



Thetis Island Local Trust Committee Minutes of Special Meeting

Date:	April 25, 2017
Location:	Beban Park Social Centre, Meeting Room 3 2300 Bowen Road Nanaimo, BC V9R 1Z7
Members Present	Susan Morrison, Chair Peter Luckham, Local Trustee Ken Hunter, Local Trustee
Staff Present	Ann Kjerulf, Regional Planning Manager Marnie Eggen, Island Planner Janice Young, Recorder
Others Present	Linda Aidnell and Gary Drouillard from Lyackson First Nation (arrived during the Public Hearing), Greg Raymond from Hardy Island Granite Quarries Ltd. and approximately eleven (11) members of the public.

1. CALL TO ORDER

Chair Morrison called the meeting to order at 1:02 pm. She acknowledged that the meeting was being held in the territory of the Coast Salish First Nations, welcomed members of the public and introduced Trustees and Staff.

2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

4.3 Consideration of 2nd reading.

By general consent the agenda was adopted as amended.

3. COMMUNITY INFORMATION MEETING

Proposed Land use Bylaw 98 TH-RZ-2015.2 - Hardy Island Granite Quarries Ltd.

3.1 Presentation by Island Planner Eggen

Planner Eggen explained that the purpose of the Community Information Meeting is to provide an overview of the bylaw amendment process, an overview of the proposed bylaw amendment, and to ensure that residents and property owners have an opportunity to ask questions and seek clarity prior to the Public Hearing.

Planner Eggen then conducted a Power Point presentation that included the following:

- The status of the application and the process undertaken to date, including the agency and First Nation referral responses and public submissions received.
- Information about the proposed rezoning application and background including the fact that the existing quarry permit is now expired and that the applicant is in the process of applying for a 7 year quarry permit.
- A review of the proposed Bylaw Amendment No. 98 from Marine Conservation (W1) to Marine Barge Facility (W7) to allow barges to be loaded and unloaded.
- A summary of applicable Islands Trust and Valdes Rural Land Use Policies and that the application can be viewed on the Island's Trust website.

3.2 Public Question & Answer Session

- There was a request to provide clarification between federal, provincial, and regional jurisdiction, and clarification of the zoning and regulations.
 - Planner Eggen explained that First Nation Reserve Lands are under federal jurisdiction and end at the high water mark or, as it's also called, the present natural boundary. The use of the foreshore requires proper zoning and a provincial licence of occupation.
- Concerns were raised regarding access to the quarry and future use by the Lyackson First Nations.
- Concerns were expressed regarding increased marine traffic, possibility of oil spills and increased noise and activities that will disturb birds and marine life.
 - Planner Eggen stated that the applicant will have an oil spill kit on hand and that under the environmental review process the applicant undertook, species at risk were assessed and guidelines and recommendations were provided and incorporated into the permit.
- Concerns about future expansion of the quarry activities and the environmental impact.
 - Planner Eggen reiterated that the quarry activities were being conducted on federal lands and were out of the Islands Trust jurisdiction; however, the LTC has previously written to the federal government requesting to be a referral agency in any future quarry permit applications for this site.
- There was a request for clarification as to why this zoning is necessary.
 - Planner Eggen explained that Islands Trust became aware of the proposed barge activity at the time the provincial licence of occupation referral application to Islands Trust was received. As barge activity is not permitted under present zoning, the applicant was advised that a successful rezoning is required to authorize barge activity in the marine zone. At that time, the applicant had already obtained their temporary quarry permit from the federal government to extract sandstone from the First Nation Reserve, after going through a rigorous environmental review

process, which also included the construction of the barge landing on Reserve lands. Hardy Island Granite Quarries Ltd. applied to rezone the marine area for barge activity on behalf of the Lyackson First Nation to continue the extraction and transportation of sandstone from the Valdes quarry site. Hardy Island Granite Quarries Ltd. continued to transport sandstone, and a bylaw complaint was made, but since the applicant had a rezoning application in process, showing their willingness to comply with the bylaw, bylaw enforcement was not activated.

- Concern was raised about access to the island and increased freighter and barge traffic.
- What are the restrictions with barge use and who monitors use, and how often?
 - Information about the proposed new marine zone for barge activities was reiterated and the bylaw enforcement process reviewed.
- The application can be withdrawn at any point during the rezoning process.
 - Information about the proposed bylaw amendment and proposed new marine zone for barge activities was reiterated.

4. PUBLIC HEARING

4.1 Recess for Public Hearing

At 2:00pm Chair Morrison recessed the Special Meeting to commence with the Public Hearing.

4.1.1 Bylaw No.98

Public hearing proceedings followed, as recorded separately in the Public Hearing Record.

4.2 Recall to Order

Following a brief break after the Public Hearing, Chair Morrison recalled the Special Meeting to order at 2:37pm.

4.3 Consideration of Second Reading.

Trustee Hunter left the meeting before the recall to order; consequently, consideration of second reading was deferred until the next business meeting of the Thetis Island Local Trust Committee on June 27, 2017.

5. **ADJOURNMENT**

By general consent the meeting was adjourned at 2:40 pm.

Susan Morrison, Chair

Certified Correct:

Janice Young, Recorder