

**Public Hearing Record
Received for Information
By Local Trust Committee**



**Thetis Island
Local Trust Committee
Public Hearing Record**

REGARDING PROPOSED BYLAW NOS. 108 CITED AS “THETIS ISLAND OFFICIAL COMMUNITY PLAN, 2011, AMENDMENT No. 1, 2020” AND PROPOSED BYLAW NO. 109 CITED AS “THETIS ISLAND LAND USE BYLAW, 2011, AMENDMENT NO. 1, 2020”

Date: February 2, 2021
Time: 7:30 pm
Location: Electronic Meeting

Members Present: Laura Patrick, Chair
Doug Fenton, Local Trustee
Peter Luckham, Local Trustee

Staff Present: Marnie Eggen, Island Planner
Wil Cottingham, Administrative Assistant
Sarah Shugar, Recorder

Others Present: Approximately 10 members of the public

1. CALL TO ORDER

Chair Patrick called the Public Hearing to order at 7:42 pm. She welcomed the public, introduced Trustees, staff and recorder and acknowledged that this Public Hearing was being held in traditional territory of Coast Salish First Nations.

She read the Chairperson’s Opening Statement and explained that this Public Hearing is being conducted to hear views regarding proposed Bylaw No. 108 cited as “Thetis Island Official Community Plan, 2011, Amendment No. 1, 2020” and proposed Bylaw No. 109 cited as “Thetis Island Land Use Bylaw, 2011, Amendment No. 1, 2020”.

Chair Patrick advised email submissions must be sent to northphsub@islandstrust.bc.ca prior to the close of the public hearing.

2. PROPOSED BYLAW NOS.108 and 109

Planner Eggen reported that a copy of the Public Hearing Notice was advertised in two consecutive editions of the Ladysmith Chronicle on January 21, 2021 and January 28, 2021, and

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noted that all notification requirements have been completed. She advised that the Public Hearing binder is available for review during this Hearing on the Islands Trust website.

Planner Eggen reported the purpose of proposed Bylaw No. 108, if adopted, is to amend the Thetis Island Official Community Plan (OCP) to introduce a new Development Permit Area No. 1: Riparian Areas in the OCP by designating the new Development Permit Area to within 30 metres of Ralston Creek, Thetis Island in accordance with Riparian Areas Protection Regulation (RAPR) and by describing the importance of protecting the stream, lakes/ponds and wetlands and their associated riparian areas, which have been identified as potential fish habitat; by amending text to reflect legislative changes to Riparian Areas Protection Regulation (RAPR) and to update *Local Government Act* references.

Planner Eggen reported the purpose of proposed Bylaw No. 109, if adopted, is to amend the Thetis Island Land Use Bylaw (LUB) to introduce a new Part 11 Development Permit Area Guidelines in the LUB by describing activities that require a development permit and activities exempted in accordance with Riparian Areas Protection Regulation (RAPR) and setting out the guidelines that must be met before any development activities can take place, including subdivision.

Planner Eggen summarized the referral responses and reported eight public submissions have been received at this time.

3. PUBLIC COMMENTS

Ian Ralston expressed concern regarding the guidelines regarding subdivision and requested the Local Trust Committee to remove the wording regarding property lines crossing the DPA given the nature of the proposed subdivision. He noted he has submitted written correspondence and encouraged the Local Trust Committee to include wording to acknowledge the human made nature of the water bodies within Ralston Creek and that human maintenance is necessary. He expressed support for the LTC to acknowledge that the residents of Meadow Valley strata have and continue to protect the riparian areas. He reported some of the areas in the proposed phase 3 subdivision lots have agricultural value and are important for future food security.

Stephanie Cottell reported she is a property owner within the Meadow Valley Strata and expressed support for the riparian areas regulations to acknowledge the human created nature of the watercourse. She expressed concerns regarding food security and expressed support to steward the land in a mutually beneficial way. She requested the Local Trust Committee to reconsider the requirement to have a Qualified Environmental Professional oversee invasive species removal and native planting plans within the riparian areas.

Wayne Loiselle expressed concerns regarding the disruption to the Ralston Creek watercourse and that the biodiversity in the riparian areas has been negatively impacted. He noted food security should not interfere with protecting biodiversity. He expressed support for protecting the natural areas and protecting biodiversity. He encouraged the Local Trust Committee to protect the riparian areas and not allow development to encroach on the area. He expressed concerns that the Riparian Areas Protection Regulations are specific to potential fish bearing watercourses and do not include protecting riparian areas for other species.

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Maureen Loiselle expressed appreciation to the Local Trust Committee for introducing a development permit area to protect riparian areas and expressed support for further protection of important areas including big trees and wetland areas.

Ian Ralston reported the proposed subdivision property boundaries within the proposed Riparian Areas Regulation Development Permit Area would provide a conservation area. He noted the constructed ponds and wetlands have increased biodiversity and improved fish habitat.

Chad Kerr expressed concerns regarding the proposed Riparian Areas Regulations. He advised the Meadow Valley Strata property owners are already taking care of the environment and that he does not support additional regulations.

Planner Eggen reported three email submissions were received during the public hearing.

Administrative Assistant Cottingham circulated the three email submissions to Trustees. Trustees confirmed receipt of the submissions and took a few moments to review the submissions. The new submissions will be added to the Public Hearing binder.

4. ADJOURNMENT

Chair Patrick thanked the public for their submissions. She asked three times if there were any further submissions.

Hearing none, Chair Patrick closed the Public Hearing.

By general consent the Public Hearing was closed at 8:15 pm.

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

Sarah Shugar, Recorder