



Islands Trust

THETIS ISLAND
OFFICIAL COMMUNITY PLAN
BYLAW NO. 88, 2011

As amended by the
Thetis Island Local Trust Committee

Consolidated Version: June 2023

This Bylaw is consolidated for convenience only and is not to be construed as a legal document.

For reference to original bylaw and amendments,
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Preserving Island communities, culture and environment

CONSOLIDATED BYLAW TEXT AND INSERT MAP AMENDMENTS

This copy is consolidated for convenience only and includes the following **text and insert map amendments only**:

<u>Bylaw Number</u>	<u>Amendment Number</u>	<u>Adoption Date</u>
Bylaw No. 96	Amendment No. 1, 2015	November 29, 2016
Bylaw No. 108	Amendment No. 1, 2020	April 18, 2023

THETIS ISLAND TRUST COMMITTEE

BYLAW NO. 88

A BYLAW TO ADOPT THE OFFICIAL COMMUNITY PLAN FOR THETIS ISLAND

WHEREAS Section 29 of the *Islands Trust Act* (R.S.B.C. 1996, Chap. 239) gives the Thetis Island Trust Committee the power and authority of a Regional District under sections 694 (1) (j) and 723 of the *Local Government Act* and Part 26 of that Act, except Division 10 and sections 937.2, 937.3 and 937.5 to 937.91 of that Part and except section 939; section 242 of the *Strata Property Act*; the *Real Estate Development Marketing Act*; and the *Agricultural Land Commission Act*; and

WHEREAS Section 944 and 948, respectively, of Division (1) of Part 26 of the *Local Government Act* apply to this Committee and authorize it to adopt Official Community Plans and outline procedures for developing and adopting such plans including a public hearing and Ministerial approval; and

WHEREAS Section 27 of the *Islands Trust Act* requires that the Executive Committee of the Islands Trust must approve an Official Community Plan prior to adoption; and

WHEREAS Section 945 of the *Local Government Act* lists the subjects that must be addressed in a Plan; and

WHEREAS Section 949(1) of the *Local Government Act* does not commit or authorize the Thetis Island Trust Committee to proceed with any project that is specified in the Plan; and

WHEREAS Section 949(2) of the *Local Government Act* requires all bylaws enacted, permits issued, and works undertaken by Thetis Island Trust Committee be consistent with the Official Community Plan;

NOW THEREFORE the Thetis Island Trust Committee being the Trust Committee having jurisdiction on and in respect of Thetis Island in the Province of British Columbia pursuant to the *Islands Trust Act*, R.S.B.C., 1996, Chap. 239, enacts as follows:

1. This bylaw may be cited as the "Thetis Island Official Community Plan, 2011".

2. This bylaw shall be applicable to the following areas:

Thetis Island, an area included under Section 1 and Schedule B of the *Islands Trust Act* and without limiting the generality of the foregoing, includes the entire Island and the seaward area from the shoreline of Thetis Island as identified by the natural boundary of the sea and encompasses all other islands, islets, reefs, the seabed, surface water, and air space as shown on the Schedule B entitled "Thetis Island Official Community Plan Designation Area" which forms part of this Bylaw.

3. Schedules "A", "B", "C", "D", "E", "F", "G", "H", and "I" attached hereto and forming part of this bylaw, are hereby designated as "Thetis Island Official Community Plan".

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4. The schedules that comprise the "Thetis Island Official Community Plan" are as follows:

Schedule "A" - Official Community Plan Policy Document
Schedule "B" - Thetis Island Official Community Plan Designation Area
Schedule "C" - Land Use Designation
Schedule "D" - Road Classifications
Schedule "E" - Natural and Heritage Resources
Schedule "F" - Sensitive Ecosystem Mapping
Schedule "G" - Watersheds
Schedule "H" - Shoreline Classification
Schedule "I" - Development Permit Area

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The "Thetis Island Official Community Plan, Bylaw No. 50, 1995" is repealed upon adoption of this Bylaw.

READ A FIRST TIME THIS 19th DAY OF April , 2011

READ A SECOND TIME THIS 16th DAY OF July , 2011

PUBLIC HEARING HELD THIS 13th DAY OF August , 2011

READ A THIRD TIME THIS 7th DAY OF September , 2011

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
13th DAY OF September , 2011

APPROVED BY THE MINISTER OF COMMUNITY, SPORT AND CULTURAL DEVELOPMENT THIS
22nd DAY OF November , 2011

ADOPTED THIS 5th DAY OF December , 2011

SECRETARY

CHAIRPERSON

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- SCHEDULE B – THETIS ISLAND OFFICIAL COMMUNITY PLAN DESIGNATION AREA
- SCHEDULE C - LAND USE DESIGNATIONS
- SCHEDULE D – ROAD CLASSIFICATIONS
- SCHEDULE E – NATURAL AND HERITAGE RESOURCES
- SCHEDULE F – SENSITIVE ECOSYSTEM MAPPING
- SCHEDULE G – WATERSHEDS
- SCHEDULE H – SHORELINE CLASSIFICATION
- SCHEDULE I – DEVELOPMENT PERMIT AREA

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SCHEDULE A - POLICY DOCUMENT

SECTION 1 PERSPECTIVE, PRINCIPLES, AND COMMUNITY OBJECTIVES

1.1 THE OBJECT OF THE ISLANDS TRUST

Each local trust committee works with its island community to develop policies and regulations to suit local needs, while still supporting the Islands Trust object and the Policy Statement.

The Islands Trust Act provides the following definition of the purpose of the Islands Trust, which is referred to in legislation as its “object”:

“The object of the trust is to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia.”

1.2 PERSPECTIVE

The Official Community Plan is a statement of general objectives and more detailed policies. Its purpose is to serve as a guide for the Thetis Island Local Trust Committee when decisions are made regarding bylaw amendments and applications for permits with respect to community land use. The Land Use Bylaw is the regulatory bylaw for permitted land uses.

The Plan offers the Community's vision of land use for the future and includes principles and objectives that provide for the growth of a healthy community balancing environmental protection, economic needs, and sustainability. The Plan also suggests ways in which government agencies can co-ordinate their responsibilities with the wishes of the Thetis Island Community.

The Thetis Island Community, through its elected representatives, adopted the first official community plan in 1977 as the culmination of a planning process commenced by a community committee in 1974. That initial plan, re-adopted by the Thetis Island Local Trust Committee in 1980, established the basic tenets of preservation and protection of the Island's environment and the rural island lifestyle of its community. From these, objectives and policies for land use planning were developed.

This official community plan has been developed recognizing the basis of preceding plans, the growth and development of Thetis Island and surrounding areas, the changing lifestyles and needs of new generations of individuals and families that wish to make Thetis their home.

1.3 GUIDING PRINCIPLES

1. That development and growth be compatible with the diversity of lifestyles of residents and property owners who comprise the Thetis Island community.
2. That development and growth is guided in a manner that protects sensitive ecosystems, encourages sustainability, and anticipates the potential effects of climate change.
3. Land use planning should build a sense of community by supporting and encouraging engagement, dialogue and communication between and among its residents.

1.4 BROAD COMMUNITY OBJECTIVES

1. To retain the tranquil, rural and primarily residential and recreational character of Thetis Island.
2. To enhance the sense of community.
3. To foster stewardship of the environment and engage action for protection and preservation of ecological systems.
4. To support opportunities of individuals and families to provide economic opportunities to sustain themselves and thereby contribute to a healthy, vibrant community.
5. To direct Thetis Island towards becoming a sustainable community. Sustainable communities are understood to be human communities that have achieved a balance between environmental, economic and social systems and that respect the carrying capacity of the supporting environment.

1.5 ACCESS AND SERVICES

Thetis Island can be accessed by a public ferry operated by BC Ferries that transports vehicles and passengers between Chemainus on Vancouver Island and Preedy Harbour on Thetis Island.

A public dock at Preedy Harbour and marinas in Telegraph harbour provide water access for private boats.

Thetis Island has public power, telephone and Internet services, and roads are provided and maintained by the Province. The Thetis Island Improvement District provides emergency services including fire protection and first response to emergencies other than fire.

Water and waste disposal are the responsibility of private property owners and are typically provided for on-site. Solid waste disposal is organized by the Thetis Island Resident's and Ratepayer's Association and is transported off the island. There is a recycling and returnables depot and new in 2009 a "free store" was established.

1.6 POPULATION AND SETTLEMENT PATTERNS

According to the 2006 Census data, the resident population for Thetis Island is 372 people. There were 170 occupied private dwellings and the average number of persons by private household was 2.0. Should the basic provisions of the land use regulations with respect to lot and dwelling densities remain unchanged, and all lots be fully subdivided, built upon, and occupied, a theoretical maximum residential population might be 1232 people. If the current ratio of occupied dwellings relative to seasonal dwellings was to remain constant, then a theoretical maximum residential population might be 904 people. The 2006 census showed an increase in population by 23 people since the 2001 census, which represents a 6.6% population growth.

1.7 DEVELOPMENT POTENTIAL

On a land area of 1,036 hectares (2,560 acres), as of 2009 Thetis Island has a total of 351 existing lots - of which 327 have a residential land use designation. The remaining 24 lots are designated Agricultural, Institutional, Commercial Recreation, or Community Services, and some of these have associated residential uses.

Under existing land use regulations but subject to the constraints of topography, water supply, sewage disposal capability, and land owner intentions relative to future subdivision, a maximum of 113 additional lots having a residential land use designation might be created; thereby bringing the number of lots with a residential land use designation to a theoretical maximum of 440.

If all dwelling units and cottages that were permitted by the zoning regulations were constructed, there could be up to 443 dwelling units and 295 cottages 184 of which could be used as dwellings. In addition, accommodations for staff and students of the two camp facilities and one college in the Institutional zone also exist.

It is not likely that all existing lots will be subdivided to their full potential extent, thereby reducing the ultimate number of lots with a residential land use designation to less than 440. However it is also likely that the ratio of occupied dwellings to seasonal dwellings will gradually increase over time, given the propensity of seasonal residences to become retirement homes and the continuing attractiveness of the rural island lifestyle to retirees and others desirous of living and working in a tranquil island setting.

1.8 BYLAW ENFORCEMENT AND CONFLICT RESOLUTION

Thetis Island residents and property owners are encouraged to resolve conflicts arising from non-compliance with Thetis Island Local Trust Committee bylaws, with each other before registering an official complaint with the Islands Trust Bylaw Enforcement department. Thetis Island trustees and Islands Trust staff can be contacted as resources to assist in finding a local solution to achieving compliance with the bylaws.

Where a land use of concern has the potential for or has caused environmental damage or is of a public health concern, it should be brought to the attention of the land owner and the agency responsible for environmental or health regulation. Islands Trust staff can be helpful in determining the appropriate agency and line of action.

SECTION 2 LAND USE OBJECTIVES AND POLICIES

This section contains statements of broad objectives and policies respecting existing and proposed land uses. Schedule C, an accompanying land use map, contains the generalized land use designation categories and Schedule D shows locations of roads. The underlying text provides the general criteria basis for land use and development. The ensuing land use category-specific texts provide background, general objectives, and policies. Schedule E provides additional location information on natural and heritage resources.

LAND USE AND DEVELOPMENT CRITERIA

The general policies and land use categories for the Thetis Island planning area were determined on the basis of the following criteria. These same criteria shall be considered paramount in the review and revision of the land use regulatory bylaws of any part or parcel of the planning area.

- A. The preservation of a tranquil rural environment.
- B. The existing and surrounding land use.
- C. The soil conditions with special regard to:
 - a) stability
 - b) susceptibility to ponding
 - c) drainage
 - d) slope and topography
 - e) fertility and suitability for farming, small holdings, and horticulture.
- D. The availability of adequate potable groundwater.
- E. The ability of the soil to absorb sewage treated by septic tank and field without danger of contaminating groundwater.
- F. The protection of reasonable privacy for residents and property owners.
- G. The provision of access to beaches and other natural features for residents and visitors.
- H. The protection of sensitive ecosystems and the preservation of the landscape from visual degradation

2.1 RESIDENTIAL LAND USE

As of 2009 there were 327 lots with a Residential land use designation. The current zoning would permit an additional 113 residential lots to be created by subdivision. Based on past population growth rates, the existing subdividable parcels are sufficient to meet the anticipated housing needs over at least the next 10 years. Residential land use designations include the Rural Residential and Rural designations shown on Schedule C.

RESIDENTIAL OBJECTIVES

1. To provide for residential development that serves the needs of Thetis Island residents and property owners.

2. To actively respect the common desire for tranquility and privacy for residents and property owners.
3. To retain the rural character, protect indigenous flora and fauna, and protect sensitive ecosystems in residential areas.
4. To guide and regulate growth and development in a manner that protects sensitive ecosystems, encourages sustainability, and anticipates the potential effects of climate change.
5. To manage development in a manner that avoids natural hazards and minimizes risks and damage to private property and the environment.

RESIDENTIAL POLICIES

1. Single family dwellings only should be permitted on rural residential designated lands.
2. On lots 0.8 hectares (2 acres) and greater, a cottage of limited size may also be permitted.
3. Zoning regulations should establish lot coverage, setbacks, heights, floor area regulations, screening, and parking requirements to ensure maintenance of residential privacy, rural character and protection of sensitive ecosystems.
4. Applicants for zoning amendments to permit new construction should be encouraged to design and locate buildings in keeping with the rural atmosphere, environment and topography and to produce minimal greenhouse gas emissions.
5. Subdivision regulations should contain density provisions for both smaller lot area and larger lot area residential lots.
6. The overall residential density on Thetis Island should not increase beyond that permitted by existing zoning except that a small increase may be considered to accommodate zoning amendments that would result in affordable housing, special needs housing, or conservation of lands with conservation value.
7. The Local Trust Committee may consider developing policies for amenity zoning in the future.
8. Consolidations of lots are encouraged.
9. For subdivisions under Section 946 of the *Local Government Act* (subdivision to provide residence for a relative) on non-Agricultural Land Reserve lands, a minimum parent parcel size of not less than 20 hectares (50 acres) should be required by land use regulation.
10. Where lot averaging is permitted by land use regulation, clustering of smaller sized lots is encouraged to retain large remainder parcels as a means of maintaining rural character, natural landscapes, and safeguarding environmentally sensitive areas and groundwater recharge areas.
11. The Thetis Island Local Trust Committee may accept restrictive covenants, on a voluntary basis by landowners, to maintain undeveloped specified portions of lots in order to protect special features or retain natural landscapes.

If a land owner who has made an application to the Thetis Island Local Trust Committee proposes to donate an interest in land or money to the Islands Trust Fund Board in connection with the application, the Thetis Island Local Trust Committee will

refer the proposal to the Islands Trust Fund Board for comment. This section applies to interests in land including fee simple, conservation covenants under section 219 of the *Land Title Act* and statutory rights of way under Section 218 of the *Land Title Act*.

12. Measures that reduce the threat of wild fire in forested residential areas are supported.
13. Applications to transfer residential density to another location may be considered if the proposal would result in the clustering of development, protection of sensitive, rare or threatened ecosystems, and the proposed development area is an appropriate location for an increase in density.
14. Applications for additional higher density for new development may be considered subject to the following:
 - a) the application would result in the preservation and protection of a sensitive ecosystem, significant natural feature, or a heritage resource; and
 - b) the proposed increase in density would be equivalent to the permitted density in the area proposed for protection; and
 - c) the additional density takes the form of residential lots or dwellings; and
 - d) the additional development would be sited away from sensitive ecosystems, would minimize visual impacts, would mitigate potential natural hazards, and would address the sustainability of new development.
15. The zoning for the provision of housing for affordable, rental and special needs should be considered if a community need can be demonstrated.
16. Home occupation use that does not cause environmental damage or adversely affect the rural character of the neighbourhood should be permitted, subject to land use regulation

Advocacy Policies

17. The Thetis Island Local Trust Committee may consider requesting the Cowichan Valley Regional District, or another agency having jurisdiction, to implement noise, nuisance, or unsightly premises regulations that are of a non-urban standard and are reflective of rural character and values.
18. The Cowichan Valley Regional District is encouraged to establish a housing authority to hold housing agreements for affordable housing on Thetis Island.

Rural Residential (R-1) Policies

19. In the Residential (R-1) designation, residential should be the primary use, with accessory uses being compatible with smaller lot neighbourhoods.
20. In the Residential (R-1) designation, the minimum lot size for subdivision should not be less than 0.8 hectares (2 acres).
21. In the Residential (R-1) designation, one single family dwelling unit only per lot should be permitted and on lots 0.8 hectares (2 acres) and greater in size, a cottage of limited gross floor area should also be permitted as an accessory use.

Rural (R-2) Policies

22. In the Rural (R-2) designation, residential should be the primary use with accessory uses being compatible with large, rural lots.
23. In the Rural (R-2) designation, a minimum lot size for subdivision should be 2

hectares (5 acres) and the average lot size for subdivision should be 4 hectares (10 acres).

24. In the Rural (R-2) designation, one single family dwelling unit per lot should be permitted on lots less than 8 hectares (20 acres) in size and on lots 0.8 hectares (2 acres) and greater in size, a cottage with a limited gross floor area should also be permitted as an accessory use.
25. In the Rural (R-2) designation, on lots 8 hectares (20 acres) or greater in size additional single family dwellings may be permitted, provided that the single family dwelling density of development on the lot does not exceed one single family dwelling per 4 hectares (10 acres) and the lot is not further subdivided. With respect to each single family dwelling, a cottage of limited gross floor area should also be permitted as an accessory use.

2.2 HOME OCCUPATIONS

Background

Home occupations are small scale business enterprises that provide a service or produce a product and are conducted by residents from within a dwelling unit or accessory building. As land uses, they should be clearly secondary or subordinate to the residential use.

HOME OCCUPATION OBJECTIVES

1. To allow Thetis Island residents home occupation opportunities that are compatible with residential use in a rural environment.
2. To prevent adverse effects of home occupational activities upon the residential nature of both the premises on which they are conducted and on the surrounding lands.

HOME OCCUPATION POLICIES

1. Home occupations must be accessory to a residential use.
2. Home occupations should be regulated to help prevent any adverse effects they may have on residential use, the peaceful enjoyment of surrounding lands, and on the residential character of the premises on which they are conducted.
3. Home occupation land use regulations may address:
 - a) Categories of home occupations and develop regulations pertaining to them or to specific home occupations.
 - b) The number and size of buildings and structures used for home occupation.
 - c) Minimum parcel size requirements and minimum set-back requirements.
 - d) Exterior storage of materials and screening requirements.
 - e) Off-street parking requirements.
 - f) Signage.
4. Bed and Breakfast use as a home occupation should be permitted and regulated by land use bylaw.

5. Rental of a cottage as tourist accommodation may be permitted as a home occupation on lots in the R2 zone and the operator of the home occupation resides in the principal dwelling while the use is being conducted.

2.3 COMMUNITY SERVICE LAND USE

Background

Community facilities in a rural context accommodate the provision of a wide range of social, cultural, and essential services that can range from community events to fire protection. The extent and degree of specialization of these facilities is influenced by the community's size, needs, and desires, plus the ease of access both to such services outside the community and for provision within the community from outside sources.

Thetis Island's small population and relative ease of access have been major determinants in the extent of on-island community facilities land use and development and the degree of specialization. On-island facilities currently include the Community Centre (Forbes Hall), which functions as a multi-purpose facility for community events, recreational activities, library services, and other educational and health related activities; two fire halls - with a volunteer fire department also providing first response to emergencies other than fire; Thetis Island School - providing kindergarten through grade seven in a one room setting; boat launch ramp at the head of Telegraph harbour; and community dock managed by the Thetis Island Port Commission (TIPC) at Preedy Harbour; and, Saint Margarets cemetery. A Canada Post postal station is operated under contract providing mail distribution and sales with limited operating hours. There is also a road maintenance yard, a telephone exchange, and an area for community garbage collection and recycling.

The existing land designated for this use as shown on Schedule C is sufficient for the current needs of the community and is anticipated to be sufficient for many years to come. Therefore no other land has been proposed for future community service land use.

COMMUNITY SERVICE OBJECTIVES

1. To support the provision of community facilities that meets the needs of the Thetis Island Community.
2. To ensure community facility development and services provision for Thetis Island is at a scale consistent with the Island's rural character and can be sustained by the population.

COMMUNITY SERVICE POLICIES

1. Multiple uses of land designated Community Service is supported wherever practical.
2. Rezoning applications for additional Community Service lands should be considered with a view to concentrating compatible developments. As the community centre, fire hall and school are currently in close proximity, consideration should be given to locating possible future facilities nearby.

3. Community facility land use and development should be regulated by land use bylaw and regulatory provisions should address matters such as minimum parcel size, lot coverage, set backs, building heights, parking, screening, and signage and be developed in recognition of the requirements of the community.
4. The Local Trust Committee may consider rezoning for the provision of a community health care and/or seniors housing if a community need can be demonstrated.
5. As a plan for a local trust area designated under the *Islands Trust Act* and placing priority on the preservation and protection of unique amenities and environment of the area, rezoning for new community facility uses should not be considered in advance of demonstrated need.

Advocacy Policies

6. Community ownership, maintenance, or operation of community facilities is supported.
7. Retention of a postal station is supported.
8. Retention of a school operated by School District No. 79 on Thetis Island is supported.

2.4 LANDSCAPE, OUTDOOR RECREATION AND PARKS

Background

Landscapes provide much of sensory basis for Thetis Island's inherent appeal and contribute to the rural character. Shoreline and forested areas predominate and form the backdrop for the limited open spaces and existing developed areas. The manner in which land use activities and development are conducted can contribute significantly to retention of a tranquil rural island character.

As ownership of land on Thetis excepting the foreshore is nearly all private, the individual and cumulative actions of landowners have and will continue to be the major influence of the Island's overall landscape.

There are no parks or other public lands on Thetis Island for outdoor recreation, other than the school yard, the community trail known as Lawrence Trail owned by the Thetis Island Residents and Ratepayers Association, and the Crown land foreshore and adjacent waters which, except for public accesses or road ends, are bordered entirely by private lands.

Thetis Island supports a number of institutional camps/centres that accommodate several thousand people annually. In addition, there are two commercial marinas which accommodate large numbers of visiting boats each year, bringing another high number of people to the Island. There is no doubt that Thetis, with a fraction of the area of some other Gulf Islands, is providing ready access to a large portion of the vacationing public. Thetis Island residents, who are greatly outnumbered by visitors during the summer season, for these reasons and the added strain on services and natural resources, do not consider development of public outdoor recreation areas serving visitors to be necessary.

However, parks may not necessarily be planned and managed for recreation, but could be left in a natural state for conservation, walking and nature observation, with little or no public facilities to encourage visitors.

LANDSCAPE, OUTDOOR RECREATION AND PARKS OBJECTIVES

1. To maintain awareness and recognition of the importance of landscape to Thetis Island's rural character.
2. To ensure that outdoor recreation land use is in keeping with the rural character of Thetis Island.
3. To ensure public access to the foreshore and adjacent water areas is provided.
4. To ensure any future public lands and outdoor recreation facilities are primarily for the residents and property owners of Thetis Island.
5. To provide for community input regarding parklands dedicated at time of subdivision
6. To establish a network of protected areas that preserves representative ecosystems in the Thetis Island Trust Area, and to maintain their ecological integrity.

LANDSCAPE, OUTDOOR RECREATION AND PARKS POLICIES

1. Ecosystem conservation is encouraged on both private and public land including through private land stewardship, incentives to retain large parcels, and land acquisition through dedication or conveyance to conservation organizations such as through the Natural Areas Property Tax Exemption Program (NAPTEP).
2. Identification, establishment, and maintenance of viewing areas or viewpoints, should be undertaken in cooperation with the Ministry of Transportation and Infrastructure and willing landowners.
3. Public access to the foreshore via existing usable and safe water accesses should be maintained. Additional accesses of this nature should, where desirable, be required at time of subdivision or considered at times of rezoning of waterfront properties.
4. Public access to the Crown land foreshore should remain unobstructed and the right to pass around shoreline structures, as provided for in Crown land foreshore tenures, should be observed.
5. Establishment of Parks on Thetis Island should not be supported unless they are for protection of the natural environment and do not threaten the Island's rural character.
6. Dedication and development of parkland at time of subdivision should be primarily for the use and enjoyment of Thetis Island residents and property owners or for conservation purposes.
7. Lands dedicated at time of subdivision as parkland should be maintained by land use regulation as natural feature, landscape, vista, trail corridor, or undeveloped areas, unless rezoned for community recreation purposes.
8. A community parks plan should be developed for purposes of identifying areas for dedication of parkland at time of subdivision, as provided for under Section 941 of the *Local Government Act*.
9. Provision of pedestrian and bicycle routes along public road rights-of-way or through easements on private land of willing landowners shall be considered as an appropriate means of enhancing safe outdoor recreational access on Thetis Island and reducing greenhouse gas emissions caused by transportation.

Advocacy Policies

10. The Ministry of Transportation and Infrastructure is requested to mark and maintain public accesses to water and to prohibit their use for overnight parking or camping.

2.5 AGRICULTURE LAND USE

Background

On Thetis Island, agricultural activity is valued for its contribution to the maintenance of rural island lifestyle, landscape, and food production.

Provincial recognition of the importance of agricultural land and farming is embodied in the *Agricultural Land Commission Act*. The object of the Agricultural Land Commission is to "preserve agricultural land; to encourage farming on agricultural land in collaboration with other communities of interest; to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies".

Thetis Island has approximately 83 hectares of land in The Agricultural Land Reserve located generally north and west of the head of Telegraph Harbour. Other areas scattered throughout Thetis Island may be suitable for agriculture and many people undertake small-scale agriculture including market gardens and vineyards, on their residential lots.

Notwithstanding any other provisions in this bylaw, all lands within the Agricultural Land Reserve are subject to the provisions of the Agricultural Land Commission Act, the regulations and orders of the Agricultural Land Commission. The Act and regulations generally prohibit or restrict non-farm use and subdivision of ALR lands, unless otherwise permitted or exempted.

AGRICULTURE OBJECTIVES

1. To preserve agricultural land for current and future use.
2. To encourage and support agriculture on lands not currently used for agriculture if it would not impact any sensitive ecosystems.
3. To support agricultural activities that contribute to the retention of rural lifestyle, characteristics, landscape and sustainable, resilient local food systems.
4. To support existing agricultural activities and to encourage new operations and agricultural practices that are sustainable, do not compromise the land base for future farm use, create conflicts with other adjacent land uses, or unduly impair Island water resources.

AGRICULTURE POLICIES

1. Lands within the Agricultural Land Reserve should be zoned Agricultural (A-1). Lands outside the Agricultural Land Reserve used as farmland shall be zoned Agricultural (A-2).
2. Exclusion of land from the Agricultural Land Reserve should not be supported unless the lands were incorrectly included or unless their removal is in the best interest of the Thetis Island community.

3. The minimum parcel size for A-1 Lands should not be less than 12 hectares (30 acres). Retention of large sized A-1 and A-2 zoned parcels is to be encouraged to support the minimum parcel size requirement of this plan when considering an application for subdivision of lands within the Agricultural Land Reserve.
4. Agricultural use of A-1 and A-2 lands is supported. One single family residence and cottage per parcel should be permitted by regulation, with a caretaker residence also being permitted on A-1 lands. Uses of land, buildings and structures in support of agricultural activities, including roadside stands or comparable on-site outlets for the sale of Island grown produce, food, and nursery products should be permitted on A-1 and A-2 Lands.
5. The agricultural uses of livestock production, nurseries, or horticulture should be included in those permitted by regulation on A-1 and A-2 Lands and on Rural (R-2) lands. Large scale intensive agriculture uses such as cattle feed lots, piggeries, and poultry batteries are not encouraged in the Agriculture land use designation without consideration of factors outlined in policies number 7 and 9 of this section, and are to be prohibited by regulation on other lands.
6. Subject to the authority of the Agricultural Land Commission, soil or gravel removal from A-1 lands is not to be permitted if it would impair the use of the land for agricultural purposes.
7. The keeping of farm animals and the storage and handling of manure and associated waste should be regulated in accordance with the *Agricultural Waste Control Regulation, Environmental Management Act* and *Public Health Act*.
8. Land use applications for properties that neighbour agricultural land should demonstrate that any adverse effects on agricultural land are minimized.

Advocacy Policies

9. Agricultural operations are encouraged to:
 - a) collect, store, and use rainwater for irrigation
 - b) ensure that surface and groundwater supplies are not contaminated by agricultural activities
 - c) minimize the use of pesticides
 - d) use techniques that maintain soil quality, reduce pollution, and minimize erosion
 - e) use organic techniques

2.6 FORESTRY LAND USE

Background

Forested areas are a dominant visual element of Thetis Island's landscape. These contribute to the retention of precipitation for sustenance of groundwater supplies, provide habitat for wildlife and lesser vegetation, and sequestration of carbon dioxide. All forested areas on the Island are privately owned and, over the years, have been subject to a variable amount of logging.

FORESTRY OBJECTIVES

1. To protect or maintain adequate forested areas on Thetis Island, to retain the Island's characteristic forested landscape, to sustain the Island's groundwater supplies, to retain habitat for wildlife, lesser vegetation, and individual trees or stands significant to the Thetis Island Community and the Islands Trust Area.

FORESTRY POLICIES

Advocacy Policies

1. Voluntary stewardship is encouraged to ensure protection and maintenance of adequate forested areas for the retention of the Island's characteristic forested landscape, sustenance of groundwater supplies, and retention of habitat for wildlife, lesser vegetation, significant individual trees or stands, and any unfragmented forest ecosystems.
2. Landowners managing forested areas for production of timber and related forest products are encouraged to:
 - a) employ practices and equipment for harvesting that minimize disturbance to soils and lesser vegetation, and restrict logging on steep slopes and areas sensitive to disturbance.
 - b) minimize fire hazard resulting from logging activities and undertake planting or regeneration of harvested areas to ensure restocking with more than one indigenous tree species.
 - c) utilize selective forms of timber harvesting techniques. Where clear cutting is employed, buffer strips of variable widths according site specific conditions should be left and the size of opening be minimized.
 - d) protect and preserve individual trees or stands considered significant by virtue of habitat - such as heron nest sites, eagle nesting or perch trees, and large old growth specimens.
 - e) minimize impacts on the Island's road and ferry system when transporting logs.
 - f) avail themselves of assistance or incentive programs offered by government agencies responsible for forestry matters.
 - g) manage their holdings so that timber and related wood products production is sustainable.

2.7 MARICULTURE LAND USE

Background

Mariculture, the marine based form of aquaculture, has had long established shellfish tenures (bottom culture of oysters and clams) over certain portions of Thetis Island foreshore.

Recently, changing shellfish culture technology has allowed tenure holders to employ equipment or structures in bottom culture and to also consider off-bottom culture. However, the associated mechanization of equipment, structures and floats can bring conflicts with adjacent upland residential use due to visual disturbance; with recreational use due to restricted access to the foreshore or water column; and may result in environmental damage to the tenure site and surrounding waters.

There are currently five shellfish tenures on Thetis Island, three being located in Cufra Inlet and one each at the northerly and southerly extremities of Preedy Harbour.

MARICULTURE OBJECTIVES

1. To ensure mariculture activities are compatible with adjacent land and recreational uses and do not cause damage to sensitive ecosystems.
2. To ensure continuing public access to sustainably harvesting natural or wild marine resources in the water and intertidal areas of the Thetis Local Trust Area subject to Fisheries and Oceans Canada regulations.

MARICULTURE POLICIES

1. Existing mariculture bottom culture operations are recognized and should be provided for by land use regulation.
2. New mariculture proposals, including shellfish bottom culture and fish farms, are not encouraged and shall be subject to the public process of rezoning.
3. Rezoning proposals to establish new mariculture areas should not be supported in locations where there would be conflicts with recreational uses or with adjacent upland or marine uses.
4. Establishment and enhancement of public recreational shellfish reserves is supported.

Advocacy Policies

5. Governments with jurisdictional responsibilities for or related to mariculture - Fisheries and Oceans Canada and the provincial Ministry of Agriculture, and Ministry of Environment, are requested to cooperate to ensure that:
 - a) there is continuing public access to natural or wild marine resources adjacent to the island for recreational harvesting.
 - b) harvesting of these resources, both commercial and recreational, is monitored and regulated to ensure sustainable stocks and preservation of foreshore quality.

2.8 SAND, GRAVEL AND MINERAL RESOURCES

Background

Jurisdictional responsibility for mineral resources rests with the Ministry of Energy and Mines and Ministry of Forests, Lands, and Natural Resources Operations. There are no current mineral, placer, petroleum, or natural gas tenures on Thetis Island and it is unlikely that there are significant mineral resources that would warrant commercial extraction.

While there are a limited of number of small gravel pits operated intermittently on Thetis Island for local use, there is insufficient information available to include the locations of sand and gravel deposits suitable for future extraction. The regulatory authority for exploration and extraction of aggregate resources rests with the appropriate provincial ministry, local government bylaws apply only when processing materials is undertaken.

SAND, GRAVEL AND MINERAL RESOURCES OBJECTIVES

1. To minimize disturbance to the Island and its environs due to exploration or extraction of mineral, petroleum, or natural gas resources.
2. To minimize disturbance to the Island and its environs due to extraction of sand or gravel resources.

SAND, GRAVEL AND MINERAL RESOURCES POLICIES

1. There should be no extraction of peat, mineral or petroleum resources.
2. Environmentally sensitive operational procedures for sand or gravel extraction are encouraged and extraction of sand, gravel and rock for material purposes from the foreshore or seabed is discouraged.

Advocacy Policies

3. The Ministry of Energy and Mines and Ministry of Forests, Lands, and Natural Resources Operations is requested to refer all development proposals for sand and gravel, mineral or energy activities to the Islands Trust and to ensure disturbances are minimized and reclamation is completed to provincial standards.
4. A moratorium on oil and gas exploration in the Trust Area is supported.
5. The establishment of a no-staking reserve on Thetis Island is supported.

2.9 COMMERCIAL LAND USE

Background

There are two land use designations for commercial land use; Commercial Marine (C-1) and Commercial Recreation (C-2). There are three lots on Thetis Island with these designations, and no other areas where commercial activity is a designated land use.

Retail or service businesses on Thetis Island are limited, and Islanders travel to Chemainus or other nearby centres such as Duncan, Ladysmith or Nanaimo for shopping and services. Given the small population size and proximity to these other centres, the existing land designated as commercial is considered sufficient for the current needs of the community and is anticipated to be sufficient for many years to come. Therefore no other land has been proposed for future commercial land use.

There is one commercial resort on Thetis Island, which is in the Commercial Recreation (C-2) designation. Other visitors are accommodated in their own boats at the two marinas in Telegraph Harbour, which are in the Commercial Marine (C-1) designation, and in Bed and Breakfasts which are permitted as home occupations in residential zones. The two church camps and one Bible school (in the Institutional designation) also accommodate a large number of visitors from off-island.

Thetis Island, like other Gulf Islands, has an inherent appeal to visitors. However the large numbers of visitors can create concerns for a small community because of additional demands placed upon services like water supply, waste management, emergency response, and the ferry system, plus the general impact on residential tranquility. Visitors require accommodation that is both enjoyable and respectful of the Island's environment, private property, service limitations and of the community's values.

COMMERCIAL LAND USE OBJECTIVES

1. To ensure that any on-island commercial retail and service development is compatible with its immediate surroundings and is in keeping with the Island's rural character and lifestyle.
2. To allow for tourist accommodation that is compatible with preserving and protecting the environmental and social qualities of Thetis Island for present and future generations.
3. To ensure tourist accommodation has adequate water supply and septic disposal.
4. To ensure that tourist accommodation does not negatively impact sensitive ecosystems.
5. To ensure that tourist accommodation is designed to keep greenhouse gas emissions to a minimum.

COMMERCIAL LAND USE POLICIES

1. The minimum parcel size, the extent of commercial development, and the provision of facilities such as parking, screening, and signage should be regulated by bylaw.
2. Temporary use permits may be considered for short-term uses where appropriate.

3. Destination gaming facilities such as casinos and commercial bingo halls should not be supported.
4. Additional marinas or expansion of the existing marinas' water lease areas should not be supported.
5. Use of marinas as private yacht clubs should not be supported.

Retail and Service

6. Commercial retail and service development is to be encouraged in response to rather than in anticipation of the needs and desires of the Thetis Island community.
7. The principal land use should be small scale commercial retail and service business, with any residential usage being permitted only on an accessory basis and being limited to one dwelling unit per parcel for purposes of accommodating an owner, operator or an employee.
8. Concentrated locations of compatible future businesses should be encouraged and strip development discouraged.

Visitor Accommodation

9. New commercial visitor accommodation development proposals should be small scale and in keeping with the rural nature of Thetis Island. For example small-scale guesthouses, inns or lodges are considered to be appropriate future forms of commercial visitor accommodation.
10. Bed and breakfasts operated as home occupations should be permitted as a use accessory to residential use and should be regulated to minimize impacts.
11. Hotels, motels, commercial campgrounds, and recreational vehicle or trailer parks should not be supported.
12. Rezoning applications for commercial visitor accommodation should demonstrate:
 - a) A large enough lot area to buffer the noise, lighting or other potential disturbances caused by the visitor accommodation to neighbouring properties;
 - b) Sufficient parking for guests;
 - c) Design for water conservation and storage;
 - d) A potable and sufficient water supply and septic capability; and
 - e) Protection of sensitive ecosystems by locating buildings away from them and/or by protecting them through conservation covenant or donation as park or conservation land.
13. Regulations should limit the maximum number of buildings on a lot used for tourist accommodation, and the maximum floor area either as a total or for each building.
14. Clustering of buildings for visitor accommodation may be appropriate to reduce greenhouse gas emissions or to protect sensitive ecosystems.

2.10 INSTITUTIONAL LAND USE

Background

There are three institutional camps and centres on Thetis Island used for private educational, cultural, recreational, and religious camps, retreats or schools. They are located on three large lots on Preedy Harbour, North Cove, and one on the western-central shoreline.

They make a significant contribution to the Island's community life, and they are a significant land use on the Island, representing a part of Thetis Island's history.

Due to their accommodation of a large number of people, these facilities are major users of groundwater, and have unique challenges with sewage disposal. Many of their staff are year round residents of the island, they provide gift of time, skills and resources to support various community organizations and projects. Their children contribute to maintaining the primary school on the island.

The existing land designated for institutional use is considered sufficient for the current needs of the community and is anticipated to be sufficient for many years to come. Therefore no other land has been proposed for future institutional land use.

INSTITUTIONAL LAND USE OBJECTIVE

1. To ensure that the institutional camps or centres are operated in a manner and to an extent that minimizes adverse effects on the rural nature of the Island, on groundwater resources, on road traffic, and on ferry usage.

INSTITUTIONAL LAND USE POLICIES

1. Institutional camps or centres should be located on large areas of land so provision can be made for participant activities to be primarily on-site.
2. Land use regulations for institutional camp and centre uses should address minimum parcel size, extent of facilities development, maximum total floor area of buildings used for housing of staff and participants, building and structure setbacks height, parking, screening and signage. These should be designed with regard to minimizing the effects of institutional activities on adjacent land uses, maintenance of residential tranquillity, and protection of natural and water resources.
3. The existing institutional camps and centre should be recognized, afforded appropriate zoning designations and encouraged to maintain their respective large parcels
4. Proposals to change the land use designation and zoning to establish new institutional camps or centres should only be supported if it can be shown that they will not negatively impact neighbours, that there is a potable and sufficient water supply, that they will not negatively impact sensitive ecosystems, and that there will not be a significant increase to ferry loads at already busy times.

Advocacy Policies

5. The existing institutional camps and centre are encouraged to maintain the practice of staggering their participant change-over days to minimize peak demands upon the ferry and road systems.

2.11 INDUSTRIAL LAND USE

Background

There is currently no industrial land use on Thetis Island. Given the small, rural, and mainly residential nature of Thetis Island as well as the proximity to industrial lands in nearby communities on Vancouver Island, no lands are designated for future industrial land use, but if a need arises, designation of lands for industrial use will be considered on a case-by-case basis.

INDUSTRIAL LAND USE OBJECTIVE

1. To discourage industrial activities that detract from the rural and primarily residential island lifestyle or degrade the environment.

INDUSTRIAL LAND USE POLICIES

1. Proposals for industrial land use and development should be subject to land use regulation.
2. Industrial land use regulations should include measures for lot site coverage, building or structure setbacks, height, floor area regulations, screening, and parking and be developed with regard to minimizing the effects of industrial activities on adjacent land uses, maintenance of residential tranquility, retention of rural character, and the protection of natural resources.
3. When considering changes to land use designation and zoning to allow industrial activities, consideration should be given but not limited to the following:
 - a) adequacy of fire protection
 - b) adequacy of waste disposal
 - c) noise levels and hours of operation for high noise level equipment or activities
 - d) emission levels of toxic or irritant materials
 - e) impact on surface water flow patterns and groundwater supplies
 - f) impacts on the road system and ferry service
 - g) retention of the rural character
4. Industrial land use and development should not be permitted in areas suitable for agricultural use, environmentally sensitive areas, groundwater recharge areas, hazardous areas, or small lot residential areas.

2.12 PUBLIC UTILITIES

Background

Electricity, telephone, radio, television, water, sewers, solid waste disposal, and natural gas are examples of services that can be provided by public utility organizations that may be owned and operated by the Province, the Cowichan Valley Regional District, an Improvement District, or by a corporation under agreement with an Improvement District, Regional District, or the Province under Provincial or Federal Statute.

Thetis Island is provided with electricity services by BC Hydro - a Crown Corporation; with telephone by Telus - a private corporation.

Current public utilities are located within the Community Services land use designation, with the exception of Telus transfer station that is in the Agricultural Land Use designation and the highways works yard in the Residential land use designation. The principal and auxiliary fire halls are also within the Community Services land use designation.

PUBLIC UTILITIES OBJECTIVES

1. To ensure public utility land use and development is only for the servicing of Thetis Island residents and property owners and those of nearby adjacent islands.
2. To support cooperation with public utility organizations engaged in providing services on Thetis Island and with their regulatory authorities.

PUBLIC UTILITIES POLICIES

1. Public utility land use and development proposals will only be supported if they are for the provision of services to Thetis Island or adjacent islands, and if they would have minimal impact on the rural character of Thetis Island.
2. Locations for future public utility service sites shall be considered on a site specific basis, upon application.

Advocacy Policies

3. Public utilities involving overhead or underground transmission wires, cables, or piping, are encouraged to utilize common access corridor routings wherever practical.
4. Public utilities or their agents engaged in vegetation management along transmission routes or corridors are to be encouraged to minimize the degree of visual disruption and to control the invasion of non-native species.

SECTION 3 SERVICES OBJECTIVES AND POLICIES

3.1. LAND TRANSPORTATION SERVICES

Background

The Ministry of Transportation and Infrastructure is responsible for the establishment and maintenance of public roads on Thetis Island and all other areas within the Islands Trust. The Trust established an agreement with this Ministry regarding road standards on the Islands and procedures for designation of scenic and/or heritage roads and for cycle route plans. The road standards established are of reduced size from those used elsewhere in the province in order that the rural character of the Islands is maintained.

LAND TRANSPORTATION OBJECTIVES

1. To continue to develop and maintain a road system in keeping with the rural character of Thetis Island.
2. To ensure roads are safe and that their location and design do not encourage excessive vehicular speed.
3. To maintain natural vegetation on undeveloped portions of road rights-of-way.
4. To ensure public road accesses to the sea that are usable and safe.
5. To encourage, where appropriate, the use of paths or trails as an alternative to developed roads.

LAND TRANSPORTATION POLICIES

1. Road systems and servicing corridors should be designed to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures will be required to derive a net benefit to agriculture.
2. Road systems and servicing corridors should be designed to minimize fragmentation of forests.
3. New roads and improvements to existing roads should, where possible, conform to the natural contours of the land. Topographic considerations should be a guiding factor in road design.
4. Retention of natural vegetation on road rights-of-way is to be encouraged, subject to safety and operational maintenance constraints.
5. At the time of subdivision involving waterfront properties where dedication of public accesses to water is a consideration, such legal accesses should not be located in areas where topography renders them unusable. Consolidation of public accesses to water may be considered, if appropriate to site specific circumstances. The use of paths along portions of public accesses to water should be considered.
6. The establishment of paths or trails within road rights-of-way is to be encouraged in order to facilitate pedestrian and cyclist traffic and enhance road safety.

Advocacy Policy

5. The Ministry of Transportation and Infrastructure is encouraged to ensure traffic safety by limiting speed, and by the use of cautionary signage, particularly in areas with limited visibility or congestion, rather than by increasing road widths or by straightening alignments.

3.2. WATER TRANSPORTATION SERVICES

Background

Primary water transportation services to Thetis Island are provided by the B.C. Ferry Corporation which uses a car ferry to maintain scheduled daily sailings on a triangular route between Chemainus, Thetis Island and Penelakut Island.

Private boats access Thetis Island primarily via the two commercial marinas in Telegraph Harbour. The Thetis Island Community Dock, held by the Cowichan Valley Regional District and managed by the volunteer Thetis Island Port Commission, with an emergency boat berth is located adjacent to the B.C. Ferry Corporation terminal in Preedy Harbour. A boat launching ramp is located at the head of Telegraph Harbour.

Residents and businesses in ferry-dependent communities contribute to public transportation through gas taxes, sale taxes, rural provincial property taxes, income taxes, and regional district transit levies. They reasonably expect their government to support their transportation needs as it supports public transportation needs throughout the province.

WATER TRANSPORTATION OBJECTIVES

1. To maintain a level of ferry service adequate and affordable for the Thetis Island Community.
2. To maintain the Community Dock and other water transportation accesses to Thetis Island as a back-up and alternate to the ferry service.
3. To maintain suitably located marine emergency services.

WATER TRANSPORTATION POLICIES

1. The sharing of foreshore facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways is supported, where these structures are permitted.

Advocacy Policies

2. The B.C. Ferry Corporation shall be requested to:
 - a) provide an adequate level of ferry service, for which expansion follows rather than anticipates demand;
 - b) consult with the Thetis Island Community on all aspects of changes to their ferry service;
 - c) ensure, in cooperation with the Ministry of Transportation and Infrastructure, provision of adequate parking and safe pick-up and drop-off of passengers at the Preedy Harbour Ferry Terminal;
 - d) ensure, in cooperation with the B. C. Ambulance Service, that emergency ferry sailings are available when required;

- e) continue to berth the ferry at Preedy Harbour overnight; and
 - f) support consultation with the ferry advisory committees
3. The Provincial government shall be requested to:
 - a) Participate to a substantial degree in funding BC Ferries vessel replacements, as well as fleet additions, terminal improvements, and mid-life upgrades;
 - b) View major capital expenditures at BC Ferries in the same light as the new William R Bennett Bridge across Okanagan Lake and provide similar levels of extraordinary funding; and
 - c) Enshrine provincial participation in vessel replacement in the *Coastal Ferry Act*. Provincial funding should reflect the realistic needs of the system, in partnership with the fare-paying travellers.
 4. The Cowichan Valley Regional District shall be requested to continue the operation and maintenance of the Community Dock with the local volunteer board, Thetis Island Port Commission.
 5. The Federal government shall be requested to
 - a) administer and enforce regulations pertaining to marine navigation and vessel or aircraft movements with regard to water transport safety; and
 - b) maintain clear and safe marine navigation channels in cooperation with the Thetis Island Marine Association (TIMA).
 6. The B.C. Ambulance Service is requested to provide marine emergency evacuation services.

3.3. AIR TRANSPORTATION SERVICES

Background

Air transportation to Thetis Island is provided by commercial floatplane services which fly into the two marinas at Telegraph Harbour on a regular basis and by charter air services on a required basis. Areas used for helicopter emergency evacuations are located adjacent to the Preedy Harbour Ferry Terminal, at the school field, and at Pioneer Pacific camp.

AIR TRANSPORTATION OBJECTIVES

1. To ensure safe access by air while minimizing the level of noise from air transportation activities.
2. To maintain availability of emergency evacuation helipad areas.

AIR TRANSPORTATION POLICY

1. Maintenance of suitably located emergency helicopter evacuation facilities is to be supported.

3.4. WATER SYSTEMS

Background

Freshwater on Thetis Island is obtained almost exclusively from ground water sources by means of drilled or dug wells. There are no community water systems operated by improvement districts. The small and limited surface water sources are drawn upon by five water licences, whose purposes are for domestic and/or agricultural water supplies. In addition, some people use natural or dug ponds for freshwater supply.

The Ministry of Environment and Ministry of Forests, Lands and Natural Resources Operations, have not conducted studies on the freshwater resources of the Island and do not maintain or monitor any on-island test wells.

WATER SYSTEMS OBJECTIVES

1. To ensure adequate quantities of safe water are available for domestic use.
2. To ensure adequate quantities of water are available for fire suppression and other non-domestic purposes.
3. To conserve fresh water supplies.
4. To encourage self-sufficiency for supply of fresh water on Thetis Island.

WATER SYSTEMS POLICIES

1. Sources of safe water should be protected from contamination by means of land use regulations to the standards of the Vancouver Island Health Authority, the Ministry of Environment and Ministry of Forests, Lands and Natural Resources Operations.
2. The establishment and use of cisterns and ponds for supplementary water supply and for fire suppression, irrigation, agricultural, and other non-domestic use is supported.
3. Rainwater catchment, storage, and use is to be encouraged

Advocacy Policies

4. The Vancouver Island Health Authority and other appropriate agencies are encouraged to develop regulations for permitting the use of greywater in a manner that does not pose a risk to public health
5. The Ministry of Environment shall be requested to:
 - a) monitor the quantity of water supplied from wells/water systems on Thetis Island by establishing a program of observation test wells.
 - b) monitor surface wells and the issuance of water licences on a watershed basis; and monitoring the drilling of wells for groundwater management.
 - c) establish limits, when enabled by legislation, on the number of wells authorized relative to known water supply volumes.
 - d) not issue water licences where the impact of use under the proposed licence would be detrimental to existing or instream uses.
 - e) undertake a groundwater study for Thetis Island.
 - f) prohibit hydrofracturing.

6. Landowners are encouraged to:
 - a) have safeguards against over pumping of wells and saltwater intrusion, and
 - b) install and use rainwater catchment systems.

3.5. SEWAGE DISPOSAL

Background

Disposal of domestic sewage on Thetis Island is by septic tank/disposal field. There are no sewage collection or treatment systems and no known sewage outlets to the sea.

SEWAGE DISPOSAL OBJECTIVES

1. To ensure disposal of domestic sewage does not cause health hazards by contamination of ground, surface, marine waters, and the marine resources within those waters.
2. To encourage the conservation of water in disposal of sewage.

SEWAGE DISPOSAL POLICIES

1. Information programs regarding effective installation and maintenance of septic tank/sewage disposal field systems should be supported, including the use of effective alternate human waste disposal methods.
2. Rezoning or development permit applications for marinas should only be considered if pump out facilities are provided.

Advocacy Policies

3. The Vancouver Island Health Authority may be requested to provide remedial recommendations for any locations with suspected sewage contamination problems and for any areas where there may be anticipated cumulative effects from existing or proposed septic disposal systems that would create a health hazard.
4. The Ministry of Environment is requested to:
 - a) Maintain the monitoring of effluent discharge into the sea from sources adjacent to Thetis Island.
5. The Federal and Provincial government agencies with jurisdiction regarding discharge of sewage originating from vessels are requested to make the use of sewage holding tanks by vessels using waters adjacent to Thetis Island mandatory.
6. Neighbouring local governments are requested to require that marinas install pump-out facilities when applying for rezoning or a development permit.

3.6. SOLID WASTE DISPOSAL

Background

Solid waste disposal arrangements for Thetis Island are under the auspices of the Thetis Island Residents and Ratepayers Association who contract with a private waste disposal firm to maintain removable collection bins at a centralized collection point and to haul the deposited waste off the island to landfills operated by the Cowichan Valley Regional District.

SOLID WASTE DISPOSAL OBJECTIVES

1. To ensure and maintain adequate disposal of solid wastes so that any negative environmental impacts are minimized.
2. For Thetis Island to become a zero waste community.

SOLID WASTE DISPOSAL POLICIES

1. An on-island solid waste disposal site should only be established if solid waste can no longer be transported off island.
2. Disposal of off-island waste on Thetis Island should be prohibited by land use regulation.

Advocacy Policies

3. The Thetis Island Residents and Ratepayers Association is encouraged to continue working with other agencies to provide for solid waste disposal.
4. Recycling of solid waste to reduce waste disposal is supported.
5. Composting of organic household refuse and garden refuse is encouraged.

3.7. PROTECTIVE AND EMERGENCY SERVICES

Background

Protective and emergency services include response to the most frequent occurrences - calls from households involving medical aid and fires, through to police calls and incidents, to the least likely but potentially more devastating occurrence of island or region-wide emergencies including but not limited to earthquake or wildfire

Fire Protection - The possibility of fires is an important concern to Thetis Island residents and property owners. The combination of predominately forested areas, summer dry spells, limited water supply, and large numbers of visitors from urban areas create the potential for wildfires as well as fires associated with buildings, structures, vehicles, and related human activities.

Primary fire response is provided by the Thetis Island Volunteer Fire Department, incorporated as an Improvement District. The Ministry of Forests, Lands and Natural Resources Operations provides fire fighting services for wildfires beyond the capacity of the Fire Department.

Emergency Response – Initial medical aid is provided by members of the Thetis Island Volunteer Fire Department. Policing is provided by the RCMP, Ladysmith Detachment and the RCMP Nanaimo Communications Centre acts as the initial reception point for 911 calls. If a disaster situation is declared, registration and facilitation of sheltering and special needs could be provided by the Island's Emergency Support Services Centre (ESS), located at the Community Centre; in addition, Island neighbourhoods are supported with emergency aid assessment and support by Local Emergency Response

Neighbourhood (LERN) volunteer teams for each of the defined Island neighbourhood areas.

Overall emergency response planning and services are linked with the Provincial Emergency Program through the Cowichan Valley Regional District Emergency Department, with direct oversight coming via the Zone 3 (Ladysmith) Regional Coordinator. The Island's Emergency response team is made up of the Fire department, ESS, and LERN, who work with the CVRD and Zone 3 coordinator in developing emergency response plans.

PROTECTIVE AND EMERGENCY RESPONSE OBJECTIVES

1. To support the provision of effective protective and emergency response services.
2. To ensure adequate fire protection services for Thetis Island.
3. To encourage fire safety.
4. To ensure availability of appropriate emergency response services for Thetis Island.
5. To encourage awareness of emergency response services for Thetis Island.

PROTECTIVE AND EMERGENCY RESPONSE POLICIES

Advocacy Policies

1. The Thetis Island Volunteer Fire Department is supported as the primary response and fire suppression agency and its premises are assigned appropriate land use designations in Schedule "B" of this Plan.
2. The Ministry of Forests, Lands and Natural Resources Operations is supported in its suppression of major wildfires.
3. The Ministry of Forests, Lands and Natural Resources Operations Protection Branch and South Island Forest District, and the Ministry of Community, Sport and Cultural Development, Fire Commissioner's Office, are supported in their development and maintenance of the "Fire Safe Community" program for Rural Areas. The Thetis Island Volunteer Fire Department is supported in its efforts to implement elements of the Fire Safe Community Program, "Be Aware and Prepare" manual applicable to Thetis Island.
4. Measures to increase awareness of fire danger, safety and preparedness amongst residents, property owners, and visitors are encouraged. These may include but are not limited to:
 - a) Minimizing wildfire hazards by: Using exterior building materials with lower combustibility characteristics, installation of exterior building sprinkler systems and, adjacent to or atop buildings, removing exterior stored combustible materials, overhanging branches, and accumulated needles, leaves, and dead grasses.
 - b) Maintaining a source of water for fire suppression and having outdoor fire fighting tools, eg., bucket, hand pump tank, water hose and ladder to reach roof, shovel, and axe readily accessible.
 - c) Constructing and maintaining driveways so they are always accessible to fire department vehicles.

- d) Advising Island residents and visitors of fire concerns during periods of high or extreme fire danger ratings.
- 5. The Thetis Island Volunteer Fire Department is supported in its First Responder role for medical emergencies.
- 6. The Island's Emergency Support Services Centre is supported in its registration, sheltering, and special needs services role during declared disasters.
- 7. The Island's LERN teams are supported in their role to provide neighbourhood incident command and facilitation of localized emergency response during declared disasters.
- 8. The Island's Emergency Response Team is to be supported in its efforts to develop and implement emergency response plans.
- 9. Measures to increase awareness of emergency response services amongst residents, property owners, and visitors are encouraged.
- 10. Interagency communication and coordinated planning for Island emergency response services is supported.

SECTION 4 NATURAL AND HERITAGE RESOURCES

4.1 NATURAL RESOURCES

Background

Thetis Island is an ecologically diverse area, with numerous regions of ecological significance, both provincially and globally. In 2008 the Province of BC completed Terrestrial Ecosystem Mapping (TEM) for the Coastal Douglas-fir Biogeoclimatic Zone, which includes Thetis Island. In 2009, the Islands Trust and Islands Trust Fund worked together to create Sensitive Ecosystem Mapping for Thetis Island based on the TEM. The Sensitive Ecosystem Mapping was designed with the help of the BC Ministry of Environment, to update the Sensitive Ecosystems Inventory completed by the Provincial and Federal Governments in the mid-1990's.

The objective of the Sensitive Ecosystem Mapping was to identify, classify and map areas that are rare and ecologically sensitive. The mapping identifies seven sensitive ecosystems all of which are found on Thetis Island and represent approximately 34% of the area of the island.

In addition to the five identified sensitive ecosystems, Thetis also has rare mature forest ecosystems. These are usually conifer-dominated, occasionally deciduous, dry to moist forest types between 80-250 years in age. They are future older forests, provide connections between natural areas, and act as buffers minimizing disturbances to sensitive ecosystems. On Thetis Island, an area of approximately 37 hectares, or 3.3% of the area, is identified as mature forest.

Significantly, although a few old growth trees remain, Thetis Island has lost all of its Old Forest Ecosystem (over 250 years in age).

The people of Thetis Island have a vital role in the stewardship of these natural resources and ask all individuals, institutions, and relevant government agencies to cooperate and take actions necessary to ensure the sustainability of the natural environment of the Island.

It is important to recognize that as nearly all land on the Island is privately owned and as natural resource management is primarily an area of senior government jurisdiction, the implementation by the Thetis Island Local Trust Committee of many of the following objectives and policies will be dependent upon the cooperation and assistance of individual landowners and relevant senior government agencies.

NATURAL RESOURCE OBJECTIVES

1. To encourage the protection, conservation, and stewardship of natural resources.
2. To identify and protect environmentally sensitive areas or features.
3. To identify, protect, and conserve groundwater resources to maintain a sustainable supply of fresh water.
4. To protect and conserve surface water resources to help maintain sustainable supplies.
5. To protect marine life and foreshore habitat.
6. To protect the natural diversity of flora and fauna.

NATURAL RESOURCES POLICIES

1. The cooperation and assistance of Thetis Island residents, property owners, visitors, and relevant government agencies, is sought to ensure utilization and resource management practices which preserve and protect the Island's natural resources.

Sensitive Ecosystem Policies

2. Natural features and areas identified as environmentally sensitive to development may be protected by land use regulation and may be regulated by Development Permit.
3. Development detrimental to sensitive ecosystems and areas is not to be allowed.

Sensitive Ecosystem Advocacy Policies

4. Residents and property owners are encouraged to assume stewardship of sensitive ecosystems. The voluntary use of conservation covenants for such purposes is supported.
5. Sensitive Ecosystems are shown on Schedule F. The cooperation of relevant senior government agencies is encouraged to further identify and protect environmentally sensitive features and areas.

Groundwater Resources Policies

6. Upland areas important for ground water recharge, such as Burchell Hill and Moore Hill, are to be protected from disturbance that would lessen their value for groundwater recharge purposes. Protective measures may include:
 - a) encouragement of stewardship to retain adequate natural vegetation cover
 - b) establishment of lower densities for subdivision of land and dwelling use
 - c) restricting uses that may impact groundwater quality
 - d) establish a system to collect, maintain, and analyse data on groundwater supply and use

Groundwater Resources Advocacy Policies

7. The Ministry of Environment, Water Stewardship Division shall be requested to:
 - a) identify and assess elevated water catchment areas and recharge areas
 - b) identify and assess major aquifers
 - c) establish a system to collect, maintain, and analyse data on groundwater supply and use.

Surface Water Resources Policies

8. The Local Trust Committee should adopt a development permit area or establish setbacks to regulate development within 30 metres of the streams identified in Schedule G, including those applicable to the provincial *Riparian Areas Protection Regulation of the Riparian Areas Protection Act*.
9. Streams, ponds, and catchment areas are to be protected from disturbance or

contamination that would diminish their value for water supplies.

10. The use of water storage ponds is encouraged to augment surface water resources, provided there are no adverse impacts on downstream users.

Water Conservation Policies

11. The Local Trust Committee may consider requiring cisterns for rainwater collection for new residential dwelling units and cottages.
12. Conservation of freshwater supplies should be encouraged wherever appropriate and supportive measures may include but are not necessarily limited to:
 - a) Information programs to increase user awareness of water conservation practices, including ways of informing visitors.
 - b) Installation of water saving plumbing fixtures and appliances.
 - c) Use of drought tolerant plant materials, particularly native plants, for landscaping purposes.
 - d) Collection, storage, and use of rainwater as an alternative to groundwater.
 - e) Discouragement of the use of groundwater for irrigation and other non-domestic uses.

Marine and Coastal Resources Policies

13. Foreshore and adjacent coastal water area land use regulations should place emphasis on retaining natural characteristics.
14. Public access and the right to recreational use of the foreshore should be supported and protected, and such access and use should respect the interests of adjacent residents and tenure holders.
15. The integrity of foreshore features, shoreline features, and intertidal processes may be maintained by:
 - a) Discouraging uses that disrupt natural features and processes and encouraging owners of shoreline properties to retain, wherever possible, natural vegetation and natural features on areas sloping towards the foreshore.
 - b) Supporting the prohibition of filling, deposit, excavation, or removal of foreshore and seabed materials, excepting maintenance of navigational channels and existing wharfage areas.
 - c) Land use regulations should provide for upland waterfront developments to be setback sufficiently to allow for natural erosion and accretion processes, without endangering structures.
 - d) Where land use regulations provide for private docks, the use of communal docks is to be encouraged where feasible and breakwaters are to be prohibited.
16. A marine conservation zone may be established, with adjacent upland owner consent, over foreshore and adjacent water areas in order to afford protection to specific foreshore and marine features.
17. Telegraph Harbour, a natural protected harbour is acknowledged as one of Thetis Island's prominent marine and coastal resources. A balance is to be retained in Telegraph Harbour between public boat moorage, commercial marina facilities, air

transportation services, navigational channels, and recreation, such that the Harbour's overall safety and value to the Community is maintained.

Advocacy Policy

18. The Integrated Land Management Bureau shall be encouraged to continue the practice of respecting land use regulations of local government when authorizing uses of the foreshore and adjacent marine waters.

Wildlife and Vegetation Resource Policy

19. Residents and property owners are encouraged to retain areas of land and water in their natural state to ensure sufficient natural habitat is retained for maintenance of wildlife and bird populations or retention of rare or significant vegetation. Invasive plants should be controlled through ecologically sensitive techniques.

Wildlife and Vegetation Resource Advocacy Policy

20. The Ministry of Environment is encouraged to assist interested landowners and the Thetis Island Local Trust Committee in furthering detailed identification and location of rare or endangered fauna and flora on the Island and to offer assistance in their protection.

4.2 AIR RESOURCES

Air Resources Objective

1. To maintain a high standard of air quality for Thetis Island and its immediate surroundings.

Air Resources Policy

1. On-Island sources of air pollution should be minimized through:
 - a) encouraging owners and residents to maintain wood burning stoves in good working order and to use well-seasoned fire wood to reduce smoke emissions
 - b) encouraging the use of composting for vegetation wastes
 - c) discouraging burning of garbage and other wastes
 - d) prohibiting industry which emits noxious gases or wastes into the air.

Air Resources Advocacy Policy

2. The Ministry of Environment shall be requested to monitor and enforce regulations pertaining to air pollution.

4.3 HAZARD AREAS

Background

Hazard lands are lands that can be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfalls or subsidence that may endanger development.

Some areas of the island may be potentially hazardous to development due to a combination of steep slope and geology.

Hazard Areas Objective

To protect development from hazardous conditions.

Hazard Areas Policies

1. Hazard lands should be identified and mapped.
2. In order to maintain slope stability along the escarpments, retention of vegetation and tree cover should be maintained.
3. Areas identified as hazardous to development should be considered as potential development permit designation areas.
4. To protect against loss of life and to minimize property damage associated with flooding, the Thetis Island Local Trust Committee encourages agricultural, park, or open space recreational uses of flood susceptible lands. Where floodable lands are required for development, the construction and siting of buildings and mobile homes to be used for habitation, business, or storage of goods damageable by flood waters shall be floodproofed in accordance with land use regulations to standards specified by the Ministry of Environment.

Hazard Area Advocacy Policy

5. The Ministry of Environment will be requested to assist in the identification and assessment of areas that may be hazardous to development.

4.4 HERITAGE AND ARCHAEOLOGICAL RESOURCES

Background

Thetis Island heritage resources consist of archaeological evidence of aboriginal use and remaining elements of early European settlement.

Thetis Island is within the traditional territory of several first nations, including the Penelakut Band of the Cowichan Nation. There are no first nation reserves on Thetis Island, but the area has a long history of traditional use. According to *Shxunutun's Tu Suleluxwtst: In the footsteps of our Ancestors*, (the Interim Strategic Land Use Plan Book for the Hul'qumi'num Core Traditional Territory, 2005), people residing in permanent winter villages in Kulleet Bay, Shell Beach on Valdes Island, and Penelakut (Kuper) Island utilize North Cove and the long inlet which leads to Moore Hill on Thetis Island for salmon fishing and beach food collection. Telegraph Harbour is the site of a village on Penelakut (Kuper) Island, and the harbour was an important beach food harvesting location before pollution closed the area to taking of shellfish.

European Settlement and Natural Heritage

Several buildings and sites over 100 years old have been identified in an Islands Trust publication on heritage buildings as noteworthy for preservation for their heritage and settlement values (shown generally in Schedule D). Natural heritage resources, such as old growth or unique trees, rare vegetation, geological land forms, and historic access trails or routes to settlement can also be considered important heritage values for conservation and protection.

Archaeological Sites

Archaeological sites are the physical evidence of how and where people lived in the past. For 98% of the time people have lived in this area, no written records were made. Archaeological sites and oral tradition are the only vestiges of this rich history extending back many thousands of years.

The plan area contains 26 recorded archaeological sites and has the potential to contain more. The Province protects these sites, whether known or unrecorded, through the Heritage Conservation Act. This protection applies to both private and Crown land and means that a property owner must have a heritage permit to alter or develop within an archaeological site.

For some development proposals, the Islands Trust is the first agency to review plans, and as such have a unique opportunity to advise applicants if an archaeological site is on or near their property, before land alteration begins. The Archaeology Branch requests that local government staff check the Provincial database of recorded archaeological sites for every application received, and notify landowners if there is a conflict. Notification will include direction to engage a professional consulting archaeologist. The archaeologist will determine if an archaeological impact assessment is necessary to manage development related impacts to an archaeological site. Altering a protected archaeological site will require a Provincial Heritage Alteration Permit prior to land altering activities.

HERITAGE AND ARCHAEOLOGICAL RESOURCES OBJECTIVES

1. To encourage the identification, protection, and conservation of archaeological sites, buildings and sites associated with early settlement, and natural heritage features.
2. To protect archaeological sites from damage due to development, land alteration or human use.
3. To increase public awareness of the Island's heritage resources.
4. To recognize first nations past and current presence on Thetis Island, its foreshore and surrounding waters, and to protect archaeological and other cultural heritage resources in cooperation with first nations.

HERITAGE AND ARCHAEOLOGICAL RESOURCES POLICIES

1. Applicants for development proposals should be notified if the subject property overlaps with a recorded protected archaeological site.
2. The Local Trust Committee should consider, in cooperation with first nations and relevant agencies, developing archaeological potential mapping to identify areas where unrecorded archaeological sites are likely to exist.
3. The Local Trust Committee should, in cooperation with first nations and relevant agencies, develop improved methods of determining and assessing impacts on potential archaeological sites, or other first nations cultural sites, when it is considering land use applications and referrals.
4. The maintenance, repair, or restoration of sites with heritage values may be encouraged through land use regulation providing for special considerations for

lands with restored sites or features.

5. The use of voluntary conservation covenants to protect heritage resources should be encouraged.
6. An inventory of heritage resources should be undertaken for sites, buildings, and structures associated with early settlement and for natural heritage features.

SECTION 5 CLIMATE CHANGE ADAPTATION AND MITIGATION

Background

Climate change refers to the increasing concentration of heat-trapping greenhouse gases in the atmosphere as the result of human activities— primarily the burning of fossil fuels and large-scale deforestation. A 2007 report from the Intergovernmental Panel on Climate Change reveals that between 1970 and 2004, greenhouse gas emissions have increased by 70%. This dramatic rise in atmospheric greenhouse gas concentrations has in turn triggered an increase in the average temperatures of near-surface air and ocean water, with temperatures projected to rise 1.1° to 6.4° C over the next century. Although seemingly slight, these temperature changes will have dramatic and negative impact on ecological systems around the globe.

In response to climate change issues, the provincial government gave Royal Assent to Bill 27 [*Local Government (Green Communities) Statutes Amendment Act, 2008*] on May 29, 2008. Bill 27 amends the *Local Government Act* and other Provincial regulations to provide new tools for local governments. Most significantly, Bill 27 requires that all local governments include greenhouse gas emission reduction targets—and policies and actions to achieve those targets— in their Official Community Plans.

The Islands Trust Council identified Climate Change and the implementation of Bill 27 as the top strategic plan priority in 2009 and early 2010. The Thetis Island Local Trust Committee supported this direction, as did most community members who attended a special community meeting on reducing greenhouse gas emissions in December 2009.

The following targets, objectives, policies and actions are the first step to ensuring that the reduction of greenhouse gas emissions specifically and the impact of climate change in general become part of the planning process for Thetis Island.

CLIMATE CHANGE ADAPTATION AND MITIGATION OBJECTIVES

1. To give consideration to the impacts of climate change in all land use decisions;
2. To promote the use of renewable energy and the development of renewable energy sources;
3. To support actions in land use, site planning, and construction that reduce greenhouse gas emissions;
4. To advocate support from other agencies and levels of government to achieve significantly higher levels of energy conservation and significantly lower levels of greenhouse gas emissions;
5. To consider new ways to support alternative transportation, including public transit and walking and biking trails;
6. Recognizing that the measurement base and methodology is not yet established formally, to accept as an interim target, the reduction of greenhouse gas emissions by 33% by 2020 and 85% by 2050 from 2007 levels. Within the local trust area this reduction will be achieved by actions resulting from individual and community initiatives, the actions of other agencies and levels of government, technological changes, and changes to land use policies and regulations; and;

7. To work with regulatory bodies to establish meaningful, workable measurement methods and targets to achieve real and significant reductions.

CLIMATE CHANGE ADAPTATION AND MITIGATION POLICIES

- a) The Local Trust Committee should consider the development of new criteria for assessing official community plan or land use bylaw amendment applications from the perspective of climate change adaptation and mitigation. This criteria will address issues such as the impact of the density proposed on reducing greenhouse gas emissions, land use and the form of the development, use of building materials and construction methods, energy efficiency and sources, and the long term potential for the development to truly result in a decreased footprint on the landscape.
- b) The Local Trust Committee should look for new methods for better understanding and monitoring greenhouse gas emissions, as well as other measures of climate change, that are relevant to Thetis Island. Relevant baseline data should be established to map future reductions in greenhouse gas emissions and refine greenhouse gas reduction targets.
- c) The Local Trust Committee should work with the Trust Fund Board and other conservation organisations to promote land conservation as a cost effective and important climate change mitigation strategy.
- d) Recognizing the Agricultural Land Reserve, the Local Trust Committee promotes land use that supports local food production, in an environmentally responsible and sustainable way, as a significant step to reducing food transportation costs and reducing greenhouse gas emissions created by food transport, while maintaining the integrity of existing ecosystems and forest cover.
- e) The Local Trust Committee should consider support for new forms of housing that include clustering and zero emission housing, provided that there is no change in the existing buildout or subdivision potential.
- f) The Local Trust Committee supports reduction in overall existing buildout or subdivision potential through lot consolidations.
- g) The Local Trust Committee encourages local, small-scale generation of alternative non-polluting energy sources with limited noise, visual impacts and safety risks
- h) The Province is strongly encouraged to financially support and provide incentives for greenhouse gas emission reduction initiatives for individuals and community organisations.
- i) The Province is strongly encouraged to amend the building code and health regulations to allow for alternative waste disposal and grey water management systems that are environmentally responsible and sustainable.

- j) Residents are encouraged to work beyond the requirements of provincial and national building codes and find new ways to incorporate high energy efficiency into building design and construction. In addition, residents are encouraged to seek out new ways of reducing their own greenhouse gas emissions through alternative transportation methods, reduced use of fossil-fuel burning engines or generators, and increased use of alternative energy sources with limited noise, visual impacts, and safety risks.
- k) A number of Climate Change adaptation and mitigation actions are identified that can only be achieved through cooperation and initiatives resulting from individuals and the community, the actions of other agencies and levels of government, BC Ferry Services, technological changes, and changes to land use policies and regulations. The following activities are encouraged as possible actions that can be taken to reduce greenhouse gas emissions:
 - i. The Local Trust Committee should develop improved methods of determining and assessing the energy efficiency and climate change impacts of proposed development when it is processing land use applications. Application checklists should be revised to include climate change mitigation and adaptation criteria, such as energy efficiency, renewable energy and carbon sequestration impacts.
 - ii. Islands Trust Natural Area Protection Tax Exemption Program should be widely advertised to ensure all residents are aware of the benefits (both financial and from an environmental perspective) of protecting natural areas.
 - iii. The Local Trust Committee encourages residents to calculate and record their personal and household greenhouse gas emissions, while considering conservation of water and energy.
 - iv. The Local Trust Committee should consider developing policies and programs to support the reduction of greenhouse gas emissions as it relates to burning; i.e. promoting community awareness re: composting, mulching and other environmentally friendly options for land clearing debris disposal.
 - v. The Local Trust Committee should advocate on behalf of the Thetis community to:
 - a. BC Ferry Services for support of our need for greenhouse gas emissions reduction; and,
 - b. Communicate to the Provincial government the needs of the communities BC Ferry Services serves for Provincial support.
 - vi. The Local Trust Committee should work with the community, other agencies and levels of government to establish a useful inventory of greenhouse gas emissions for measurement and tracking purposes.”
 - vii. The size, siting and height of wind turbines should be regulated in order to minimize environmental impacts and safety risks. Land use regulation should differentiate between wind turbines for onsite use and those that generate energy for use offsite.

SECTION 6 DEVELOPMENT PERMIT AREAS AND TEMPORARY USE PERMITS

6.1 DEVELOPMENT PERMIT AREAS

Background

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Pursuant to Section 488 of the *Local Government Act* a community plan may designate development permit areas for one or more of the following:

- a) protection of the natural environment, its ecosystems and biological diversity;
- b) protection of development from hazardous conditions;
- c) protection of farming;
- d) revitalization of an area in which a commercial use is permitted;
- e) establishment of objectives for the form and character of intensive residential development;
- f) establishment of objectives and the provision of guidelines for the form and character of commercial, industrial or multi-family residential development;
- g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region.
- h) establishment of objectives to promote energy conservation;
- i) establishment of objectives to promote water conservation; and
- j) establishment of objectives to promote the reduction of greenhouse gas emissions.

Development Permit Area Objective

1. To consider the establishment of development permit areas on a category specific basis as a subsequent amendment to this official community plan.

Development Permit Area Policy

1. In the considerations leading to establishment of development permit area designations in this official community plan, priority should be given to permit area designations for the protection of the natural environment and for protection of development from hazardous conditions.

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Development Permit Designations

1. *Development Permit Area No. 1: Riparian Areas*

Development Permit Area No. 1 is established pursuant to Section 488 of the *Local Government Act*, for the protection of the natural environment, its ecosystems and biological diversity.

Terms used in this section that are defined in the provincial *Riparian Areas Protection Regulation (RAPR)*, *Riparian Areas Protection Act* are intended to be interpreted in accordance with the definition given in the Regulation, as it may be amended from time to time.

Location

The Riparian Areas Development Permit Area includes all land designated on Schedule I of this plan, which includes any of the following that provides potential fish habitat, as defined as a stream in accordance with *RAPR*:

- a) a watercourse or body of water, whether or not usually containing water; and

- b) any of the following that is connected by surface flow to a watercourse or body of water referred to in (a):
 - (i) a ditch, whether or not usually containing water;
 - (ii) a spring, whether or not usually containing water;
 - (iii) wetland.

For a stream that is not located in a ravine, the development permit area is a 30 metre strip on each side of the stream, measured from the stream boundary.

For a stream located within a ravine less than 60 metres wide, the development permit area is a 30 metre strip on each side of the stream, measured from the stream boundary to a point that is 30 metres beyond the top of the ravine bank.

For a stream located within a ravine that is 60 or more metres wide, the development permit area is a 10 metre strip on each side of the stream, measured from the stream boundary to a point that is 10 metres beyond the top of the ravine bank.

The designation and delineation of Development Permit Area 1 consists of a digital record stored and maintained in a Geographic Information System (GIS) at the offices of the Islands Trust. The actual location of the streams and water bodies and the actual extent of the Development Permit Area may need to be determined on a site-specific basis by a qualified environmental professional or surveyor.

Justification

This development permit area contains streams, lakes/ponds and wetlands and their associated riparian areas, which have been identified as potential fish habitat. Riparian areas are necessary for stream and watershed health.

Riparian ecosystems perform a number of valuable services to humans, plants and animals alike. They support a diversity of plants and animals, provide important refuges and migration routes for birds and wildlife, and support fish life processes. Vegetation in riparian areas moderates the volume and rate of water flowing through the watershed and stabilizes stream banks by holding soil in place. Plant root systems enhance the soil's ability to absorb water by making it more porous. This allows water to be stored and released slowly into the watercourse, reducing erosion and flooding. Soils also filter impurities and sediment from runoff water, improving water quality in the stream channel.

Riparian vegetation provides food and shelter for fish. Shade from trees within the riparian area regulates water temperatures within the stream, which is critical for salmon, trout and other fish species that need cool water to survive. Logs and other woody debris fall into streams from the riparian area influencing stream channel morphology, dissipating the stream's natural erosive energy and providing habitat for a diverse range of species. Land use practices including land clearing, road building, construction of buildings and structures, and location of septic systems in or near riparian areas can jeopardize these habitats and water quality. Protection of riparian vegetation and watercourses is therefore necessary to protect the natural environment, ecosystems and biological diversity of Thetis Island.

It is a policy of the Islands Trust Council that local trust committees shall in their Official Community Plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or water courses, wetlands or riparian zones and to protect aquatic wildlife.

Furthermore, the *Riparian Areas Protection Act*, requires that local governments establish regulations to protect riparian areas. This designation is intended to protect riparian areas from development so that the areas can provide natural features, functions and conditions that support fish life processes.

The objectives of this designation are:

1. To protect the biological diversity and habitat values of riparian and aquatic ecosystems;
2. To protect the natural environment necessary to provide productive fish habitat, including streams and the adjacent land and vegetation; and
3. To direct their restoration and enhancement so that they can provide natural features, functions and conditions that support fish life processes.

6.2 TEMPORARY USE PERMITS

Background

Section 920.2 of the *Local Government Act* enables a local government to designate areas where temporary uses may be allowed. A temporary use permit may allow a use not permitted by a zoning bylaw, specify conditions under which the temporary use may be carried on, and allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued.

Where a temporary use permit area under this section is designated, the Local Trust Committee may issue a permit by resolution that allows activities to be carried out under the conditions specified in the permit, including requiring the landowner to give security to guarantee the performance of the terms of the permit. Notice of the Local Trust Committee's intent to consider allowing a temporary use permit to be issued must be given. A temporary use permit may be issued for a period of up to three years and may be renewed only once.

Temporary Use Permit Objectives

1. To give consideration to allowing certain types of uses to be located in the planning area which may by the nature of the proposed activity, be deemed to be a temporary and not a permanent use
2. To ensure that the integrity of an existing neighbourhood would not be adversely disrupted should an application for a temporary use permit be approved.

Temporary Use Permit Designations and Conditions

Designations

1. Land within the Rural Residential, Rural, and Agricultural land use designations is designated under s. 920.2 of the *Local Government Act* as an area in which temporary use permits for the provision of temporary tourist accommodation may be issued. Land within the Agricultural Land Use Designation that is in the Agricultural Land Reserve is designated under s. 920.2 of the *Local Government Act* as an area in which temporary use permits for the provision of temporary tourist accommodation may be issued only to the extent that such a use is permitted in the Agricultural Land Reserve under the *Agricultural Land Commission Act* and its regulations.

Conditions

2. The following conditions may be considered when evaluating an application for a temporary use permit:
 - a) the Local Trust Committee should consider the cumulative effects on the neighborhood and Island of all the temporary use permits issued for tourist accommodation;
 - b) An owner or operator of the tourist accommodation should reside on the lot for which the application for temporary use covers;
 - c) the landowner should be required to provide documentation from a qualified professional that the septic disposal system has been inspected to show it is working properly and capable of supporting the proposed occupancy load;
 - d) the landowner should be required to provide proof of an occupancy permit and written proof from a qualified professional that the dwelling meets the fire code;
 - e) a condition of the permit should require that the landowner posts for guests information on noise bylaws, water conservation, fire safety, storage of garbage, septic care and control of pets (if pets are permitted);
 - f) the landowner should demonstrate a large enough lot area to buffer the noise, lighting or other potential disturbances caused by the visitor accommodation to neighbouring properties;
 - g) the landowner should be required to provide proof of sufficient parking for guests; and
 - h) the landowner should be required to provide proof of a potable and sufficient water supply for guests.

6.3 DEVELOPMENT APPROVAL INFORMATION

6.3.1 Circumstances

Applicants for:

- a) development permit areas;
- b) temporary use permits; and
- c) Official Community Plan or Land Use Bylaw amendments,

pursuant to section 487 of the *Local Government Act*.

6.3.2 Special Conditions

1. Development Permit Area 1 is designated as an area for which development approval information may be required as authorized by Section 485 of the *Local Government Act*. Development approval information in the form of a report submitted by a Qualified Environmental Professional (QEP) may be required for applicable development activities. Development Permit Area 1 protects the natural environment, specifically streams, lakes/ponds and wetlands and their associated riparian areas, which have been identified as potential fish habitat. Development approval information is required to determine under what circumstances and conditions development permits may be issued to manage development that potentially has a significant impact on aquatic and adjacent riparian ecosystems.

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2. Temporary use permits may be issued in the Rural Residential, Rural, and Agricultural land use designations for provision of temporary tourist accommodation. Development approval information is required to determine under what circumstances and conditions a temporary use permit may be issued to permit a use that potentially has an impact on the local infrastructure, community services, and the natural environment.
3. Applications for Official Community Plan or Land Use Bylaw amendments may be considered by the Local Trust Committee. Development approval information may be required for any such application in order to obtain information on the potential impacts of the land use or density change such as impacts on transportation patterns, local infrastructure, public facilities including schools and parks, community services, and the natural environment.

SECTION 7 ADMINISTRATION AND IMPLEMENTATION

7.1 ADMINISTRATION

The Thetis Island Local Trust Committee shall administer the provisions of this official community plan bylaw.

7.2 IMPLEMENTATION

Upon adoption, methods available to the Thetis Island Local Trust Committee for implementation of plan policies and recommendations include:

a) Regulatory Bylaws

Regulatory bylaws may include provisions reflecting the policies of this plan for:

- i) regulating the use of land, buildings and structures;
- ii) regulating the density of the use of land, buildings and structures;
- iii) the siting, size and dimensions of buildings and structures and uses permitted on the land;
- iv) the location of uses on the land and within buildings and structures;
- v) the shape, dimensions, and area of parcels of land that may be created by subdivision;
- vi) establishment of different density regulations for a zone, one generally applicable for the zone and the other or others applicable if certain amenities and or affordable or special needs housing are provided either by agreement or by zoning designation;
- vii) off-street parking and loading spaces;
- viii) drainage;
- ix) signs;
- x) screening;
- xi) flood plain elevations and setbacks when approved by the Ministry Environment;
- xii) subdivision servicing requirements.

b) Permits

The Thetis Island Local Trust Committee may review applications for development permits, temporary use permits, and development variance permits, where policies and bylaws allow for these procedures.

c) Covenants

The Thetis Island Local Trust Committee may enter into voluntary covenants with property owner(s) registered on the title to the land.

d) Consultation With Other Government Agencies

Coordinated efforts with other government agencies include review of applications referred in relation to this plan and regulatory bylaws, advising agencies of the policies contained within this plan and by developing agreements that assist in their implementation.

e) Consultation with the Public and Advisory Committee

Awareness of provisions of this plan on the part of the public can assist the Local Trust Committee its Advisory Committees in implementing plan provisions and as means of resolving community concerns and issues.

7.3 AMENDMENT

This official community plan bylaw may be amended by the Thetis Island Local Trust Committee at its initiative or in response to an application. Individuals seeking amendment shall submit applications in the form provided for in the bylaw of the Local Trust Committee.

Where an application for amendment of this official community plan bylaw has been denied, any application for the same amendment shall be considered pursuant to any regulatory bylaws addressing fees and procedures.

7.4 REVIEW

The Local Trust Committee may initiate a review of the official community plan at any time. The plan should be reviewed in its entirety at least every ten years from the adoption date.

APPENDICES

APPENDIX 1 – DENSITY TRANSFER

Density transfer refers to two consecutive zoning amendments undertaken to protect a specified property by removing some or all of the development potential from one property and transferring that density to another property or to another portion of the same property. On Thetis Island, the Local Trust Committee is willing to consider using density transfer to permit a land owner to give or sell land to a conservation organization, or dedicate land for park, without losing the subdivision potential of the property. There is no net increase in residential density because the residential density that is transferred simply replaces that of the lot given to the conservation agency or dedicated as park.

DENSITY TRANSFER POLICIES

Policy 1 The Local Trust Committee may consider applications for density transfer for conservation and park purposes only. Eligible situations are listed below:

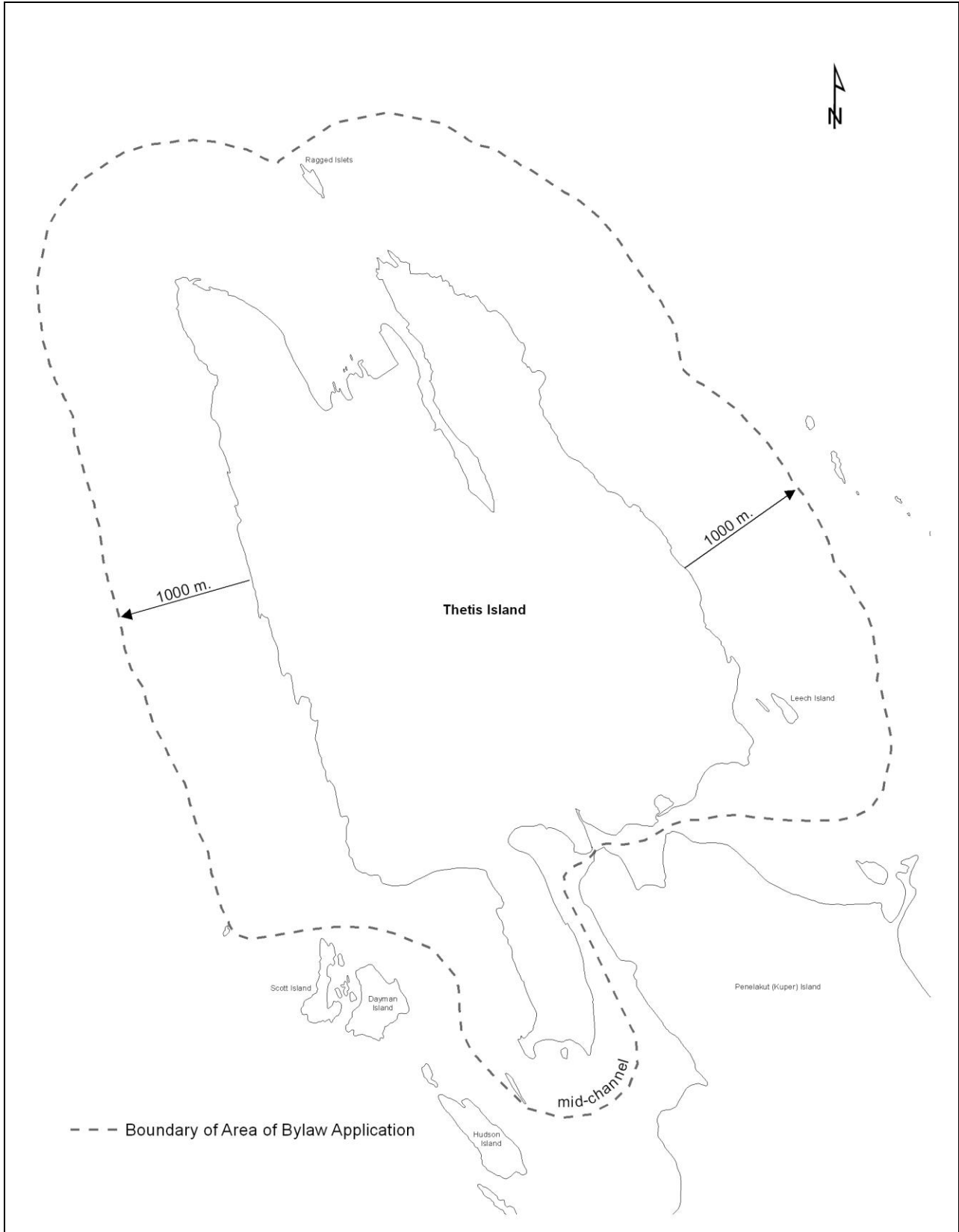
- dedication of land for a park
- donation of land for conservation purposes
- sale of land for conservation purposes

DENSITY TRANSFER GUIDELINES

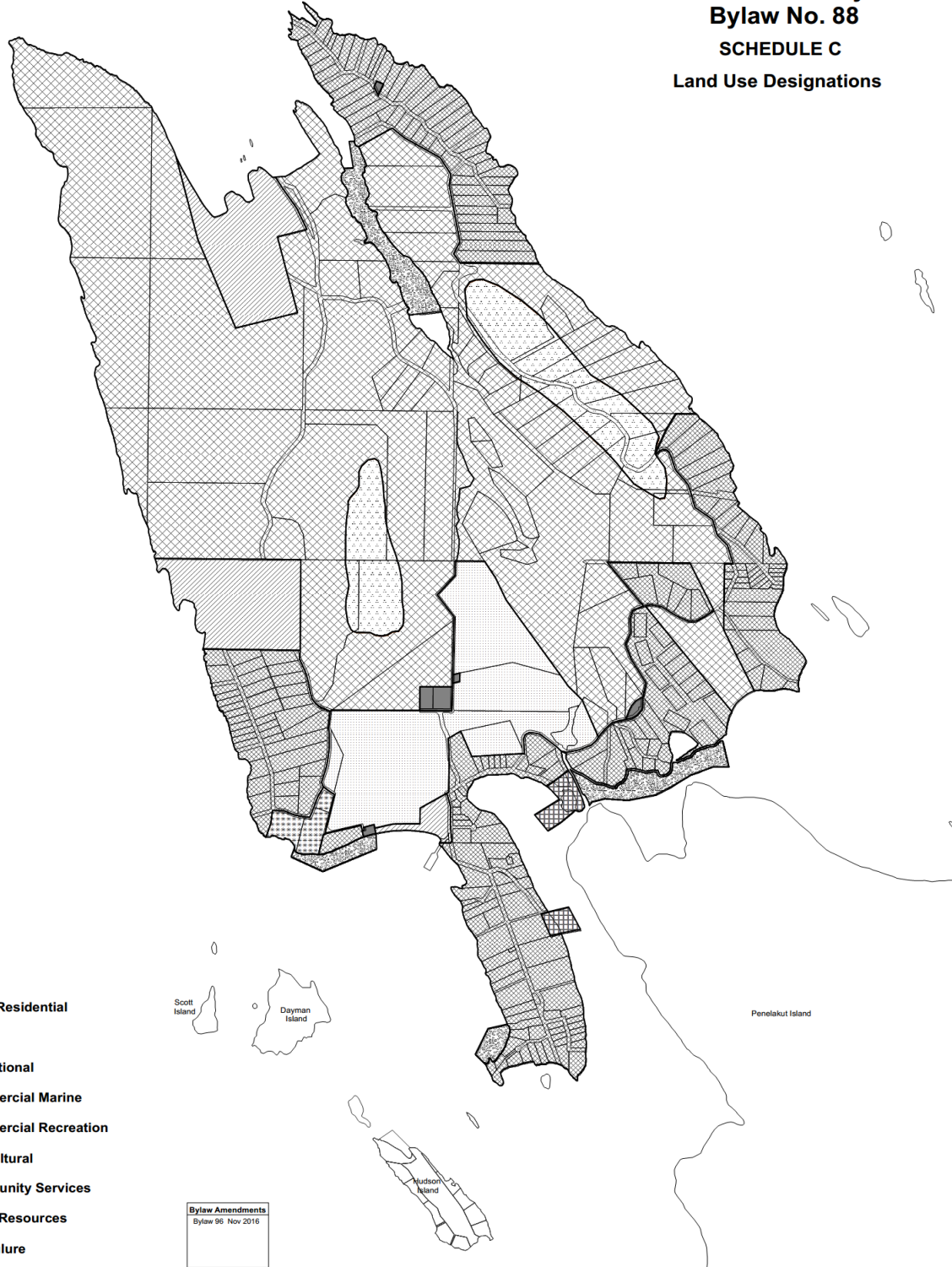
- Guideline 1 Transfer of residential density should only be considered for the eligible situations listed under Policy 1 of this Appendix.
- Guideline 2 The original parcel on which the land is being protected under Policy 1 of this Appendix is referred to as the parent parcel.
- Guideline 3 The parcel of land to be given or sold to a conservation organization or dedicated as park is referred to as the protected parcel.
- Guideline 4 The parcel of land to which the density is being transferred is referred to as the receiving parcel.
- Guideline 5 Density transfer to permit the provision of land under Policy 1 of this appendix should result in no net overall increase in residential density.
- Guideline 6 Calculation of the number of residential densities will be based on the area of the protected parcel divided by the minimum average lot size for the zone in which the protected parcel is located (in the absence of a minimum average lot size, the minimum lot size shall be used).
- Guideline 7 In the event the above calculation results in a fraction, the number may be rounded up to the nearest whole number provided that by rounding the number up there is no net increase in residential density on the parent parcel.
- Guideline 8 Applications that affect land in the Agricultural Land Reserve will be subject to the approval of the Agricultural Land Commission.

- Guideline 9 Where the protected parcel is intended for conservation, the density transfer is conditional on the conservation organization agreeing to accept the protected parcel and the Local Trust Committee considering the protected parcel suitable for conservation purposes.
- Guideline 10 Where the protected parcel is intended as park, the density transfer is conditional on the relevant government agency agreeing to accept the protected parcel for a park and the Local Trust Committee considering the protected parcel suitable for park purposes.
- Guideline 11 The minimum lot size for the receiving parcel resulting from density transfer zoning amendments in any designation is 1.0 hectare, provided adequate potable water and sewage disposal capacity is demonstrated.
- Guideline 12 Applicants for a density transfer zoning amendment that includes sensitive areas shown on Schedule F may be required to provide Development Approval Information for the special conditions outlined in Guideline 13 of this Appendix.
- Guideline 13 The areas shown on Schedule F and the are environmentally sensitive areas in which development is not encouraged. Development Approval Information may be required to help the Local Trust Committee determine appropriate uses, density and siting of development resulting from a density transfer zoning application.
- Guideline 14 The protected parcel must be secured in perpetuity for conservation or park either by dedication or the registration of a covenant that restricts the use of the protected parcel to conservation or park.
- Guideline 15 Density transfer zoning applications should be consistent with all other policies of this Plan.

SCHEDULE B – THETIS ISLAND OFFICIAL COMMUNITY PLAN DESIGNATION AREA



THETIS ISLAND
Official Community Plan
Bylaw No. 88
SCHEDULE C
Land Use Designations



- R-1 Rural Residential
- R-2 Rural
- I Institutional
- C-1 Commercial Marine
- C-2 Commercial Recreation
- A Agricultural
- S Community Services
- W Water Resources
- M Mariculture

Bylaw Amendments
 Bylaw 96 Nov 2016



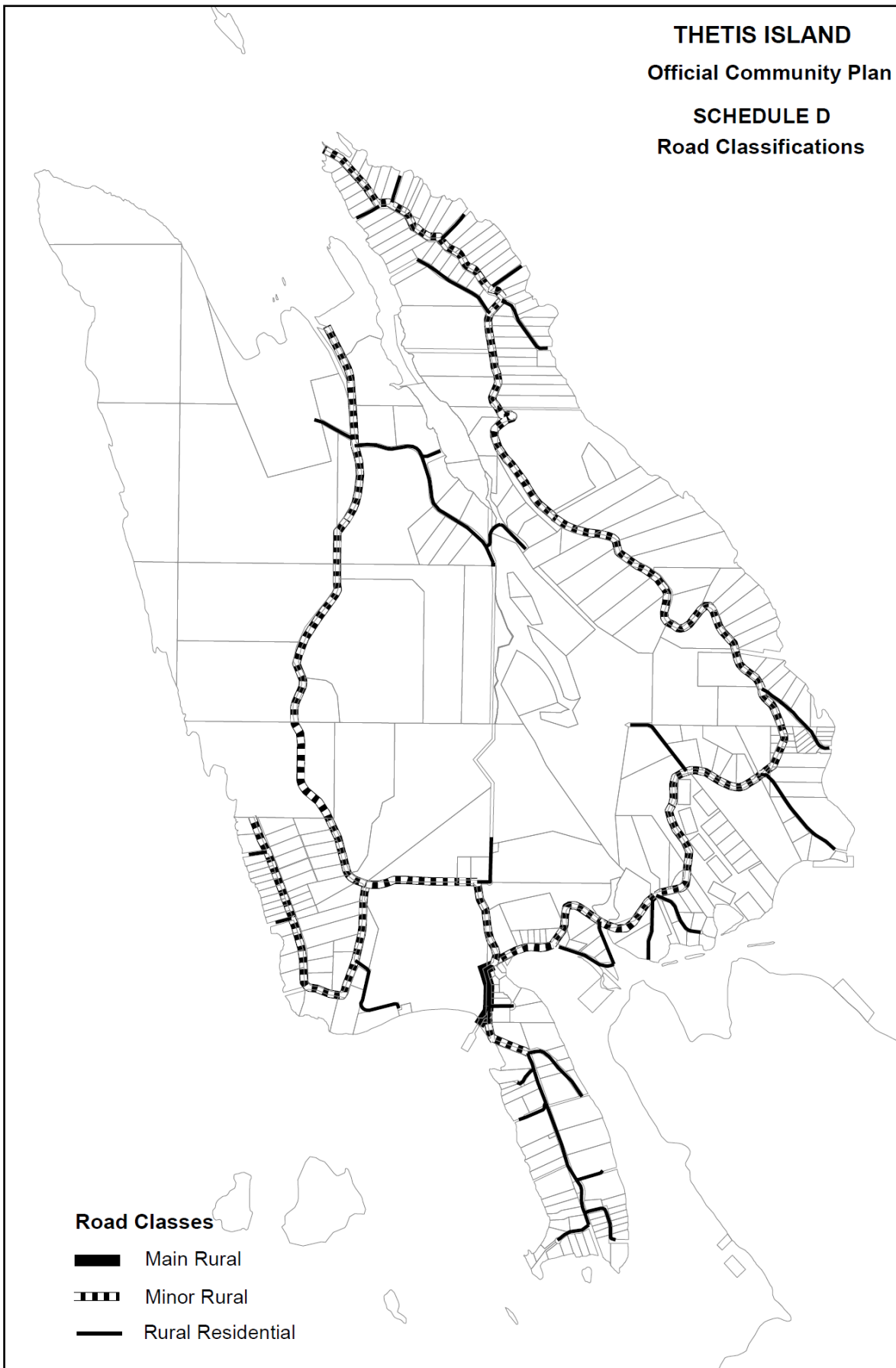
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THETIS ISLAND

THETIS ISLAND
 LOCAL TRUST COMMITTEE

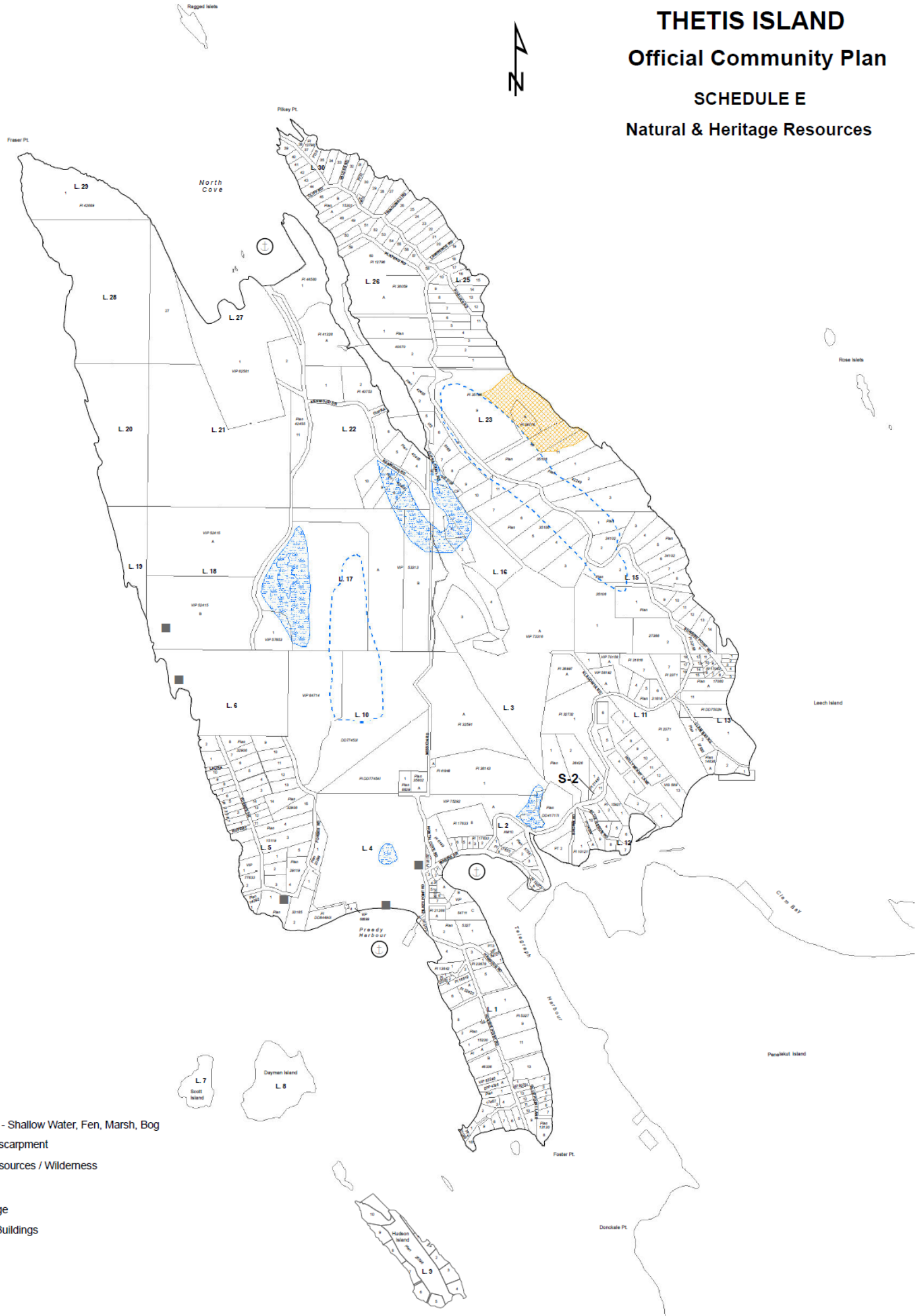
SCHEDULE C
 LAND USE DESIGNATIONS







THETIS ISLAND
Official Community Plan
SCHEDULE D
Road Classifications



- Road Classes**
-  Main Rural
 -  Minor Rural
 -  Rural Residential

THETIS ISLAND Official Community Plan SCHEDULE E Natural & Heritage Resources



-  Wetlands - Shallow Water, Fen, Marsh, Bog
-  Wildlife Escarpment
-  Water Resources / Wilderness
-  ALR
-  Anchorage
-  Historic Buildings



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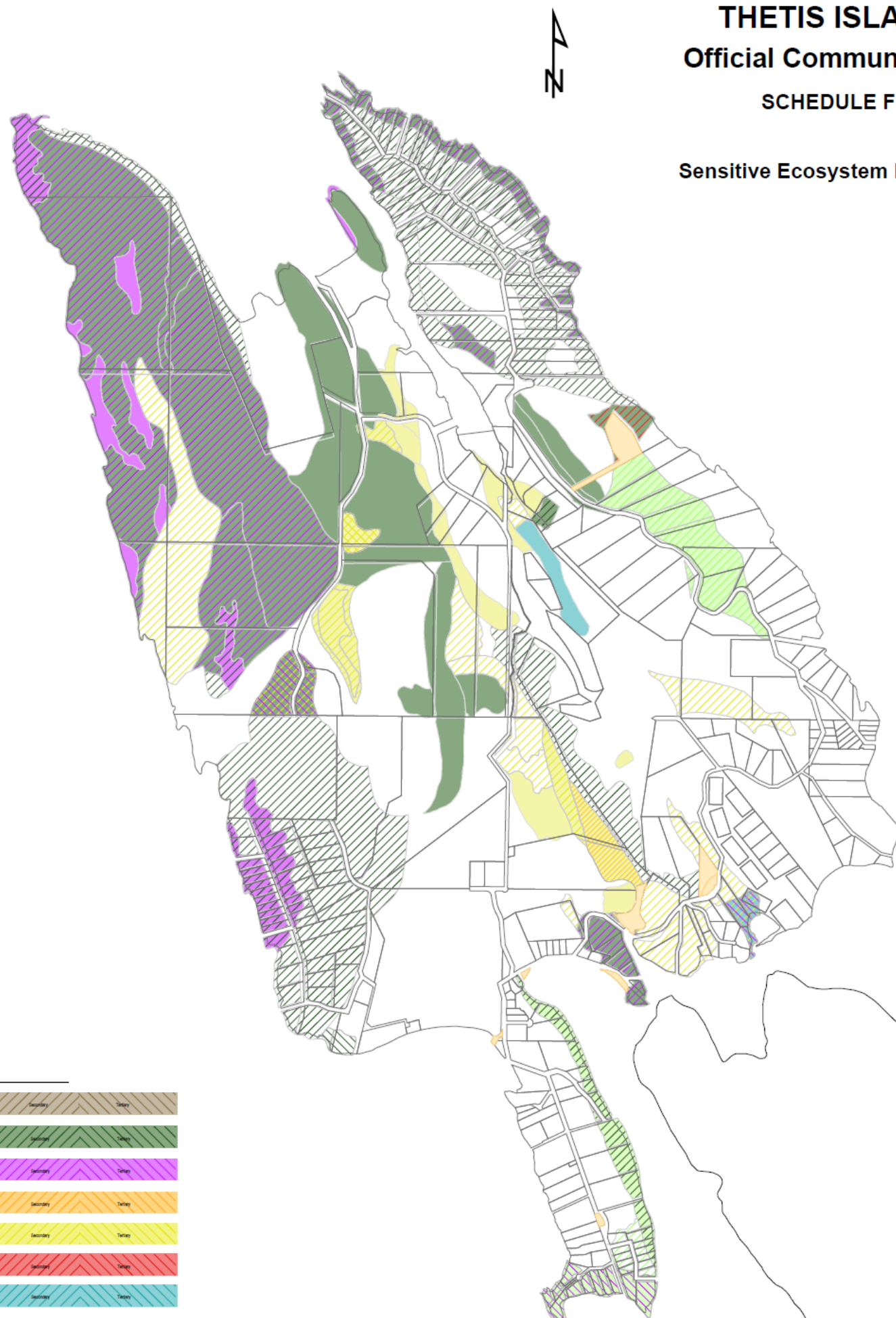


THETIS ISLAND

THETIS ISLAND LOCAL TRUST COMMITTEE NATURAL & HERITAGE RESOURCES

THETIS ISLAND Official Community Plan SCHEDULE F

Sensitive Ecosystem Mapping



Sensitive Ecosystems

Old Forest (OF):	Primary Ecosystem	Secondary	Tertiary
Woodland (WD):	Primary Ecosystem	Secondary	Tertiary
Herbaceous (HB):	Primary Ecosystem	Secondary	Tertiary
Riparian (RJ):	Primary Ecosystem	Secondary	Tertiary
Wetland (WN):	Primary Ecosystem	Secondary	Tertiary
Cliff (CL):	Primary Ecosystem	Secondary	Tertiary
Freshwater (FW):	Primary Ecosystem	Secondary	Tertiary
Rare Ecosystems			
Mature Forest (MF):	Primary Ecosystem	Secondary	Tertiary

0 250 500 1,000 Meters

What is a Sensitive Ecosystem?

For the purpose of this study, an ecosystem is considered to be a portion of the landscape with relatively uniform dominant vegetation.

Sensitive ecosystems are those which are fragile and/or rare, or those ecosystems which are ecologically important because of the diversity of species they support.

Rationale

Intense development pressure fueled by population and economic growth has fragmented and degraded many terrestrial ecosystems. A high proportion of these ecosystems are now designated as 'at risk' in BC. Sensitive ecosystems typically have high biological diversity and are a vital part of the landscape. They provide ecosystem services for a healthy economy and for social well-being. They regulate climate, clean water, generate and clean soils, reduce nutrients and pollinate our crops. To protect these areas, sensitive ecosystems must be located, identified and mapped. From 1993 to 1999 the Provincial and Federal Governments completed a Sensitive Ecosystems Inventory of East Vancouver Island and the Gulf Islands. This mapping product is an updated version of that product.

Purpose

The purpose of this Sensitive Ecosystems map is to identify the location of sensitive ecosystems. The goal of this mapping exercise is to encourage informed land use decisions that will conserve sensitive ecosystems. This map and the accompanying data provide site-specific ecological information that can be used to flag sites of conservation concern, to promote land stewardship and to prompt detailed field surveys and consideration of ecological values before changes to the land are initiated.

Methodology

Mapping methods are based on the Resource Information Standards Committee (RISC) Standard for Terrestrial Ecosystem Mapping (TEM) in BC. This Sensitive Ecosystems map was themed from TEM data using the RISC Standard for Mapping Ecosystems at Risk in BC. Field survey protocols followed Describing Terrestrial Ecosystems in the Field (RISC 1998).

Data Limitations

The Sensitive Ecosystems map is a tool to alert decision makers to the existence of sensitive ecosystems. However, when land-use changes are proposed, detailed on-ground site assessments are necessary. For sites that were not field checked, the accuracy of the data depends heavily on the expertise, local knowledge, and professional judgment of the mapper and the quality and quantity of available source data. Because the area is changing rapidly, reference to the data set(s) used as the information source is advised.

Due to the mapping scale of the aerial photographs, the minimum polygon size is generally 1/2 hectare. Enlargement of the data beyond the source scale may result in unacceptable distortion and faulty registration with other data sets.

What can be done to protect the sensitive ecosystems?

Direct and indirect impacts to these ecosystems can be avoided by:

- Retaining or creating vegetated buffers around sensitive ecosystems to isolate them from outside disturbances;
- Controlling land and water access to fragile ecosystems;
- Controlling invasive species;
- Allowing natural disturbances to occur;
- Maintaining water quality

If development must occur, develop carefully!

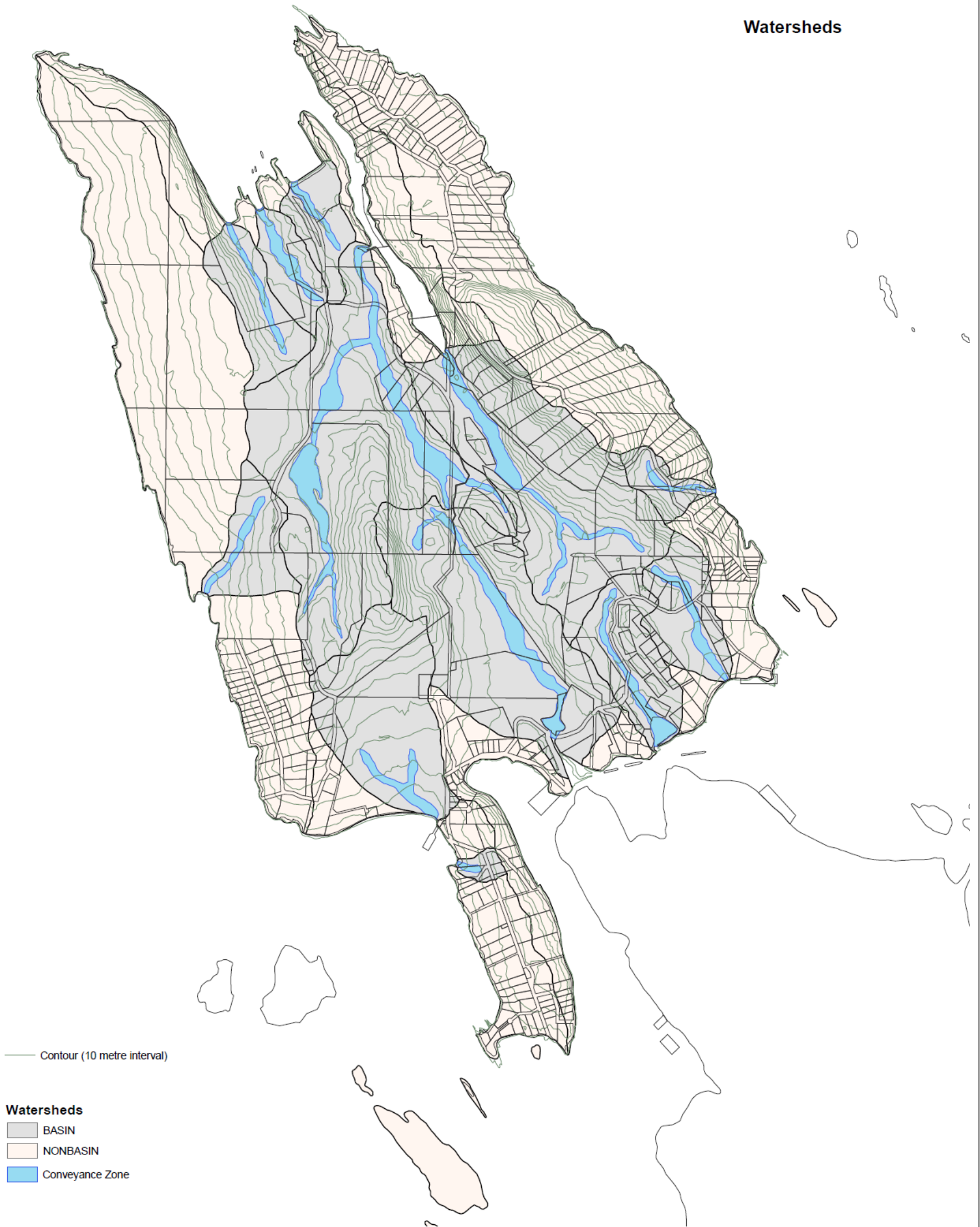
Conduct an ecological inventory to identify the existing flora and fauna and to locate any threatened or endangered plant and animal species, plant communities, and habitat features needing protection.

Plan and implement all development activities in a manner that will not adversely affect or disturb the sensitive ecosystem. Consult a qualified professional to interpret the ecological inventory data and work to incorporate designs that maintain the functions and values of the natural ecosystem.

Acknowledgements:

Project Co-ordination:
Kate Emmings - Islands Trust Fund
Brody Parker - Islands Trust, Land Planning Services
Terrestrial Ecosystem Mapping:
Madrone Environmental Services Ltd.
Sensitive Ecosystem Mapping Conversion Tables:
Carmen Cadore - BC Ministry of Environment
Jo-Anne Stacey - BC Ministry of Environment
Andy Mackinnon - BC Ministry of Forests and Range
Todd Columbia - Gulf Islands National Park Reserve
Sensitive Ecosystem Mapping Review:
Kate Emmings - Islands Trust Fund
Curey Brann - BC Ministry of Environment
Gid Teang - BC Ministry of Environment
GIS Mapping Support:
Mark van Baken - Islands Trust

THETIS ISLAND
Official Community Plan
SCHEDULE G
Watersheds



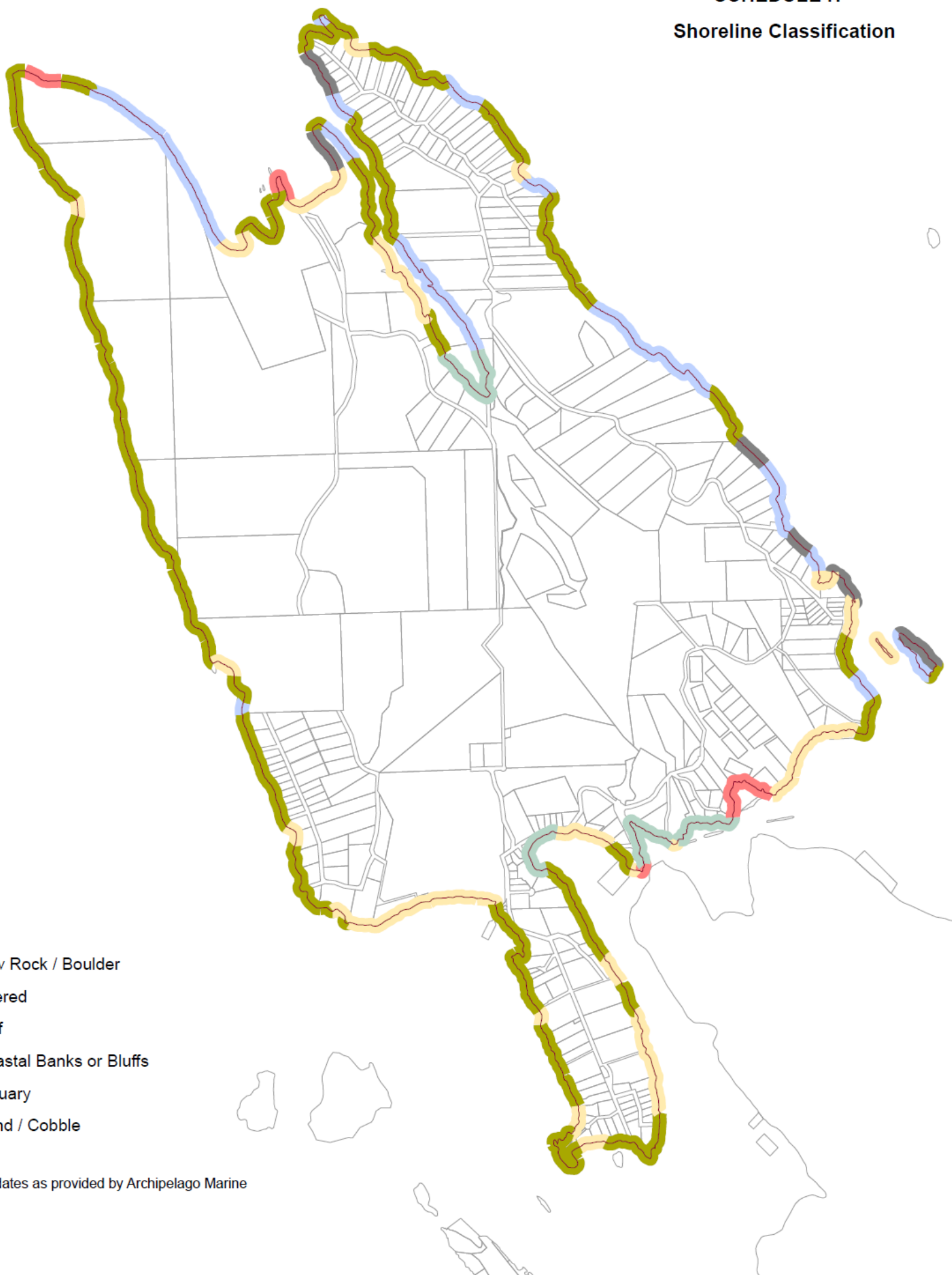
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THETIS ISLAND
 LOCAL TRUST COMMITTEE

SCHEDULE G

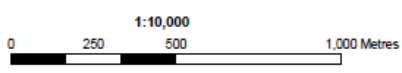
THETIS ISLAND
Official Community Plan
SCHEDULE H
Shoreline Classification



CLASS

- Low Rock / Boulder
- Altered
- Cliff
- Coastal Banks or Bluffs
- Estuary
- Sand / Cobble

Shore Zone updates as provided by Archipelago Marine Research Ltd.



THETIS ISLAND

THETIS ISLAND
 LOCAL TRUST COMMITTEE

SCHEDULE H
 SHORELINE CLASSIFICATION

BL108
04/2023

