none"> • Potential impacts on natural and cultural resources: Fishing practices that drag the sea floor could be in conflict with the cable installation. • Potential impacts on adjacent properties and island communities: improved internet connections and improved access to telehealth, e-commerce services, etc. for the Lyackson First Nation and other residents. <p>Preference of island residents, property owners as to impacts of the proposed installation on the character of Valdes Island to be considered by LTC through Public Hearing.</p> <p>No perceived concerns or impacts with regard to topography, accessibility, or existing land use and densities.</p>

Schedule A: Bylaw Amendments / Rezoning Requirements

Purpose of Application:

Strathcona Regional District Connected Coast Corporation (SRDCCC) is submitting a amendment request for the installation of the Connected Coast Project (CCP) at Valdez Island. This connection will serve Lyackson First Nation at Shingle Point. The CCP will bring high-speed internet access to rural and remote communities along coastal B.C., Haida Gwaii, and Vancouver Island. It will connect communities to a subsea fiber-optic network that will run from Prince Rupert to Haida Gwaii, down the Sunshine Coast, and around Vancouver Island. The cable will provide more than 150 landings at rural and remote coastal communities, including 48 indigenous communities representing 44 First Nations, providing the opportunity to connect to high-speed internet. It is anticipated that the project will be completed by March 2024.

Amendment Requested:

SRDCCC is requesting a text amendment to the Marine Conservation (W1) Zone as described in Valdez Island Rural Land Use Bylaw No. 42. We are requesting the text amendment to include utility use to allow the installation and operation of the fiber optic telecommunication cables.

Written description of Marine Conservation Zone (W1)

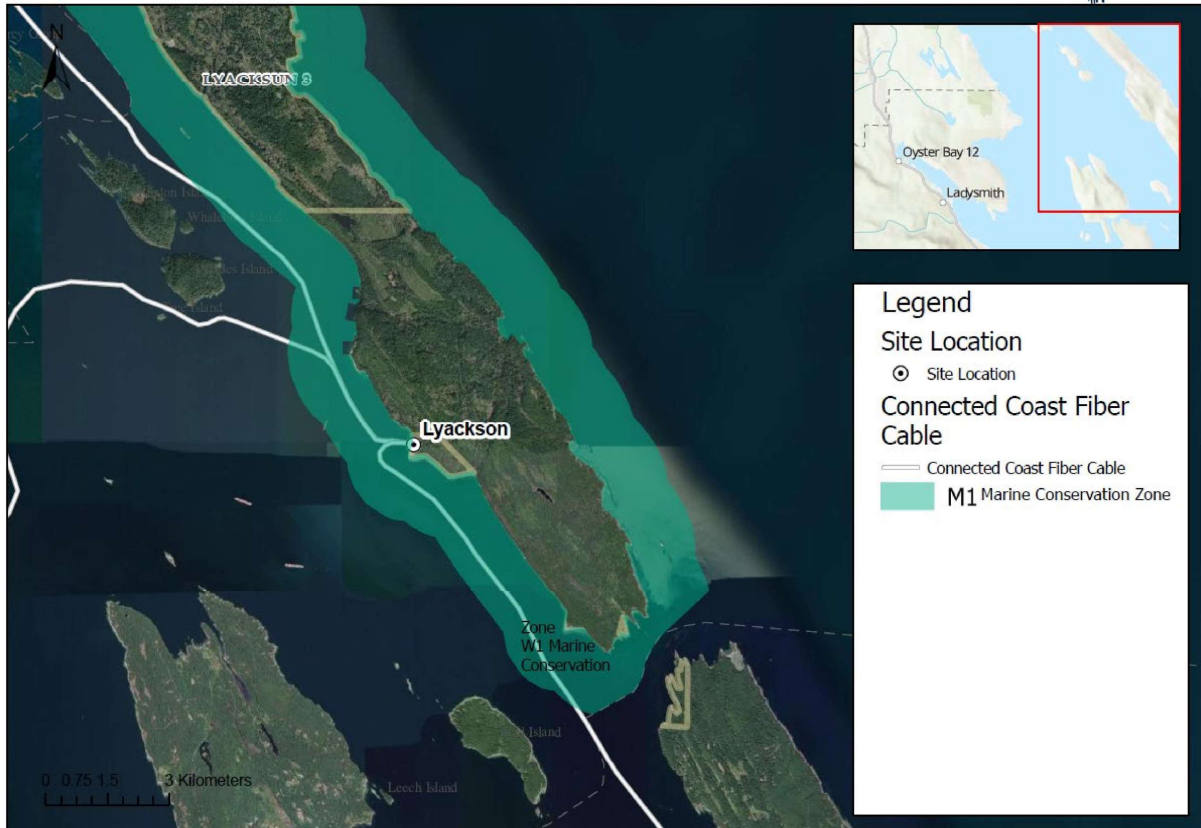
The following uses and no others are permitted in the (W1) Zone

- ecological reserve
- marine park
- aids to marine navigation
- boat anchorage and moorage to buoys associated with residential use of upland parcels
- floats, docks, stairs, ramps, launching cranes associated with residential use of upland parcels

Proposed Uses of the Land and Buildings on Subject Property:

CCP is proposing to lay a fiber optic cable within the Marine General Zone to connect Valdes Island, specifically Shingle Point to the network, improving connectivity for the residents of this community. The cable would need to connect to the proposed landing site on Shingle Point which is located on the southwest side of Valdes Island. The proposed marine cable enters Marine zone and exits as shown below.

Connected Coast Project - Proposed Installation at Valdez



The marine cables are proposed to be installed within the Marine Conservation Zone. The marine cable will be encased in a split pipe armoring system from -4m depth up past the HWM.

Proposed Timing of the Development or commencement of use:

The Connected Coast installation must occur between November 2024 and March 2025. It will take approximately 3-4 days to complete the intertidal construction and cable lay operation within the Marine General Zone

Existing uses of the land and Buildings on Adjacent Properties:

Shingle Point IR is culturally significant to Lyackson First Nation, the nation uses this location for cultural ceremonies, as well as traditional land-use practices.

Reasons in support of the Bylaw amendment request:

Lyackson First Nation stands to benefit from improved connectivity through the Connected Coast Network. The Fiber installation will provide the highest quality connectivity. This installation would bring backbone fiber to communities and would allow residents in this community access to many essential services such as online education, health and e-commerce.

The community has had the opportunity to comment on the project through public consultation through Connected Coast’s provincial application as well as Transport Canada engagement regarding navigation.

Client:

CityWest & Strathcona Regional District

Site Location

Lyackson

Project Description:

Bringing high-speed Internet accessibility to rural & remote communities along coastal BC, Haida Gwaii & Vancouver Island.

Revision

Revision R05

Prepared by:

Baylink Networks

1923 McLean Ave, Port Coquitlam,
BC. V3C 1N1

baylinknetworks.com
e-mail: info@baylinknetworks.com
Phone: (604) 786-5074

Drawings List

Sheet Number	Sheet Title
01	00500 - Cover Sheet
02	A0501 - Legends
03	B0501 - Keymap
04 - 10	C0501 to C0507 - Route Drawing
11	D0501 - Site Overview
12	D0502 - Site Detail
13	E0501 - Trench And Splitpipe Specification
14	E0502 - Pole Mounted Solar Panel & Equipment Specification
15	E0503 - Pole Mounted Solar Panel Construction Specification
16	E0504 - EQ Sensor Specification
17	E0505 - EQ Sensor Construction Specification

- △ 05 - NEW LANDING LOCATION OF EQUIPMENT
- NEW SPECIFICATION FOR SOLAR PANEL & EQ SENSOR
- UPDATED ROUTE DRAWING TO NEW LANDING LOCATION

PREPARED BY:



PREPARED FOR:




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REV	YYYYMMDD	DESCRIPTION	DESIGNED BY:	CD	2021/12/18
REV_5	2023/08/03	LANDING LOCATION CHANGED	DRAWN BY:	AO	2023/02/10
REV_4	2023/01/18	LANDING LOCATION CHANGED	CHECKED BY:	AS	2022/10/21
REV_3	2022/12/14	ROUTE UPDATED	APPROVED BY:	DD	2022/10/21
REV_2	2022/12/02	EQUIPMENT REMOVED	TITLE: 00500 - Cover Sheet		
PROJECT: Connected Coast		BYL	CCN	PB8	LKS
CUSTOMER: SRD				P20002	00500
LOCATION: Lyackson					R05
SECTION: Permit Block 8					Sheet: 01 of 17











LEGEND

EXISTING PLANT

- Parcel Data _____ P/L _____ P/L
- Shore Line - Low Water Mark _____ LWM _____ LWM
- Shore Line - High Water Mark _____ HWM _____ HWM
- Construction _____
- Tenures _____
- Landscaping _____
- BC Front Counter _____




EXISTING UTILITIES

- Electric Power Line _____ E _____ E
- Gas _____ G _____ G
- Storm _____ ST _____ ST
- Sanitary _____ S _____ S
- Water _____ W _____ W
- Existing Telecom _____ T _____ T

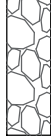
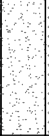

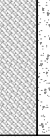
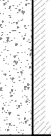











- Private Electrical Pole 
- Electrical Pole 
- BCHydro Main Switch 
- BCHydro Underground Transformer 
- BCHydro Service Box 
- Gas Valve 
- Live Gas Service Present 
- Manhole 
- Culvert 
- Gutter 

PROPOSED PLANT

- Telecom _____ T _____ T
- Armor Protection _____ ARM _____ ARM
- Power Conduit _____ PC _____ PC
- Telecom Conduit _____ TC _____ TC

- Pole 
- Structural Pole 
- Cabinet 
- Pole Mounted Cabinet 
- Propane Tank 
- Generator 
- Baylink Vault 
- Pull Box 
- Junction Box (JB) 
- Solar Panel 

TERRAIN ILLUSTRATION

- Rock 
- Gravel 
- Grass 
- Asphalt 
- Concrete 
- Roof 
- Earth 
- Low Water Mark (LWM) 
- High Water Mark (HWM) 
- Eel Grass (Polyline) 
- Eel Grass 
- Clam Bed 
- Kelp Bed 
- Sponge 
- Bathymetric Contour 
- Contaminated Area 

PREPARED BY:

BAYLINK cc
CONSULTANTS

PREPARED FOR:

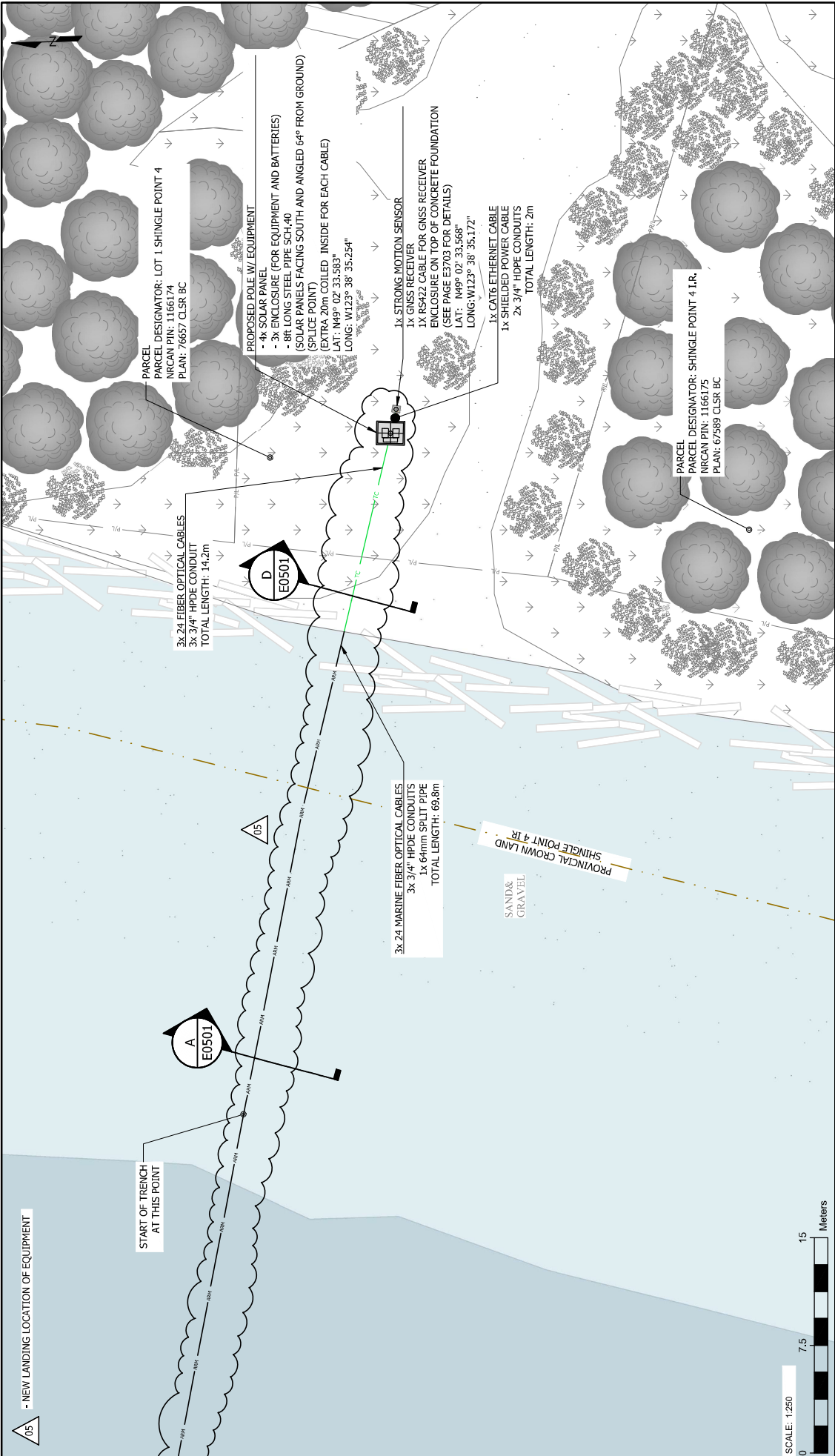
CityWest

PROJECT: Connected Coast
 CUSTOMER: SRD
 LOCATION: Lyackson
 SECTION: Permit Block 8


Strathcona
 REGIONAL DISTRICT

REV	YYYY/MM/DD	DESCRIPTION	DESIGNED BY:	CD	2021/12/18
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REV_3	2022/12/14	ROUTE UPDATED	APPROVED BY:	DD	2022/10/21
REV_2	2022/12/02	EQUIPMENT REMOVED			

TITLE: A0501 - Legends	BYL	CCN	PB8	LKS	P20002	A0501	R05
CUSTOMER: SRD							
LOCATION: Lyackson							
SECTION: Permit Block 8							

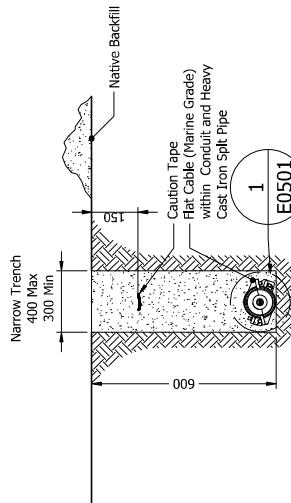


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REV 2	2022/12/02	EQUIPMENT REMOVED			

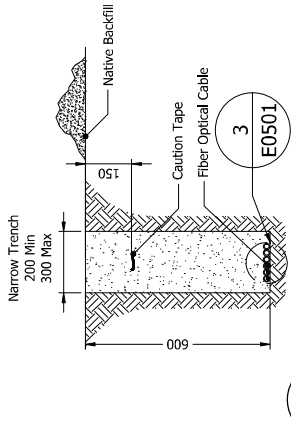
PROJECT: Connected Coast		CCN	PB8	LKS	P20002	D0502	R05
CUSTOMER: SRD		BYL					
LOCATION: Lyackson							
SECTION: Permit Block 8							

EXISTING PLANT	EXISTING UTILITIES	PROPOSED PLANT	TERRAIN
Parcel Data	Electrical	Telcom	LWM
Low Water Mark	Gas	Armor Protection	HWM
High Water Mark	Storm	Power Conduit	Ed Grass
Construction	Private Electric Pole	Water Conduit	Chain Bed
Landscaping	Main Switch	Asphalt	Cap Bed
Water	Gas Valve	Earth	Sponge
Existing Telcom	Generator Tank	Rock	
Front Counter BC	Generator	Gravel	
	Pipe Mounted Cabinet	Grass	
		Asphalt	
		Earth	
		Con Area	

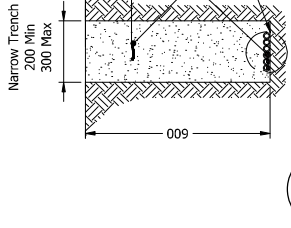
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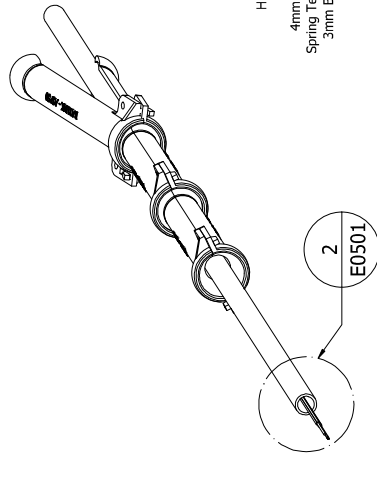
A Trench in Beach Area - Cast iron split pipe
Scale: 1:16
E0501



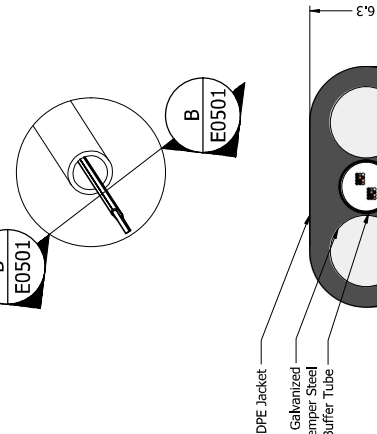
C Trench in Beach Area - Conduits
Scale: 1:16
E0501



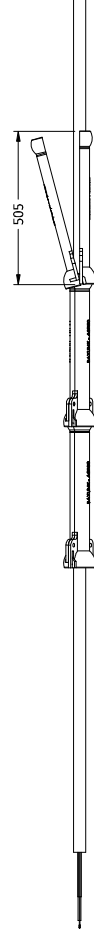
D Trench in Grassy Area
Scale: 1:16
E0501



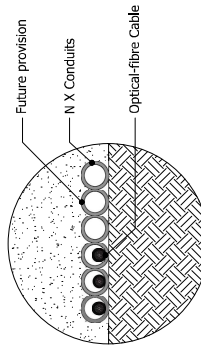
Isometric View: Cast Iron Split Pipe
Scale: 1:16
E0501



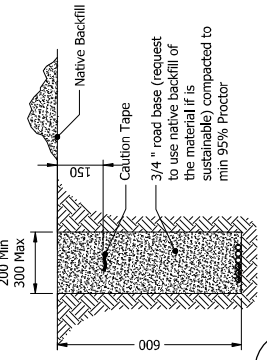
B Section: Marine Fiber Optical Cable
Scale: NTS
E0501



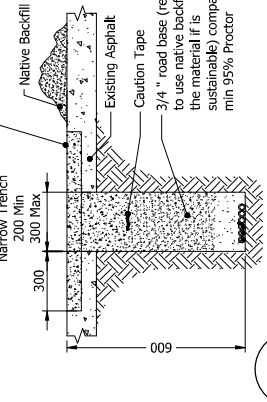
Side View - Heavy Iron Split Pipe
Note: The split pipe is applied to the HDPE conduit in sections. A one meter tail of HDPE protrudes from the split pipe at the submerged end of the system.



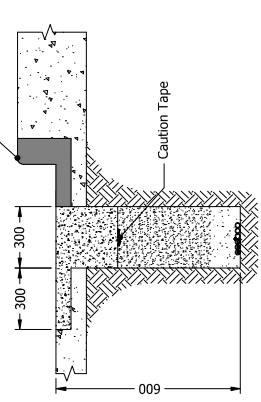
3 Detail Conduits
Scale: NTS
E0501



E Trench in Gravel Road
Scale: 1:16
E0501



F Trench in Asphalt Road/Path
Scale: 1:16
E0501



G Trench in Asphalt Area Near Sidewalk
Scale: 1:16
E0501

NOTE: UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN MILLIMETERS

MASTER DOCUMENT: BYL-EQP-CBI-CTY-012102-E0000_R01.DWG

REV	YYYYMMDD	DESCRIPTION	DESIGNED BY:
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PROJECT:	CCN	PB8	LKS	P20002	E0501	R05
PROJECT: Connected Coast	BYL	PB8	LKS	P20002	E0501	R05
CUSTOMER: SRD						
LOCATION: Lyackson						
SECTION: Permit Block 8						

DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
CD	AO	AS	DD

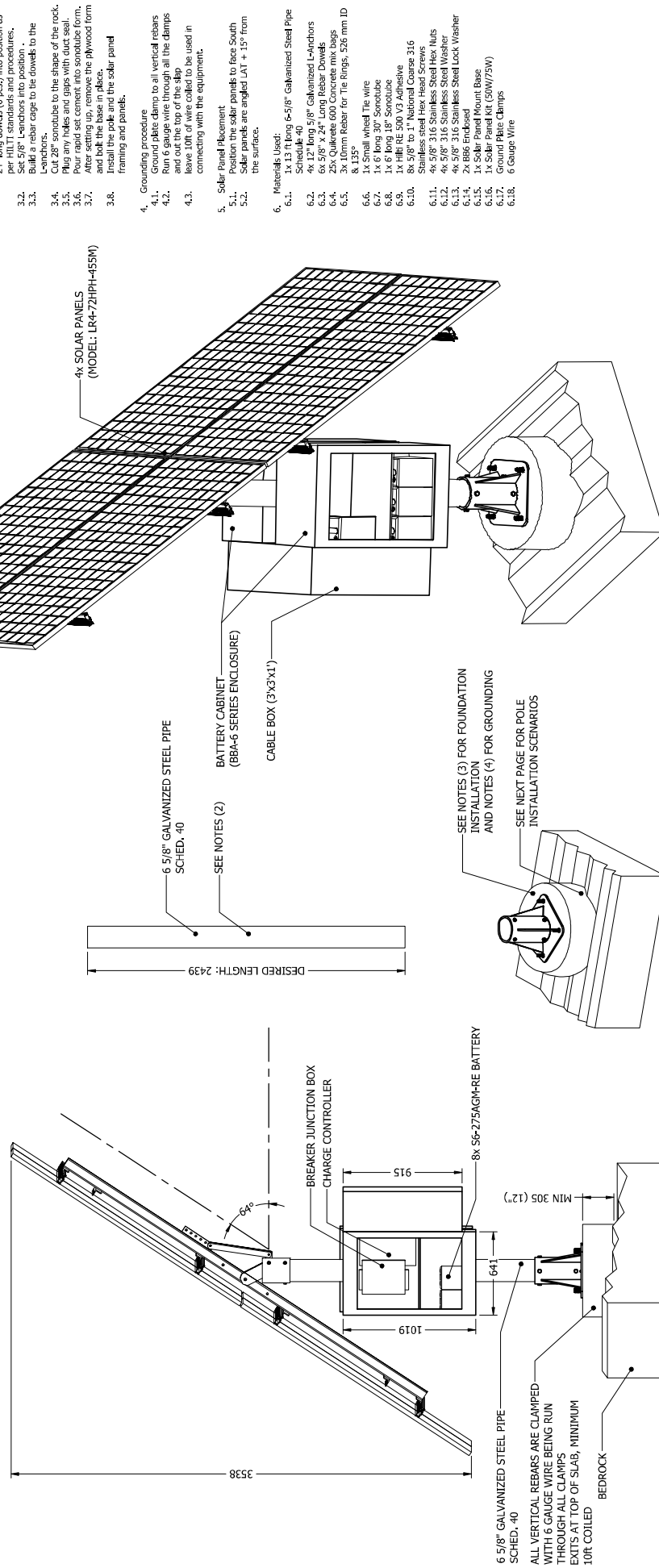
TITLE:	DATE:
TITLE: E0501 - Trench And Splitpipe Specification	2023/12/18

PREPARED BY: **BAYLINK** & **WISCONSIN**

PREPARED FOR: **Strathcona REGIONAL DISTRICT** and **CityWest**

05 - NEW SPECIFICATION FOR SOLAR PANEL & EQUIPMENT

- General Notes:**
- Unless otherwise specified, dimensions are in millimeters.
 - Steel Pipe Will be Field Cut to desired length depending on site condition. Desired length is for 2439mm (96") of the pipe to be exposed, and the remaining 1019mm (39") to be used to where the solar panel will be attached.
 - Installation Notes**
 - Drill 3/4" holes 12" deep. Epoxy 16mm x 24" long dowels (6 pcs.) into position as per ILLI standards and procedures.
 - Remove the top of the solar panel.
 - Build a rebar cage to be dowels to the L-anchors.
 - Cut 28" sonotube to the shape of the rock.
 - Plug any holes and gaps with duct seal.
 - Pour rapid set cement into sonotube form.
 - After setting up, remove the plywood form and the cage in place.
 - Attach the cable to the solar panel framing and panels.
 - Grounding procedure**
 - Ground plate clamp to all vertical rebars
 - Run 6 gauge wire through all the clamps and out the top of the slip
 - Use the same wire used in connecting with the equipment.
 - Solar Panel Placement**
 - Position the solar panels to face South
 - Solar panels are angled LAT + 15° from the surface.
 - Materials Used:**
 - 1x 13 ft long 6-5/8" Galvanized Steel Pipe Schedule 40
 - 4x 12" long 5/8" Galvanized L-Anchors
 - 6x 5/8" x 24" Long Rebar Dowels
 - 2x Quikrete 600 Concrete mix Bags
 - 8x 135" x 135" x 1/2" Rebar for Tie Rings, 320 mm ID
 - 1x Small wheel Tie wire
 - 1x 6" long 30" Sonotube
 - 1x 6" long 18" Sonotube
 - 1x Hilli RE 500 V3 Adhesive
 - 8x 5/8" to 1" National Course 316
 - 4x 5/8" x 1/2" Stainless Steel Washers
 - 4x 5/8" x 1/2" Stainless Steel Lock Nuts
 - 4x 5/8" x 3/16 Stainless Steel Lock Washer
 - 4x 5/8" x 3/16 Stainless Steel Lock Washer
 - 1x Solar Panel Mount Base
 - 1x Solar Panel Kit (50W/75W)
 - Ground Pipe Clamps
 - 6 Gauge Wire



Isometric View: Pole Mounted Solar Panel
Scale: NTS

Detail View: Pole & Assembly Base
Scale: NTS

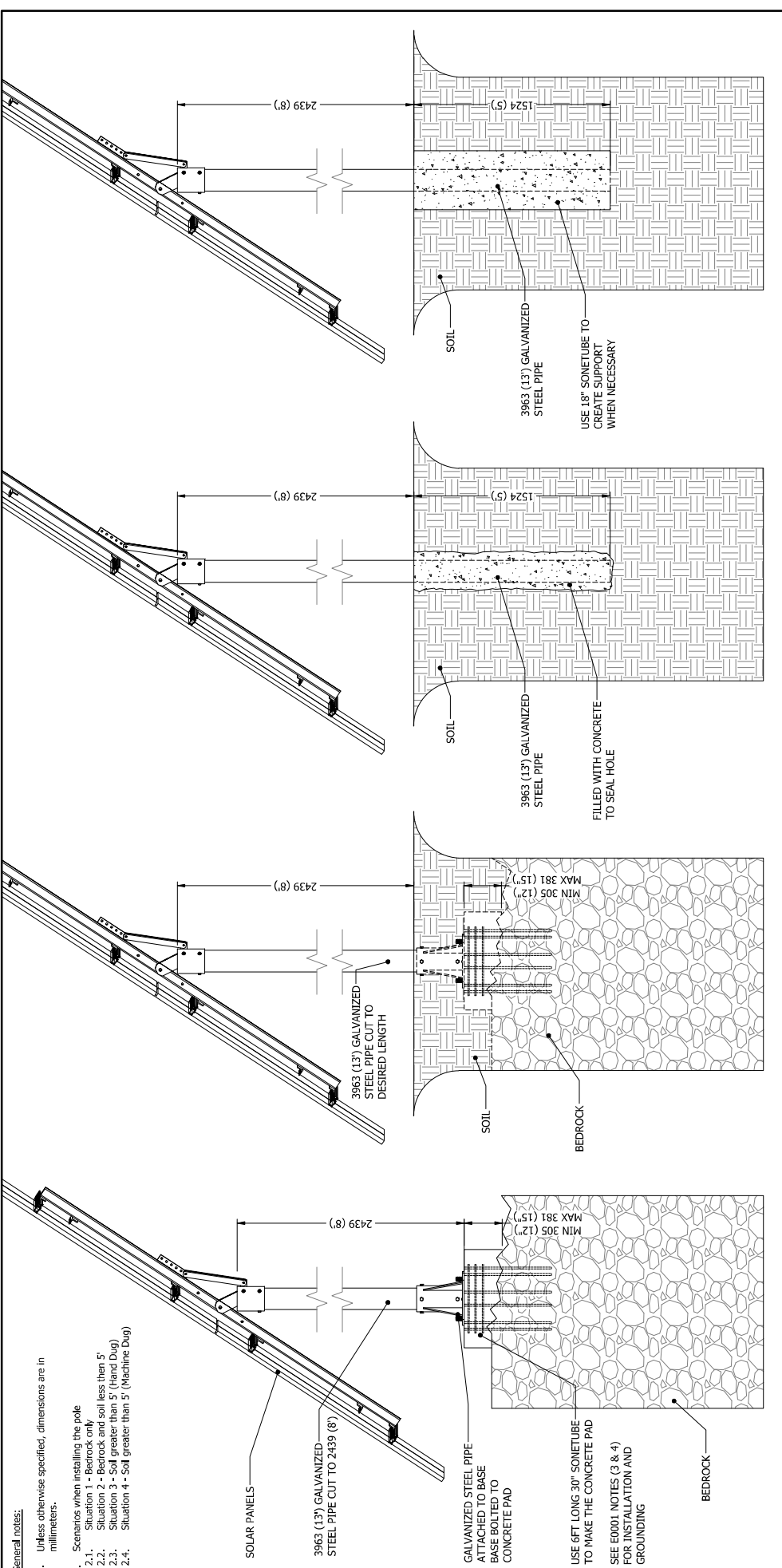
Front View: Pole Mounted Solar Panel
Scale: NTS

REV	YYYY/MM/DD	DESCRIPTION	DESIGNED BY:	CD	2021/12/18
REV_5	2023/08/03	LANDING LOCATION CHANGED	DRAWN BY:	AO	2023/02/10
REV_4	2023/01/18	LANDING LOCATION CHANGED	CHECKED BY:	AS	2022/10/21
REV_3	2022/12/14	ROUTE UPDATED	APPROVED BY:	DD	2022/10/21
REV_2	2022/12/02	EQUIPMENT REMOVED			

PROJECT: Connected Coast		TITLE: E0502 - Pole Mounted Solar Panel & Equipment Specification	
CUSTOMER: SRD		BYL	CCN
LOCATION: Lyackson		PB8	LKS
SECTION: Permit Block 8		P20002	E0502
		R05	R05

<p>PREPARED BY:</p>	<p>PREPARED FOR:</p>
---------------------	----------------------

<p>2023/12/18 10:59 AM</p> <p>BYL-EQP-SOL-45H-492304-E0002_002.DWG</p>



- General notes:**
- Unless otherwise specified, dimensions are in millimeters.
 - Scenarios when installing the pole
 - 1 - Bedrock only
 - 2 - Bedrock and soil less than 5'
 - 3 - Soil greater than 5' (hand dug)
 - 4 - Soil greater than 5' (Machine Dug)

SOLAR PANELS

3963 (13') GALVANIZED STEEL PIPE CUT TO 2439 (8')

GALVANIZED STEEL PIPE ATTACHED TO BASE BASE BOLTED TO CONCRETE PAD

USE 6FT LONG 30" SONNETUBE TO MAKE THE CONCRETE PAD

SEE E0001 NOTES (3 & 4) FOR INSTALLATION AND GROUNDING

BEDROCK

2439 (8')

MIN 305 (12")
MAX 381 (15")

SOIL

BEDROCK

3963 (13') GALVANIZED STEEL PIPE CUT TO DESIRED LENGTH

2439 (8')

SOIL

BEDROCK

MIN 305 (12")
MAX 381 (15")

SOIL

3963 (13') GALVANIZED STEEL PIPE

FILLED WITH CONCRETE TO SEAL HOLE

SOIL

3963 (13') GALVANIZED STEEL PIPE

USE 18" SONNETUBE TO CREATE SUPPORT WHEN NECESSARY

SOIL

3963 (13') GALVANIZED STEEL PIPE

USE 18" SONNETUBE TO CREATE SUPPORT WHEN NECESSARY

2439 (8')

1524 (5')

1 Detail View: Pole Installation (Situation 1)
Scale: NTS
E0503

2 Detail View: Pole Installation (Situation 2)
Scale: NTS
E0503

3 Detail View: Pole Installation (Situation 3)
Scale: NTS
E0503

4 Detail View: Pole Installation (Situation 4)
Scale: NTS
E0503

05 - NEW SPECIFICATION FOR SOLAR PANEL & EQUIPMENT

MASTER DOCUMENT: BYL-EQP-SOL-SP-45-92204-E0001_002.DWG

REV	YYYYMMDD	DESCRIPTION	DESIGNED BY:	CD	2021/12/18
REV_5	2023/08/03	LANDING LOCATION CHANGED	AO	2023/02/10	
REV_4	2023/01/18	LANDING LOCATION CHANGED	AS	2022/10/21	
REV_3	2022/12/14	ROUTE UPDATED	DD	2022/10/21	
REV_2	2022/12/02	EQUIPMENT REMOVED			

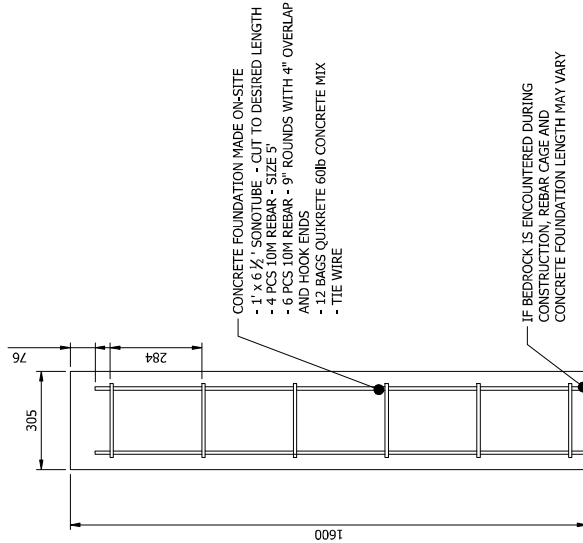
PROJECT: Connected Coast		TITLE: E0503 - Pole Mounted Solar Panel Construction Specification	
CUSTOMER: SRD			
LOCATION: Lyackson			
SECTION: Permit Block 8			

PREPARED BY:	BAYLINK cc SOLUTIONS	DESIGNED BY:	CD	2021/12/18
PREPARED FOR:	CityWest	DRAWN BY:	AO	2023/02/10
	Strathcona REGIONAL DISTRICT	CHECKED BY:	AS	2022/10/21
		APPROVED BY:	DD	2022/10/21

BYL	CCN	PB8	LKS	P20002	E0503	R05
Sheet: 15 of 17						

BILL OF MATERIALS (CONCRETE FOUNDATION)

QUANTITY	PART NUMBER	DESCRIPTION	INVENTORY ID
12		QUIKRETE 60lb CONCRETE MIX	10465
4		10M REBAR - 5' LONG	10689
6		10M REBAR - 9" ROUNDS W/ 4" OVERLAP AND HOOKED ENDS	10688
1		6 1/2' LONG SONOTUBE 1'Ø	10687
1		TIE WIRE	10467
1	2123401	HIT-RE 500 V3 EPOXY ANCHOR	10686



Side View: Concrete Foundation w/ Rebar Cage

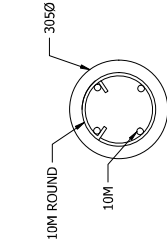
Scale: NTS

General notes:

- Unless otherwise specified, dimensions are in millimeters.

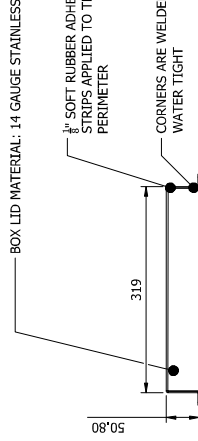


- NEW SPECIFICATION FOR EQ SENSOR



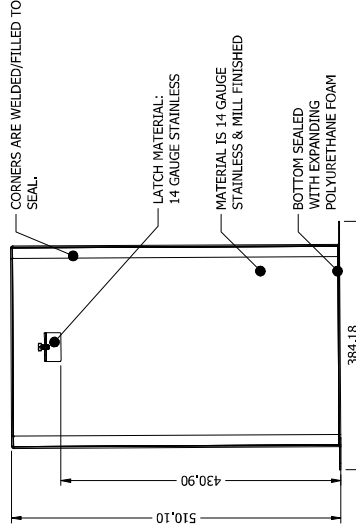
Top View: Concrete Foundation w/ Rebar Cage

Scale: NTS



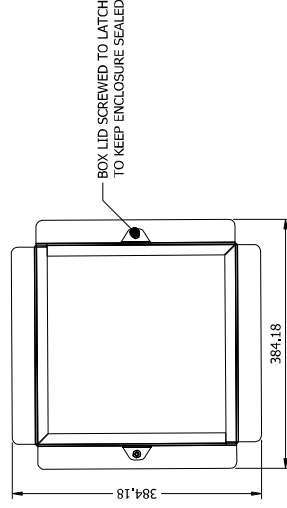
Detail View: Enclosure Lid

Scale: NTS



Side View: Strong Motion Sensor Enclosure

Scale: NTS



Top View: Strong Motion Sensor Enclosure

Scale: NTS

MASTER DOCUMENT: BYL-EQP-EQS-SMA-102306-E0000_R01.DWG

PREPARED BY: **BAYLINK CC**

 PREPARED FOR: **CityWest**

 PROJECT: Connected Coast

 CUSTOMER: SRD

 LOCATION: Lyackson

 SECTION: Permit Block 8

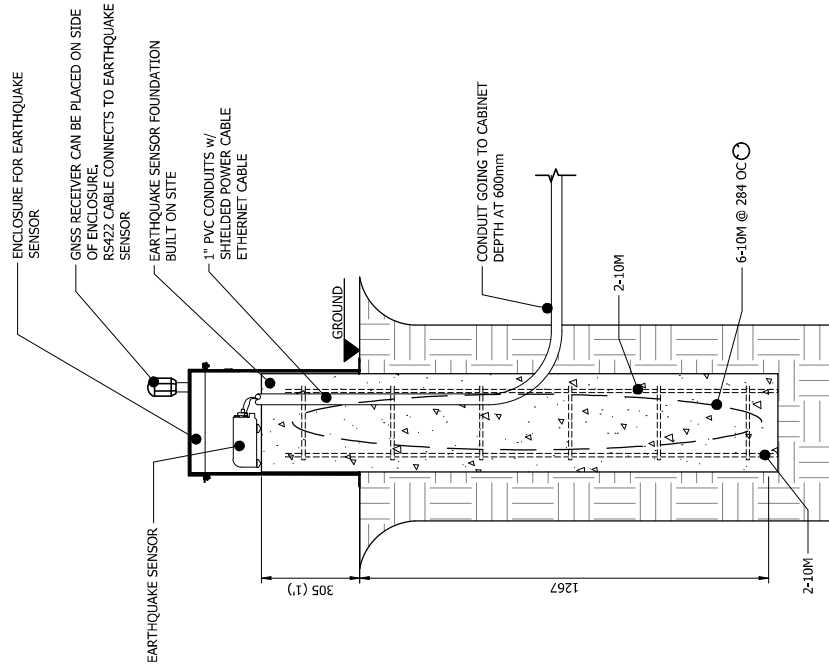
REV	YYYY/MM/DD	DESCRIPTION	DESIGNED BY:	CD	2021/12/18
REV_5	2023/08/03	LANDING LOCATION CHANGED	AO	AO	2023/02/10
REV_4	2023/01/18	LANDING LOCATION CHANGED	AS	AS	2022/10/21
REV_3	2022/12/14	ROUTE UPDATED	DD	DD	2022/10/21
REV_2	2022/12/02	EQUIPMENT REMOVED			

TITLE: E0504 - EQ Sensor Specification

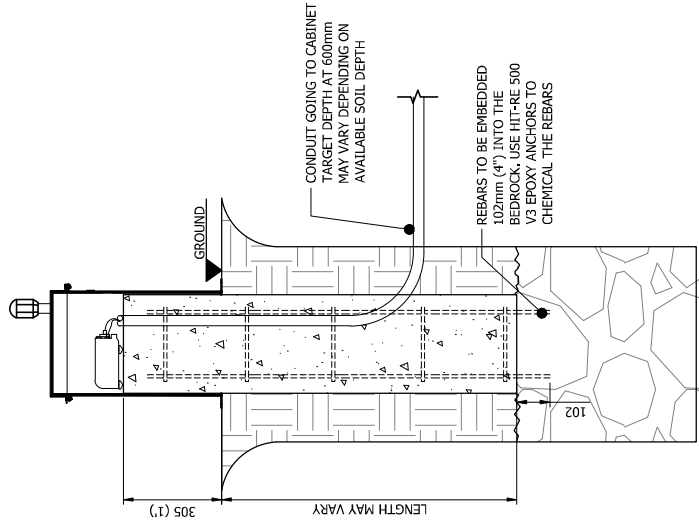
BYL	CCN	PB8	LKS	P20002	E0504	R05
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Sheet: 16 of 17

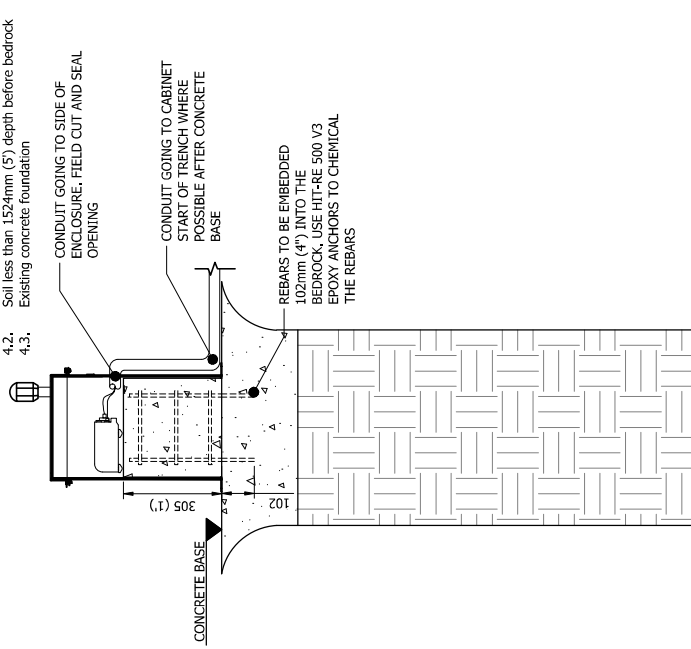
05 - NEW SPECIFICATION FOR EQ SENSOR



1 Detail: Assembly (Scenario 1)
Scale: NTS



2 Detail: Assembly (Scenario 2)
Scale: NTS



3 Detail: Assembly (Scenario 3)
Scale: NTS

General notes:

1. Unless otherwise specified, dimensions are in millimeters.
2. Length of Sonotube and Rebar will need to be adjusted depending on foundation scenarios.
3. Number of 9" rounds rebar may need to be decreased depending on foundation size, with 3 being the minimum amount.
4. Scenarios when installing concrete foundation
 - 4.1. Soil deeper than 1524mm (5')
 - 4.2. Soil less than 1524mm (5') depth before bedrock
 - 4.3. Existing concrete foundation

MASTER DOCUMENT: BYL-EQP-EQ5-SMA-102306-E0000_R01.DWG

PREPARED BY:
BAYLINK CC BY SA

PREPARED FOR:
CityWest **Strathcona REGIONAL DISTRICT**

PROJECT: Connected Coast
CUSTOMER: SRD
LOCATION: Lyackson
SECTION: Permit Block 8

REV	YYYY/MM/DD	DESCRIPTION	DESIGNED BY:
REV_5	2023/08/03	LANDING LOCATION CHANGED	CD
REV_4	2023/07/18	LANDING LOCATION CHANGED	AO
REV_3	2022/12/14	ROUTE UPDATED	AS
REV_2	2022/12/02	EQUIPMENT REMOVED	DD

TITLE: E0505 - EQ Sensor Construction Specification

BYL	CCN	PB8	LKS	P20002	E0505	R05
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Sheet 17 of 17



DATE OF MEETING: September 10, 2024
 TO: Thetis Island Local Trust Committee
 FROM: Margot Thomaidis, Planner 2
 Northern Team
 SUBJECT: Local Trust Committee Minor Project Prioritization – Soil Removal Bylaw

RECOMMENDATION

1. That the Thetis Island Local Trust Committee request staff to prepare a draft project charter for the 2025/2026 fiscal year minor project titled “Creation of new Soil Deposit and Removal Bylaw”.

REPORT SUMMARY

This report provides information and options about a ‘soil deposit and removal’ bylaw for Thetis Island and recommends that the LTC direct staff to draft a minor project charter for the creation of a soil deposit and removal bylaw for Thetis Island for the fiscal year 2025/2026.

BACKGROUND

The LTC has identified contaminated soil and the introduction, spread and establishment of invasive species on Thetis Island as a priority issue. A soil deposit and removal bylaw may be one tool available to the LTC to address these issues.

The LTC passed the following resolution at their meeting on April 30, 2024:

TH-2024-015

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

That the Thetis Island Local Trust Committee request staff provide a report on options associated with the soil deposit and removal bylaw.

CARRIED

Soil deposit and removal bylaws can be an important tool to address recurring issues in rural areas, such as:

- protecting topsoil, agricultural lands, riparian areas and watercourses from damage; and
- preventing the introduction, establishment and spread of invasive species.

The intent of the bylaw would be to regulate large deposits of soil, rock, and topsoil to prevent the unauthorized import of contaminated soil and to reduce impacts to streams and other sensitive ecosystems across Thetis Island.

The LTC has broadly identified the need to prevent the introduction of soil, rock, and topsoil that has been contaminated with invasive species to Thetis Island, hence direction to explore a potential soil deposit and removal bylaw project.

Potential Minor Project (2025/2026 fiscal)

The following highlights some considerations for creating a minor project to develop a soil deposit and removal bylaw. At the direction of the LTC, these considerations will be further explored in a subsequent staff report along with a draft project charter for review and approval.

1. Does the LTC have legislative authority to create the bylaw?

Yes, through Section 327 of the [Local Government Act](#):

327 Removal and deposit of sand, gravel and other soil

(1) This section applies to a regional district only if the regional district provides a service in relation to the control of the deposit and removal of soil and the control of the deposit of other materials.

(2) The board may, by bylaw, regulate or prohibit

a) the removal of soil from, and

b) the deposit of soil or other material on any land in the regional district or in any area of the regional district.

(3) A bylaw under subsection (2) may make different regulations and prohibitions for different areas.

(4) Section 9 [spheres of concurrent authority] of the [Community Charter](#) applies to a provision in a bylaw under subsection (2) that

a) prohibits the removal of soil, or

b) prohibits the deposit of soil or other material and that makes reference to quality of the soil or material or to contamination.

(5) The board may, by bylaw, do one or more of the following:

a) require the holding of a permit for

(i) the removal of soil from, or

(ii) the deposit of soil or other material on any land in the regional district or in any area of the regional district;

b) impose rates or levels of fees for a permit referred to in paragraph (a);

c) impose rates or levels of fees for the activities referred to in paragraph (a).

(6) Fees under subsection (5) (b) or (c) may vary according to the quantity of soil removed or the quantity of soil or other material deposited, and the rates or levels of fees may be different for different areas of the regional district.

Soil relocation for commercial and industrial use is regulated through [Part 4 of the Environmental Management Act](#) and [Part 8 of the Contaminated Sites Regulation](#). These regulations do not regulate the relocation, removal, or deposit of soil for residential use, which could be addressed in a soil deposit and removal bylaw instead. Soil or fill uses in the Agricultural Land Reserve (ALR) are regulated through the [Agricultural Land Commission Act](#) and the [ALR Use Regulation](#).

2. What issues exist and how will the bylaw address them?

- Are there additional issues, other than contaminated soil and invasive species, which may be addressed through a soil deposit and removal bylaw?
- Are there other ways that these issues are currently addressed in the community?
- Is this the appropriate option and are there other options to explore to address these needs, first?
- ***For LTC direction: Staff request further insight to understand the LTC's needs and what issue(s) would be addressed for the Thetis Island community.***

3. Minor Project details:

- Under \$5000 budget.
- Completed during Fiscal year 2025/26.
- Potential Budget Items: Consultation, Legal Review, Implementation
- Local examples: [Salt Spring Island LTC](#) and [Cowichan Valley Regional District](#) have Soil Deposit and Removal Bylaws. These could be used as examples to inform the analysis and drafting of a bylaw for Thetis Island, reducing the amount of staff time required to complete the project.

4. Other factors to consider and anticipated resources:

- Identifying potential administrative bylaws that would require amendment for any fees and compliance associated with implementing a soil deposit and removal bylaw. Consider updates to the following bylaws:
 - *Bylaw Enforcement Notification Bylaw No. 90*
 - *Bylaw Infractions Investigations Bylaw No. 27*
 - *Municipal Ticketing Information Systems Bylaw No. 82*
 - *Development Procedure Bylaw No. 40*
 - *Fees Bylaw No. 110*
- An additional minor project(s) may be required once a soil deposit and removal bylaw is adopted to:
 - update the related administrative bylaws;
 - develop and implement a communications plan; and
 - monitor the bylaw effectiveness e.g. number of permits issued for the removal or deposit of materials; measuring and tracking the reduction of invasive species, etc.

By Trust Council policy, an LTC can have one active minor project at a time. Minor projects are any LTC projects that are anticipated to require a budget under \$5,000 in any given fiscal year. To initiate a minor project, the LTC must endorse a project charter and request access to the funds, as outlined in the project charter budget. Staff recommends that the development of a soil deposit and removal bylaw could be the first minor project of the 2025/2026 fiscal, pending minor project funding availability.

At present, there is no budget left for minor projects in this current fiscal year (2024/2025). However, the LTC has no other active major or minor projects at present, and may still adopt a project charter directing staff to initiate work on a soil deposit and removal bylaw. Staff could begin analysis and draft the bylaw starting in early 2025, without using the budget for legal review and community consultation until the funds are requested, approved, and accessed for the new fiscal year in spring of 2025.

Rationale for Recommendation

The recommendation on page 1 of this report allows the opportunity to provide the LTC with further analysis on the considerations highlighted above and to give staff direction to prepare a draft project charter.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Thetis Island Local Trust Committee request that staff provide [specify requested information].

2. Select an alternative minor project

The LTC may identify alternate project priorities for the current and upcoming fiscal year.

Submitted By:	Margot Thomaidis, Planner 2	August 29, 2024
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	September 3, 2024

From: Tobi Elliott
Sent: Tuesday, July 2, 2024 1:55 PM
To: Thetis Island Local Trust Committee; Margot Thomaidis
Subject: Fwd: Ruxton Island Fire Water Cisterns

Sent from my iPhone

Begin forwarded message:

From: Lynne Smith <[REDACTED]>
Date: July 2, 2024 at 9:17:36 AM PDT
To: Peter Luckham <pluckham@islandstrust.bc.ca>
Cc: Ken Hunter <kehunter@islandstrust.bc.ca>, Tobi Elliott <telliott@islandstrust.bc.ca>
Subject: Re: Ruxton Island Fire Water Cisterns

Good day Peter,

Reading the facebook posting it appears that the Ruxton neighbours have managed to fund one of the cisterns. Such great community spirit. Is \$5,000 still required to fund another cistern? Are the Ruxton property owners under their Ruxton Property Owners Association able to fundraise or collect donations for the purchase of one more cistern?

Taxpayers in the CVRD are struggling and if there are other options for funding the cisterns besides the use of Saltair (2024 - 30% increase in CVRD taxes), Thetis & Gulf Island taxation it would be greatly appreciated.

Best regards,
Lynne Smith
CVRD Area G Saltair/Gulf Islands taxpayer

On Tue, Jul 2, 2024 at 8:27 AM Peter Luckham <pluckham@islandstrust.bc.ca> wrote:

This is a very much needed grant. The fire brigade has no mechanism to fund raise and as a,brigade does not qualify for traditional for fire service grants.

Peter luckham
Elected on Thetis island, Chair of Council
Grateful to live and work in Coast Salish Territory.
Ph. 250-210-2553

From: Lynne Smith [REDACTED]
Sent: Monday, July 1, 2024 9:00:19 PM
To: pluckham@islandstrust.bc.ca <pluckham@islandstrust.bc.ca>;
kehunter@islandstrust.bc.ca <kehunter@islandstrust.bc.ca>;
telliott@islandstrust.bc.ca <telliott@islandstrust.bc.ca>
Subject: Re: Ruxton Island Fire Water Cisterns

Hi Peter & Ken,

Just looked at the Ruxton Island Property Owners Association facebook page and noticed this posting.

Makes me wonder why Saltair & Thetis taxpayers are funding cisterns when it looks like the community has already funded a tank.?

C3. Grant-in-Aid Request, Electoral Area G – Salt

Recommendation That it be recommended
in the amount of \$5,000
water cisterns for Ruxton

Would the TITC consider contacting the CVRD EASC Directors prior to the 3 Jul meeting to express concerns about the \$5,000 Area G taxpayers funding of the Ruxton Island Property Owners Association fire protection cisterns until further investigation has been done on fund raising. Also how exactly will the water be transported from these cisterns?

Thank you.

Best regards,
Lynne Smith
CVRD Area G Saltair/Gulf Islands Taxpayer

On Mon, Jul 1, 2024 at 6:36 PM Lynne Smith <[REDACTED]>
wrote:

Good day Peter,

I noticed in the minutes from the Thetis Island Assembly meeting of 15 Apr. 2024 your comment "Area G Director McClinton for sourcing funding for two fire-fighting water storage tanks on Ruxton." Just for clarification the funding source is CVRD Area G Grant in Aid that is only funded by Saltair & Area G Gulf Islands taxpayers.

The earlier amount for these storage tanks was \$1,500 and is now \$5,000 that will be funded by Saltair and Area G Gulf Islands taxpayers.

CVRD Saltair Fire Protection - Funded only by Saltair taxpayers. Saltair taxpayers 2024 taxation is \$41.64 per \$100,000 assessed value. In 2023 the amount was \$20.90 per \$100,000.

Thetis Island taxpayers fund the Thetis Island Improvement District for fire protection. I think the average is approx. \$1,000 per year.

Is there some reason that the Ruxton Island Property Owners Association is unable to fundraise for these water storage tanks for their fire protection.

These funds are being allocated on 3 Jul 2024. Electoral Area Service Committee meeting.



Larry Ross



Rising contributor

· 2 days ago ·

THANKS FOR THE TANK

Thanks to the group of neighbours at the north to provide water in case of a fire nearby. It is filled for the benefit of everyone.

Thanks for the tank: Arnie Gardner, David Pater Spriggs, Judy Shaw, Justin Steel, Larry Lowry, L Rapp Family, Tom and Cathy Williams... See more

Best regards,
Lynne Smith
Thetis Island taxpayer
Saltair taxpayer



700 North Road, Gabriola Island, BC V0R 1X3
Telephone **250-247-2063** Fax 250-247-7514
Toll Free via Enquiry BC in Vancouver 604.660.2421 Elsewhere in BC **1.800.663.7867**
Email northinfo@islandstrust.bc.ca
Web www.islandstrust.bc.ca

August 28, 2024

Jesse McClinton
Area G Director – Saltair / Gulf Islands
Cowichan Valley Regional District
175 Ingram Street
Duncan, BC V9L 1N8
jesse.mcclinton@cvrd.bc.ca

Dear Director McClinton,

Re: Revisiting Protocol Agreement between the Cowichan Valley Regional District, Thetis and Salt Spring Island Local Trust Committees

On behalf of the Thetis Island and Salt Spring Island Local Trust Committees (LTC), we are writing to request a meeting to reacquaint ourselves and gauge your interest in revisiting the draft protocol agreement and letter of understanding from 1998, originally drafted by the Thetis and Salt Spring Island LTCs and the Cowichan Valley Regional District (see the attached documents). We note that these documents were drafted but never officially signed or executed.

Since then, as we continue to evolve and address emerging challenges and opportunities within our communities, we believe it is essential to revisit this agreement with your government. The Thetis Island LTC is keen to formally re-open the discussion to ensure that our partnership is cordial, collaborative and remains robust and responsive to our shared goals and the needs of our communities.

To facilitate this discussion, we would like to arrange a meeting with you to discuss the potential process and chart a path forward.

Please let us know if you are interested and available to attend a meeting and we look forward to your response. We are eager to work together to strengthen our collaborative framework.

Sincerely,

Tobi Elliott
Chair, Thetis Island Local Trust Committee

Tim Peterson
Chair, Salt Spring Island Local Trust Committee

Cc:
Thetis Island Local Trust Committee
Salt Spring Island Local Trust Committee
Islands Trust Executive Committee
Julia Mobbs, Islands Trust Interim Chief Administrative Officer
Clare Frater, Director of Trust Area Services

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea



BRIEFING

To: All Local Trust Committees
Bowen Island Municipality

For the Meeting of: Next Available Meeting

From: Trust Area Services

Date Prepared: August 19, 2024

SUBJECT: Dark Sky Principles Adoption Advocacy

PURPOSE: To provide all local trust committees and Bowen Island Municipality with an RFD prepared by North Pender Trustee Morrison regarding Dark Sky Principles, and inviting LTCs and BIM to notify Trustee Morrison of interest in initiating conversations with relevant regional districts about adopting Dark Sky Principles.

BACKGROUND: At its June 2024 regular meeting, Trust Council received a request for decision from Trustee Morrison of North Pender Island regarding Dark Sky Principles. Trust Council passed the following resolution:

TC-2024-062

That Trust Council communicate to all Local Trust Committees to notify Trustee Morrison of interest to collectively engage in conversations around Dark Sky Principles Adoption with relevant Regional Districts.

ATTACHMENT(S):

- 1) Request for Decision: Dark Sky Principles Advocacy (June 18, 2024)

FOLLOW-UP: If LTCs or Bowen Island Municipality wish Islands Trust Council to pursue further discussion about Dark Sky Principles they should pass a resolution notifying Trust Morrison of their interest. An example resolution is as follows:

That [Island Name] Local Trust Committee/Bowen Island Municipality direct staff to notify Trustee Morrison of [Island Name] Local Trust Committee's/Bowen Island Municipality's interest in pursuing further exploration of policy and advocacy options relating to Dark Sky Principles.

Prepared By: Senior Policy Advisor, August 20, 2024

Reviewed By/Date: Director, Trust Area Services, August 21, 2024



REQUEST FOR DECISION

To: Trust Council

For the Meeting of: June 18, 2024

From: Trustee Morrison

Date Prepared: May 24, 2024

SUBJECT: Dark Sky Principles Adoption Advocacy

RECOMMENDATION FOR IMMEDIATE ACTION:

1. That Trust Council communicate to all Local Trust Committees to notify Trustee Morrison of interest to collectively engage in conversations around Dark Sky Principles Adoption with relevant Regional Districts.
2. That Trust Council encourages Trustees to work with their communities to develop and build awareness of the principles of Dark Sky International and encourage voluntary adoption of the principles of Dark Sky International.

RECOMMENDATIONS FOR FUTURE CONSIDERATION:

3. The Trust Council clarify its jurisdiction to control nighttime illumination in all contexts within the Trust Area for Official Community Plan and Bylaw adoption and enforcement across the Trust Area.
4. The Trust Council adopt and promote the principles of Dark Sky International.

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

PURPOSE:

To protect and promote public and ecological health, safety, and welfare, quality of life, and the ability to view the night sky.

BACKGROUND:

“Over lighting” from dusk on into the darkness is a growing problem as it interferes with/pollutes the night sky, poses an annoying and invasive nuisance to neighbours, is harmful to wildlife who depend on darkness, and is a waste of electricity. May come from freighters in the region or from residential, industrial, or other land use related lighting not directed at ground or properly shielded.

Critical considerations with resources:

- Night skies are an important natural resource requiring protection. Action is being taken across a variety of contexts and scales globally, many of which are simple to enact.
 - [Dark Sky International Principles](#)
 - [How can you help preserve the night sky?](#)
 - [Model Lighting Ordinance](#)
 - [Vancouver Bylaw 10.2.2.10 Lighting in Residential Buildings](#)
- Night skies promote healthy humans and wildlife.
 - [Let's Talk Science – Light Pollution](#)
- Within the Trust Area, action has also been taken.
 - Example of regulation: [Bowen Island Municipality Bylaw No. 272, 2010 re protection of night sky](#)

The outstanding question is: How can non-municipal jurisdictions of the Trust Area provide protection for Night Skies?

Some regulation may be considered around:

- External lighting of buildings, gardens and driveways that is left on all night.
- External lighting of any building or grounds when it is not downward cast.
- Indoor lighting in accessory buildings not shaded that is left on during some or all of night.
- Indoor lighting of residences facing neighbouring residences that is not shaded.

Such regulation might involve regulation on:

- the type of lighting that is appropriate (e.g. energy efficient),
- the strength of light (low lighting versus high wattage lighting)
- the direction of lighting so as not to throw light off to neighbours or animals (e.g. downward cast)
- the length of time for certain types of lighting to be used (to depend on purpose with a view to limiting unnecessary or excessive accessory uses in particular), and
- means of enforcement of any regulations

In our role as a coordinator of jurisdictional overlapping authorities within the Trust Area, we need to get into conversation with multiple levels of government on this issue to provide clarity and enforcement on this issue as desired within communities and to support the mandate of preserving and protecting the unique amenities and environment of the Trust Area.

IMPLICATIONS OF RECOMMENDATION:

ORGANIZATIONAL:

FINANCIAL:

POLICY:

IMPLEMENTATION/COMMUNICATIONS:

FIRST NATIONS:

OTHER:

Circulated to MLA Adam Olsen and MP Elizabeth May.

RELEVANT POLICY(S):

ATTACHMENT(S):

RESPONSE OPTIONS

Recommendation:

Alternative:

Prepared By: Trustee Morrison in consultation with and at the request of community members.


Reviewed By/Date:



the Heron



A newsletter from the Islands Trust Conservancy, protecting islands in the Salish Sea | islandstrust.bc.ca/conservancy SUMMER 2024

Take me home! 
This newsletter is provided FREE by ITC



Hope for a Critical Species at Risk *p. 2*

Coastal Western Screech-Owl. PHOTO: REN FERGUSON



For links and additional media, visit the Heron Newsletter online.
www.islandstrust.bc.ca/conservancy/heron-newsletter/



ALSO IN THIS ISSUE

SPOTTED CORALROOT
PHOTO: ISLANDS TRUST CONSERVANCY



Quiz
Inside *p. 2*

CAROLYN STEWART



Meet our New
ITC Manager ⁵⁰ *p. 3*

Hope for the Coastal Western Screech-Owl

What are some words that come to mind when you think of the coastal Western Screech-Owl? With its big bright-yellow eyes, small body, and camouflage feathers, this bird is certainly both intriguing and mysterious.

The coastal subspecies of Western Screech-Owl (*Megascops kennicottii kennicottii*; WESOke) is a species at risk listed as *Threatened* under the Canadian Species at Risk Act, and as a *Species of Special Concern* on the provincial Blue list. Conservancy staff work with biologists and volunteers in Islands Trust Conservancy (ITC) protected areas to support the recovery of this special species. Coastal Western Screech-Owls don't migrate and instead hold their territories throughout the year.

Recently, biologists observed that two pairs have established territories on an ITC Nature Reserve and both have reared owlets! This is exciting news and indicates that our conservation efforts in protecting and enhancing coastal Western Screech-Owl habitat are paying off!

Fun Facts: The coastal Western Screech-Owl is a nocturnal bird that has a large range of prey – from insects, to small birds, and even fishing for food in tide pools!



COASTAL WESTERN SCREECH-OWL OWLET IN AN ITC NATURE RESERVE. PHOTO: REN FERGUSON

The ITC Species at Risk Program is funded by the Priority Places for Species at Risk Program, through Environment and Climate Change Canada.

Test Your Knowledge on ITC Nature Reserves



1. What is an ITC Nature Reserve?
 - A. An area used primarily for recreation and enjoyment by the public.
 - B. A protected area conserved primarily for its ecological value and biodiversity preservation.
 - C. A piece of land left in its natural state in a city or town.
2. How many Nature Reserves does ITC own?
 - A. 21
 - B. 42
 - C. 34
3. ITC Nature Reserves do not provide public infrastructure such as accessible walking paths, playgrounds, or washrooms.
 - A. True.
 - B. False.

The answer key can be found on the back cover of this newsletter.



PHOTO: LISA WILCOX

Islands Trust and Islands Trust Conservancy respectfully acknowledge that the lands and waters that encompass the Islands Trust Area have been home to Indigenous peoples since time immemorial and that their deep connection to the islands continues to this day. We are committed to reconciliation, to upholding the rights of Indigenous peoples, and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea. The Islands Trust Area is located in the treaty and territorial lands and waters of the BOKÉCEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwáθən, səlilw'ətəl, SEMYOME, shishálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', STÁUTW, Stz'uminus, la?əmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W JOLELP, WSIKEM, Xeláltxw, Xwémalhkwa, Xwsepsum, and x^wməθk^wəy.

Welcome to Carolyn Stewart

Carolyn Stewart, ITC Manager




CAROLYN WITH HER HUSBAND WHILE TRAVELLING.

“I love the fact that [the Conservancy] is protecting land. That we’re out there trying to make the world a better place in accomplishing the object of Islands Trust.”

Organized, outdoor-loving, and compassionate are three words that perfectly describe Carolyn Stewart. After 20 years with Parks Canada and Regional Parks, Carolyn Stewart has returned to Islands Trust Conservancy in her role as Manager. Carolyn was the second manager of ITC, known at the time as Islands Trust Fund, from 1996 to 2003.

With an undergraduate and masters degree in Planning and Environmental fields, and a passion for parks and protected areas planning, she spent those initial seven years working to expand ITC’s conservation covenants, an exciting new tool for conservation at the time. Looking ahead, Carolyn is excited to support staff in increasing the efficiency of ITC’s work and effectiveness in the management of our protected areas.

In her spare time, you can find Carolyn out enjoying the islands while walking or hiking. Connect with Carolyn at:

 250-405-5186

 itcmail@islandstrust.bc.ca

Reflections from the Field



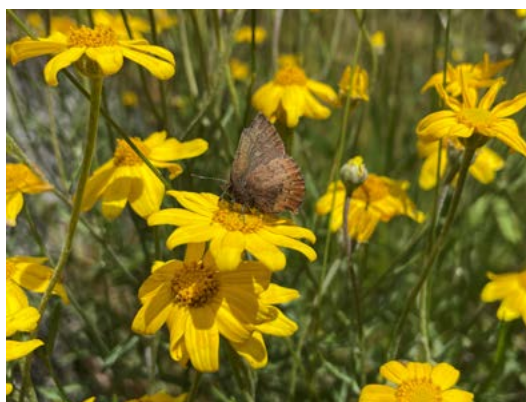
Habitat Acquisition Trust Crew invasive species removal on Salt Spring Island.



Fungi on rotting log.



Summer co-op Field Tech, Emily.



Butterfly on Common Woolly Sunflower.



Ozette Coralroot. 3

Summer 2024 field season photos captured during monitoring of our protected areas in the Islands Trust Area.





Check Your Answers



We designed this quiz to help educate subscribers on ITC Nature Reserves. We hope that you learned something new about our protected areas. To learn more about our Nature Reserves, head to <https://islandstrust.bc.ca/conservancy/protected-places/>.

How did you do?

1. B: An ITC Nature Reserve is a protected area conserved primarily for its ecological value and biodiversity preservation.
2. C: ITC protects 34 Nature Reserves.
3. A: True. ITC Nature Reserves do not provide public infrastructure such as accessible walking paths, playgrounds or washrooms.

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YES! I want to preserve and protect the islands!

100% of your donation goes directly to protecting the islands you love.

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Questions? Contact us!

☎ 250-405-5186 ✉ itcmail@islandstrust.bc.ca

Or mail to: 200-1627 Fort Street, Victoria, BC V8R 1H8

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Share your vision with future generations — please consider remembering Islands Trust Conservancy in your Will.

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Yes, I am okay with public recognition of my donation.

My donation amount: \$50 \$100 \$200 \$_____

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*Islands Trust Conservancy is a qualified donee as a Crown agent under B.C.'s *Islands Trust Act*. Islands Trust business # 122013576 RT0001

Islands Trust

LTC EXP SUMMARY REPORT F2025
Invoices posted to Month ending July 2024

670 Thetis	Invoices posted to Month ending July 2024	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
LTC Local				
65200-670	LTC - Local Exp - LTC Meeting Expenses	<u>1,550.00</u>	<u>184.60</u>	<u>1,365.40</u>
	TOTAL LTC Local Expense	<u>1,550.00</u>	<u>184.60</u>	<u>1,365.40</u>
Projects				
73001-670-4128	Thetis Unzoned Marine Area LUB Amendment	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>
	TOTAL Project Expenses	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>

Thetis Island Local Trust Committee Policies & Standing Resolutions

No.	Meeting Date	Resolution No.	Issue	Policy
1.	July 3, 2012	TH-2012-003	Professional Minute taker for APC meetings	<p>It was MOVED and SECONDED that the Thetis Island Local Trust Committee authorizes the payment of funds from its local expense account to pay for a minute taker for Advisory Planning Commission meetings.</p>
2.	August 28, 2018	TH-2018-036	Suspension of enforcement action regarding unlawful non-tourist accommodation at 49 Harbour Road	<p>It was MOVED and SECONDED that the Thetis Island Local Trust Committee adopt the following standing resolution:</p> <ol style="list-style-type: none"> 1. That whereas the Thetis Island Local Trust Committee intends to facilitate a community process to consider allowing Temporary Use Permits (TUP) to permit temporary non-tourist accommodation use, staff are directed to take no enforcement action against properties where temporary accommodations used for non-tourist accommodation exist. In particular, staff are directed to suspend enforcement action regarding unlawful non-tourist accommodation at 49 Harbour Road, Strata Lot B, District Lot 1, Thetis Island, Cowichan District, Strata Plan EPS644; together with an interest in the Common Property shown in proportion to the unit entitlement to the Strata Lot show on Form V. PID 028-987-691. 2. That nothing in this enforcement policy should be interpreted as giving permission to any party to violate Thetis Island Land Use Bylaw No. 89 and the Thetis Island Local Trust Committee may change this policy at any time and may give direction to commence enforcement activities with respect to the identified properties at any time without notice. <p>That unless the Thetis Island Local Trust Committee extends the effective period, this enforcement policy expires on July 30, 2019, or when the temporary use permit review project is complete, whichever is the sooner.</p>
3.	August 28, 2018	TH-2018-041	Non-medical cannabis retail applications	<p>It was MOVED and SECONDED that the Thetis Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications:</p> <ul style="list-style-type: none"> • Proposed or amended licenses for non-medical cannabis retail establishments require an application to the Local Trust Committee. • The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical.

No.	Meeting Date	Resolution No.	Issue	Policy
				<ul style="list-style-type: none"> • The public consultation process shall be determined by the Local Trust Committee after initial review of the proposal. • However, as a minimum, the local trust committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: <ul style="list-style-type: none"> ○ Name of the applicant and a description of the proposal in general terms ○ The location of the proposed establishment and the subject site ○ The place where, date and time when, both a public meeting will be held and a resolution of the Local Trust Committee considered. ○ The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application ○ How public comments may be submitted to the Local Trust Committee.
4.	December 12, 2018	TH-2018-053	Cannabis License Applications	<p>It was MOVED and SECONDED that the Thetis Island Local Trust Committee adopt the following standing resolution:</p> <ul style="list-style-type: none"> • that the Thetis Island Local Trust Committee requests that Notices of Intention to Apply for a Federal Cannabis License be forwarded to the Local Trust Committee upon receipt by the Islands Trust.
5.	February 22, 2019	TH-2019-020	Electoral Area Director	See Item 9 below.
6.	April 23, 2019 Updated September 28, 2021	TH-2019-026 TH-2021-033	LTC to engage in Reconciliation with local First Nations, governments and the island community	<p>It was MOVED and SECONDED that the Thetis Island Local Trust Committee adopt the following standing resolution:</p> <p>Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples, Draft Principles that Guide the Province of British Columbia’s Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to:</p> <p>a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the</p>

No.	Meeting Date	Resolution No.	Issue	Policy
				<p>upcoming year, as well as, provide an update of current projects and advocacy activities;</p> <p>b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory;</p> <p>c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history;</p> <p>d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols;</p> <p>e) Establish and maintain government to government dialogue with First Nations, now and into the future, in recognition of First Nations rights and title, treaty, and territorial lands and waters within the Islands Trust Area.</p>
7.	February 11, 2020	TH-2020-001	Electoral Area Director Reports	See Item 9 below.
8.	September 28, 2021	TH-2021-033	Review TH-2019-026 and update wording	<p>**See TH-2021-033 pertaining to Item 6 above</p> <p>That the Thetis Island LTC request staff to review standing resolution no. TH-2019-026 with respect to current language.</p>
9.	September 28, 2021	TH-2021-034	Electoral Area Director Reports	<p>It was MOVED and SECONDED,</p> <p>that the Thetis Island Local Trust Committee request staff to consolidate Standing Resolution Nos. 5 and 7 (TH-2019-020 and TH-2020-001) as follows:</p> <ul style="list-style-type: none"> • that the Thetis Island Local trust Committee request staff to circulate future meeting agendas to the Electoral Area G Saltair/Gulf Islands Director and provide an invitation to attend the Local Trust Committee meetings or provide written reports to the Local Trust Committee; and • that the written reports will be posted to the website.
10.	July 5, 2022	TH-2022-024	First Nations Consultation re: Strategy for Antenna Systems	<p>It was MOVED and SECONDED</p> <p>that the Thetis Island Local Trust Committee adopt the following standing resolution with respect to First Nations consultation in accordance with the "Strategy for Antenna Systems" in the Local Trust Area:</p> <p>a. The proponent will consult with the Local Trust Area representative during the pre-consultation phase to determine proximity of the proposed antenna system to known archaeological sites and/or areas of archaeological potential and obtain a list of First Nations rights and title holders;</p>

No.	Meeting Date	Resolution No.	Issue	Policy
				<ul style="list-style-type: none"> <li data-bbox="1035 183 1992 321">b. The proponent is recommended to undertake consultation during the pre-consultation phase with the Islands Trust and a First Nations cultural knowledge holder for the siting of the proposed antenna system as it relates to cultural and sacred sites; <li data-bbox="1035 345 1992 516">c. The proponent will obtain and provide a BC Archaeological Information request response from the BC Archaeology Branch to confirm proximity of the proposed antenna system to known archaeological sites and/or areas of archaeological potential including permit requirements under the <i>Heritage Conservation Act</i>; <li data-bbox="1035 540 1992 678">d. The proponent will obtain and provide an Archeological Impact Assessment for antenna systems proposed to be sited on or within 100 metres of a known archaeological site or cultural/sacred site identified by a First Nations cultural knowledge holder; and <li data-bbox="1035 703 1992 841">e. The proponent will provide written notice—including, if applicable, the Archeological Impact Assessment—sent by regular mail or hand delivered to all First Nations rights and titleholders identified during the pre-consultation phase.

Thetis Island

1. *Minor Project - Un-zoned Marine Areas - OCP & LUB Update*

Responsible

Dates

Activity:

Explore zoning the un-zoned area of water between the Thetis Associated Islands Planning Area and the Thetis Islands Planning Area (adjacent to Scott & Dayman Islands).

Rec'd: 31-Aug-2021

Target: 30-Nov-2024

Future Projects Report

Thetis Island

1. <i>LUB</i>	Responsible	Date Received
N/A		30-Aug-2022
2. <i>Administrative</i>	Responsible	Date Received
<p>The project would develop a Soil Deposit and Removal Bylaw for Thetis Island. The bylaw would regulate the removal of soil from and the deposit of soil on lots by possibly requiring a permit under certain conditions. Include consideration of Salt Spring and North Pender islands Soil Removal and Deposit Bylaws; on-island composting facilities; reduction of invasive species from off-island soil.</p>		30-Aug-2022
3. <i>Advocacy and Communications</i>	Responsible	Date Received
<p>LOU: Letter of Understanding between the Thetis LTC and the Cowichan Valley Regional District</p>		30-Aug-2022
4. <i>OCP</i>	Responsible	Date Received
<p>Active Transportation</p>		30-Aug-2022
5. <i>Bylaw Enforcement</i>	Responsible	Date Received
<p>N/A</p>		30-Aug-2022

Thetis Island

6. OCP & LUB

Responsible

Date Received

Possible Thetis OCP & LUB Amendments

30-Aug-2022

Rainwater:

- rainwater storage requirements

Watershed Protection:

- Island-wide watershed protection

First Nations:

- Early and meaningful engagement
- Acknowledgement language
- De-colonizing document language
- Incorporating FN recommended language

Housing:

- Affordable Housing Strategy: Housing for young families, workers and seniors;

community engagement;

- TUPs to include non-tourist accommodation;

·Support the construction of a storage building prior to construction of a principal dwelling;

- short-term vacation rentals of principle dwellings in the R-2 zone;

- strategies for alternative dwelling units;

- ferry workers workforce housing;

- the potential to rezone areas that are suitable for increased density.

Fence height and Derelict vehicles regulations

Thetis Island

Housekeeping / Technical Amendments to include:

- 4.3(d) amend to say: In addition to s.4.3(a), (b), and (c)...

Shoreline:

- Sea Level Rise
- Wharves

Incorporation of the Regional Conservation Plan into Thetis LTA OCPs and LUBs:

- Investigate and provide recommendations on how to incorporate the plan elements into Thetis, Valdes, and Associated Islands OCPs and LUBs.

Associated Islands OCP & LUB Review:

- Develop new OCP and LUB to replace 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.
-