



## Thetis Island Local Trust Committee Minutes of Special Meeting

<b>Date:</b>	<b>June 18, 2016</b>
<b>Location:</b>	<b>Frank Jameson Centre 810 - 6th Avenue Ladysmith, BC</b>
<b>Members Present</b>	<b>Peter Luckham, Local Trustee, Acting Chair Ken Hunter, Local Trustee</b>
<b>Staff Present</b>	<b>Marnie Eggen, Planner 2 Lisa Millard, Recorder</b>
<b>Others Present</b>	<b>There were three (3) members of the public in attendance, including Graeme Trigg, West Vancouver Yacht Club, Outstation Director, and Patrick McAlister, Valdes Island Conservancy</b>

### 1. CALL TO ORDER

Acting Chair Luckham called the meeting to order at 11:34 am. He acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations.

### 2. APPROVAL OF AGENDA

**By general consent** the agenda was approved as presented.

### 3. COMMUNITY INFORMATION MEETING

TH-RZ-2016.1 (West Vancouver Yacht Club)

#### 3.1 Presentation by Marnie Eggen, Planner 2

Planner Eggen noted that the applicant was present. She explained that the purpose of the meeting was the following:

- to review the West Vancouver Yacht Club's Rezoning Application to allow for construction of a breakwater at the existing Yacht Club Outstation at Valdes Island;
- to review the rezoning/bylaw amendment process;
- ensure that the public has an opportunity to seek clarity and ask questions, and provide comments early in the process.

She conducted a PowerPoint presentation which summarized the following key points:

- An overview and timeline of the rezoning / bylaw amendment process was explained.
- It was noted that the Application was presently at the early consultation stage during which residents and property owners have an opportunity to ask questions and provide comments.
- Islands Trust Staff provided an early referral to the Lyackson First Nation and the response indicated concerns about potential public access from the breakwater to the shoreline as well as historical concerns regarding lack of consultation at the time the original water lease was issued in the 1970's.
- A map of the subject area was shown and Planner Eggen highlighted the area in which the Applicant holds an existing license of occupation, and a second map showed the location of the extension of the license for the purpose of allowing the construction and maintenance of a new breakwater.
- The existing breakwater was built in the 1960's and has begun to disintegrate thereby becoming less effective at protecting the outstation and moorings.
- The proposal indicates that approximately one hundred and fifty (150) tonnes of sandstone boulders will be used to build the breakwater.
- The Applicant's proposal includes a Consultant's report stating there will be a temporary impact on the immediate marine area, that the subject area was removed from the Wakes Cove Provincial Park, that the Lyackson First Nation will be consulted, and that the Department of Fisheries and Oceans have approved the proposal with conditions.
- It was noted that the proposal is not contrary to, or at variance with, Islands Trust Policy Statement or Valdes Island Rural Land Use Bylaw, however, at this stage it lacks information on the potential impact on adjacent marine areas and shorelines as well as public input.

### 3.2 Questions & Answers Session

Patrick McAlister, representing the Valdes Island Conservancy, asked if any boulders would be placed in the mud on the ocean floor. Graeme Trigg, representing the West Vancouver Yacht Club stated that the breakwater would be constructed on the existing reef.

Mr. McAlister stated that the proposed size of the breakwater is 1600 square feet in overall volume and that this measurement should be defined with a specific length and height as the volume could be significantly variable. Planner Eggen referred to the PowerPoint presentation map which showed the outline of the existing breakwater and the approximate footprint of the proposed new breakwater.

Trustee Luckham indicated that he visited the site of the existing Outstation and the geography of the proposed site is clearly defined.

Mr. McAlister asked how the proposed area was removed from the Wakes Cove Provincial Park boundaries. Planner Eggen indicated that the Provincial Management Plan for the Wakes Cove Provincial Park had previously excluded

areas that had non-compatible park uses including an industrial zone and the West Vancouver Yacht Club Outstation.

Mr. McAlister questioned if the Snuneymuxw First Nation also had an interest in Kendrick Island. Trustee Luckham stated that the Application would be referred to multiple First Nations including the Snuneymuxw.

Trustee Luckham requested that Islands Trust Staff include the Valdes Island Conservancy in the referral process. Planner Eggen confirmed that they could be included.

**TH-2016-043**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee direct Staff to ask the Applicant, West Vancouver Yacht Club, for more precise dimensions of the completed breakwater.

**CARRIED**

**TH-2016-044**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee direct Staff to create draft bylaws for the Kendrick Island breakwater application TH-RZ-2016.1 (West Vancouver Yacht Club).

**CARRIED**

Trustee Luckham asked if there were any other questions or comments from the public. There were none.

**4. UPCOMING MEETINGS**

Next Regular Meeting is scheduled for Tuesday, July 26, 2016 at 9:30 AM at the Thetis Island Community Centre (Forbes Hall), North Cove Road, Thetis Island, BC.

**5. ADJOURNMENT**

**By general consent** the meeting was adjourned at 12:23 pm.

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Peter Luckham, Acting Chair

Certified Correct:

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Lisa Millard, Recorder