



# Thetis Island Local Trust Committee

## Regular Meeting Agenda

Date: July 4, 2023  
Time: 9:30 am  
Location: Electronic Meeting

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|   | <b>Pages</b>        |
|---|---------------------|
| <b>1. CALL TO ORDER</b>   | 9:30 AM - 9:35 AM   |
| "Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change." |                     |
| <b>2. APPROVAL OF AGENDA</b>  | 9:35 AM - 9:40 AM   |
| <b>3. REPORTS</b>   | 9:40 AM - 9:55 AM   |
| <b>3.1 Trustee Reports</b>  |                     |
| <b>3.2 Chair's Report</b>   |                     |
| <b>3.3 Electoral Area Director's Report</b>   |                     |
| <b>4. PUBLIC COMMENTS</b>   | 9:55 AM - 10:05 AM  |
| <b>5. MINUTES</b>   | 10:05 AM - 10:10 AM |
| <b>5.1 Local Trust Committee Minutes dated April 18, 2023 - for Adoption</b>  | 4 - 12              |
| <b>5.2 Section 26 Resolutions-Without-Meeting Report</b>  | 13 - 13             |
| <b>5.3 Advisory Planning Commission Minutes - none</b>  |                     |
| <b>6. BUSINESS ARISING FROM MINUTES</b>   | 10:10 AM - 10:15 AM |
| <b>6.1 Follow-up Action List dated June 23, 2023</b>  | 14 - 14             |
| <b>7. APPLICATIONS AND REFERRALS - none</b>   |                     |
| <b>8. LOCAL TRUST COMMITTEE PROJECTS</b>  | 10:15 AM - 10:35 AM |
| <b>8.1 OCP/LUB Marine Areas Review Project - Endorsement of Project Charter - Staff Report</b>  | 15 - 20             |
| <b>8.2 Consideration of Housing Review Project as the Local Trust Committee Major Project - for discussion</b>                                  |                     |

9. **DELEGATIONS - none**
10. **CORRESPONDENCE** 10:35 AM - 10:40 AM  
*(Correspondence received concerning current applications or projects is posted to the LTC webpage)*
- 10.1 **Email dated April 17, 2023 from various regarding Lot 88 Pilkey Point Road** 21 - 25
11. **NEW BUSINESS - none**
12. **REPORTS** 10:40 AM - 11:00 AM
- 12.1 **Trust Conservancy Report** 26 - 28
- 12.2 **Applications Report dated June 23, 2023** 29 - 29
- 12.3 **Trustee and Local Expense Report dated May, 2023** 30 - 30
- 12.4 **Adopted Policies and Standing Resolutions** 31 - 34
- 12.5 **Local Trust Committee Webpage**
13. **WORK PROGRAM** 11:00 AM - 11:20 AM
- 13.1 **Active Projects Report dated June 23, 2023** 35 - 35
- 13.2 **Future Projects Report dated June 23, 2023** 36 - 38
14. **UPCOMING MEETINGS**
- 14.1 **Next Regular Meeting Scheduled for Tuesday, September 5, 2023 at 9:30 am at Forbes Hall Community Centre, North Cove Road, Thetis Island, BC**
15. **CLOSED MEETING** 11:20 AM - 11:40 AM
- 15.1 **Motion to Close the Meeting**
- That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(f) and (g) for the purpose of considering:
- (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment; and
  - (g) litigation or potential litigation affecting the municipality
- and that the recorder and staff attend the meeting.
- 15.2 **Recall to Order**
- 15.3 **Rise and Report**

16. ADJOURNMENT

11:40 AM - 11:40 AM



## Thetis Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** April 18, 2023  
**Location:** Forbes Hall Community Centre  
 North Cove Road, Thetis Island, BC

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

**Staff Present:** Warren Dingman, Bylaw Enforcement Manager  
 Marlis McCargar, Island Planner  
 Katherine Vogt, Recorder by Zoom

**Others Present:** There were approximately 3 members of the public and no members of the media in attendance.

#### 1. CALL TO ORDER

The Chair called the meeting to order at 9:41 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations. She introduced herself, Trustees, Staff, and Recorder and welcomed members of the public. She noted that the meeting was being livestreamed and recorded.

#### 2. APPROVAL OF AGENDA

Trustee Luckham noted that he had just recently received five pieces of correspondence from Thetis residents regarding the weekend fire on Lot 88 on Kobe Point Road; and, that he had requested Bylaw Enforcement Manager Warren Dingman to attend the meeting today to address the ongoing compliance issues for the property at which this recent fire occurred. The following additions to the agenda were presented for consideration:

- add item 3.4: Bylaw Enforcement Manager Warren Dingman Report Regarding Lot 88

**By general consent** the agenda was adopted as amended.

#### 3. REPORTS

##### 3.1 Trustee Reports

Trustee Luckham reported on the following:

- At March Trust Council, the adoption of the budget involved very vigorous discussion regarding limiting tax increases to a minimum of 1.4 to 2 % which is quite low compared to other local governments.
- Sitting on the Trust Executive Committee, the Financial Planning Committee, the Regional Planning Committee and Trust Area Services; the issues that have arisen include housing and Trust policy initiatives.
- Attendance with Chair Elliot at a recent meeting of the Association of Vancouver Island Coastal Communities (AVICC) where the issues of local ocean waters, housing, and reconciliation were discussed.

Trustee Hunter reported on the following:

- Attendance at a recent Ferry Advisory Committee meeting where it was learned that B.C. Ferries is doing all they can to increase staff levels so that there are not missed runs; including adjusting work schedules and paying for accommodations for workers..

### **3.2 Chair's Report**

Chair Elliot reported on the following:

- Taxation and cost of living issues are at the forefront of public concerns.
- Attendance at the April 2023 Union of BC Municipalities (UBCM) Housing Summit which followed a recent Provincial Government indication, not yet legislated, that they will be getting back into social and affordable housing, an area that they had withdrawn from in the 1990s.
- At the Housing Summit it was acknowledged that municipalities are not coping with population increases.
- The Housing Working Group of the Regional Planning Committee is looking at a recent white paper called "Salt Spring Solutions: Homes for Islanders."
- The effort to address housing is becoming more collective rather than each Local Trust Committee (LTC) dealing with it on their own.
- Attendance at the recent AVICC conference, which had an informative session on reconciliation for local governments.

### **3.3 Electoral Area Director's Report**

Trustee Luckham noted that he had recently met with Jesse McClinton, Electoral Area Director for Cowichan Valley Regional District Area G Saltair/Gulf Islands at the AVICC meeting where Director McClinton had expressed regret at not been able to attend Thetis meetings due to other work commitments; but that he is very interested in Thetis activities and is engaged and involved with the community dock; and with internet connectivity which the Cowichan Valley Regional District (CVRD) has taken over.

### **3.4 Bylaw Enforcement Manager Warren Dingman Report Regarding Lot 88**

The Bylaw Enforcement Manager provided a status update on Lot 88 where a fire had just recently occurred, noting the following:

- Four years ago, a bylaw enforcement file was initiated for Lot 88; and a court order to cease unlawful activity and conduct site cleanup on the parcel was served in November of 2021, for which there was no compliance; another court order was served in August 2022 after which there was an attempt by Islands Trust legal counsel to initiate contempt proceedings for non-compliance.
- The contempt proceedings process was halted after an error in the court procedures.
- Trust legal counsel obtained a new 90-days compliance order dated February 24, 2023, to end on May 26, 2023; after which a new inspection and affidavit will be required.
- It is probable that a new court date could be set for two to three months after May 26, 2023; and, if the judge then agrees that the owner is in contempt, the judge will set another date which will act as a penalty phase date.
- The judge may then give an order which allows the Islands Trust to clean up the site and charge the costs to the property owner.

Trustee Luckham conveyed the following information contained in the recent five late pieces of correspondence received from the following concerned residents: 1. Ron and Kelly Bannister; 2. Peter and Anne Barr; 3. Tracey and Mark Keans; 4. Helen and Ron Vandergaag; and 5. Pat English:

- The recent fire on Lot 88 was a very dangerous situation and it is fortunate that the forests were not tinder dry.
- The unsightliness of Lot 88 is one thing, but the recent fire threatens all Thetis islanders.
- The extreme fire risk and mess on Lot 88 would not be tolerated in a city setting, but this has gone on for years on Thetis Island.
- The community is afraid of what might happen next for example, loss of life, loss of property value and property enjoyment.
- Lot 88 houses an incredibly dangerous collection of flammable chemicals that poses a serious threat to First Responders and neighbours.

Trustee Luckham encouraged residents to write letters to the LTC and other pertinent groups about the extremely serious situation on Lot 88.

The Bylaw Enforcement Manager advised Trustees regarding Lot 88, noting the following:

- A Trustee could not represent Thetis Island in an upcoming court hearing; community members could attend but not speak at the hearing.
- The judge will hear from Islands Trust legal counsel Young Anderson.
- The Bylaw Enforcement Manager will be writing the affidavit which could include the concerns conveyed by recent correspondence from Thetis residents.

- An in-camera meeting with Young Anderson may be required to determine if proceedings may be expedited due to the escalating fire safety risk.
- Legal opinion could be sought to determine if the Regional District, through their Fire Department or other agency, has any means to suspend dangerous activities on the property site.
  - Trustee Luckham offered that he would investigate what ability the Thetis Island Fire Department, which is under the jurisdiction of the Thetis Island Improvement District and not the Regional District, has to suspend dangerous activities.
- The court can order the sale of a property to recover Islands Trust costs; the estimated cost to clean up Lot 88 is over \$100,000.

The Bylaw Enforcement Manager provided Trustees with a status update for the property at 71 Marina Drive, noting that he was waiting for a legal property survey.

#### 4. PUBLIC COMMENTS

Members of the public asked or noted the following:

- Existing provincial fire and emergency regulations for various government agencies should be investigated for information in parallel to the legal approach to Lot 88.
- The Islands Trust should action a response to the Vancouver Port Authority to obtain jurisdiction over anchorages in the Salish Sea because Transport Canada is supporting that the Vancouver Port Authority take over this jurisdiction.
  - A Trustee responded that the freighter anchorages issue is complex and that the Trust is presently seeking a moratorium on such anchorages but is frustrated by an unresponsive Federal Government.
  - Trustee Luckham directed to his recent letter response as Chair of Trust Council to Minister Cullen on the provincial Coastal Marine Strategy Intentions Paper: <https://islandstrust.bc.ca/document/feedback-on-coastal-marine-strategy-intentions-paper/>
  - The Bylaw Enforcement Manager noted that the courts have consistently ruled that local governments do not have jurisdiction over federally regulated activities or industries such as airports and anchorages. Also, there are numerous marine areas that have legal non-compliant anchorage status from the 1940s.
- The neighbours of Lot 88 are frightened by gunshots in the night. The community has a very serious problem. Many neighbouring properties have completely lost value. The fire on Sunday, April 16<sup>th</sup> at around 2:00 am involved very high flames very close to trees and was a clear and present danger to the neighbours and greater community.
  - The Bylaw Enforcement Manager offered to send the complainants pertinent information about the ongoing enforcement process.
  - A Trustee noted the millions of dollars of property value lost by the neighbours of Lot 88.

**TH-LTC-2023-007**

**It was MOVED and SECONDED,**

that the Thetis Island Local Trust Committee ask staff to seek a legal opinion regarding other options for remediating the community emergency threat on Lot 88.

**CARRIED**

**By general consent**, the meeting was recessed at 10:51 am and reconvened at 10:54 am.

**5. MINUTES**

**5.1 Local Trust Committee Minutes dated February 28, 2023 - for Adoption**

**By general consent** the Local Trust Committee meeting minutes of February 28, 2023 were adopted.

**5.2 Section 26 Resolutions-Without-Meeting Report dated March 31, 2023**  
Received.

**5.3 Advisory Planning Commission Minutes – none**  
The Island Planner noted that the Thetis Advisory Planning Commission (APC) had recently completed an orientation session with other island APC groups.

**6. BUSINESS ARISING FROM MINUTES**

**6.1 Follow-up Action List dated April 6, 2023**

The Island Planner noted that everything on the list was completed.

**7. APPLICATIONS AND REFERRALS**

**7.1 Thetis Island Local Trust Committee Official Plan Bylaw No. 108 (OCP) and Land Use Bylaw No. 109 (LUB) - Staff Report - for adoption**

The Island Planner presented the Staff Report regarding Thetis Island Riparian Areas Protection Regulation (RAPR) Implementation that has been in process since 2010. Proposed Bylaws Nos. 108 and 109 bring the Thetis Island OCP and LUB into compliance with provincial riparian regulations.

Trustees discussed the farming and forestry exemptions to RAPR regulations; and the redundancy of including regulations of outside agencies into the OCP and LUB.

A Trustee questioned how fish-bearing streams were determined to be fish-bearing.

**TH-LTC-2023-008**

**It was MOVED and SECONDED,**

that the Thetis Island Local Trust Committee Bylaw No. 108, cited as “Thetis Island Official Community Plan, 2011, Amendment No. 1, 2020”, be adopted.

CARRIED

Trustee Hunter opposed.

**TH-LTC-2023-009**

**It was MOVED and SECONDED,**

that the Thetis Island Local Trust Committee Bylaw No. 109, cited as “Thetis Island Land Use Bylaw, 2011, Amendment No. 1, 2020”, be adopted.

CARRIED

Trustee Hunter opposed.

**8. LOCAL TRUST COMMITTEE PROJECTS**

**8.1 Local Trust Committee Project Prioritization - Staff Report**

The Island Planner presented the staff report that asks Trustees to consider their minor and major projects for the current and next fiscal year. Staff recommended the “Thetis Island Shoreline and Coastal Protection Review project” as the major project; “Unzoned Marine Areas Review Project” as the first minor project; and “Soil Removal and Deposit Bylaw” as the second minor project, in accordance with Trustee priorities determined at the last LTC meeting.

A Trustee noted that the “Soil Removal and Deposit Bylaw” could be crafted for local needs.

A Trustee suggested that where proposed OCP bylaws were administrative and not controversial, such as “Unzoned Marine Area Review Project,” that Public Hearing requirements could be waived; and that this could be indicated in the Project Charter.

**TH-LTC-2023-010**

**It was MOVED and SECONDED,**

that the Thetis Island Local Trust Committee request staff to prepare a draft Project Charter for the 2023/2024 fiscal year minor project titled “Unzoned Marine Area Review Project”.

CARRIED

**TH-LTC-2023-011**

**It was MOVED and SECONDED,**

that the Thetis Island Local Trust Committee request staff to prepare a draft business case for a 2024/2025 fiscal year major project titled “Thetis Island Shoreline and Coastal Protection Review Project”.

CARRIED

**9. DELEGATIONS - none**

**10. CORRESPONDENCE**

Trustee Luckham offered to provide to the Chair electronic copies of the five letters he had very recently received from residents; and reminded that in the discussion of anchorages during Item 4.

There was reference to the letter to Minister Cullen dated April 13, 2023, from Peter Luckham, Chair of the Islands Trust Council, which provides feedback on the Coastal Marine Strategy Intentions Paper: <https://islandstrust.bc.ca/document/feedback-on-coastal-marine-strategy-intentions-paper/>

**11. NEW BUSINESS**

**11.1 Draft Freedom of Information and Protection of Privacy Bylaw - Request for Decision**

Trustees were provided in their current agenda package the March 2023 report from David Marlor, Director of Legislative Services, which requests that Trustees adopt the new bylaw to update the older bylaw with current legislation and schedule of fees.

**TH-LTC-2023-012**

**It was MOVED and SECONDED,**

that Thetis Island Local Trust Committee Bylaw No. 112, cited as “Thetis Island Local Trust Committee Freedom of Information and Protection of Privacy Bylaw No. 112, 2023” be given first reading.

**CARRIED**

**TH-LTC-2023-013**

**It was MOVED and SECONDED,**

that Thetis Island Local Trust Committee Bylaw No. 112, cited as “Thetis Island Local Trust Committee Freedom of Information and Protection of Privacy Bylaw No. 112, 2023” be given second reading.

**CARRIED**

**TH-LTC-2023-014**

**It was MOVED and SECONDED,**

that Thetis Island Local Trust Committee Bylaw No. 112, cited as “Thetis Island Local Trust Committee Freedom of Information and Protection of Privacy Bylaw No. 112, 2023” be given third reading.

**CARRIED**

**TH-LTC-2023-015**

**It was MOVED and SECONDED,**

that Thetis Island Local Trust Committee Bylaw No. 112, cited as “Thetis Island Local Trust Committee Freedom of Information and Protection of Privacy Bylaw No. 112, 2023” be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

**CARRIED**

**12. REPORTS**

**12.1 Trust Conservancy Report-none**

Chair Elliot provided a verbal update noting the following:

- A work plan was approved at the last Conservancy Board meeting in March.
- Considerable attention has been given to the BC Coastal Marine Strategy Intentions paper.
- Conservancy Vice-Chair Dr. Risa Smith attended a session of the BC Coastal Marine Strategy and was impressed by the Water Security Strategy and the 6 outcomes for the strategy that have been developed with First Nations.
- The Conservancy Reconciliation Action Plan is waiting on the filling of a new Senior Intergovernmental Policy Advisor.
- Obtaining new Conservancy land is still a priority.
- Greater administrative capacity is needed to create management plans for Conservancy lands.

A Trustee noted that a local resident had asked if recent Trust Conservancy purchases or acquisitions had been filed with the Landowner Transparency Register.

- Chair Elliot requested a copy of the email so that it could be forwarded to Conservancy Manager Kate Emmings, who could then respond to the resident directly.

**12.2 Applications Report dated April 6, 2023**

Received.

**12.3 Trustee and Local Expense Report February 2023**

Received.

**12.4 Adopted Policies and Standing Resolutions**

Trustees discussed recent reconciliation activities; and the local standing resolution of 2018 that suspends enforcement action regarding unlawful non-tourist accommodation.

**12.5 Local Trust Committee Webpage****13. WORK PROGRAM****13.1 Active Projects Report dated April 6, 2023**

Received.

**13.2 Future Projects Report dated April 6, 2023**

Received.

**14. UPCOMING MEETINGS****14.1 Next Regular Meeting Scheduled for Tuesday, July 4, 2023 at 9:30 am and will be Electronic**

15. ADJOURNMENT

By general consent the meeting was adjourned at 11:36 am.

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Tobi Elliott, Chair

Certified Correct:

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Katherine Vogt, Recorder

DRAFT



## Resolutions Without Meetings Log

### Thetis Island

| Resolution Number  | Action                | Date                      |
|--|-----------------------|---------------------------|
| <p><b>2023-003</b></p> <p><b>2022/23 Annual Report text for inclusion in the 2022/23 Annual Report</b></p> <p>That the Thetis Island Local Trust Committee approves the 2022/23 Annual Report text for inclusion in the 2022/23 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs.</p> | <p><b>Carried</b></p> | <p><b>16-May-2023</b></p> |

## Follow Up Action Report

### Thetis Island

18-Apr-2023

| Activity   | Responsibility                   | Dates               | Status      |
|--|----------------------------------|---------------------|-------------|
| 1 Bylaw staff to send out the Court Order for Lot 88 Pilkey Place and a brief summary explaining the court process to the complainants.  | Warren Dingman                   |                     | In Progress |
| 2 request that bylaw staff seek a legal opinion about the possible options for immediately dealing with the emergency situation at Lot 88 Pilkey Place.  | Warren Dingman                   |                     | In Progress |
| 3 Bylaw Nos. 108 and 109 were adopted. Update "parent" bylaws to include all of the amendments, send out and post consolidated bylaws accordingly.   | Marlis McCargar<br>Nadine Mourao |                     | Completed   |
| 4 request staff to prepare a draft Project Charter for the 2023/2024 fiscal year minor project titled "Unzoned Marine Area Review Project".  | Marlis McCargar<br>Renee Jamurat | Target: 04-Jul-2023 | Completed   |
| 5 request staff to prepare a draft business case for a 2024/2025 fiscal year major project titled 'Thetis Island Shoreline and Coastal Protection Review Project'.<br><i>Staff prepared a draft project charter for review. Business Case to follow once project scope has been confirmed.</i> | Marlis McCargar<br>Renee Jamurat | Target: 04-Jul-2023 | In Progress |
| 6 LTC adopted first, second, and third readings of the Freedom of Information and Protection of Privacy bylaw (No. 112).<br>Staff to prepare a RFD for EC consideration.   | Nadine Mourao<br>Renee Jamurat   |                     | Completed   |



DATE OF MEETING: July 4, 2023  
TO: Thetis Island Local Trust Committee  
FROM: Marlis McCargar, Island Planner  
Northern Team  
SUBJECT: OCP/LUB Marine Areas Review Project – Endorsement of Project Charter

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## RECOMMENDATION

- 1. That the Thetis Island Local Trust Committee endorse the Project Charter, dated July 4, 2023 for the Official Community Plan (OCP) and Land Use Bylaw (LUB) Marine Areas Review project.**

## REPORT SUMMARY

The purpose of this report is to provide the Thetis Island Local Trust Committee (LTC) with a draft Project Charter for the Official Community Plan (OCP) and Land Use Bylaw (LUB) Marine Areas Review project.

The Project Charter is ready for endorsement and staff is seeking the following direction from the LTC in order to initiate the bylaw drafting phase of this project:

- Confirm the subject marine area is located adjacent to Scott and Dayman Islands (see highlighted yellow map in attachment 2).
- Confirm that the project charter accurately reflects the LTC's intentions for this project which includes bylaw drafting and legislative review.
- Confirm which stage(s) the APC may be involved in reviewing the draft bylaws.

## BACKGROUND

The purpose of the project is to explore zoning the un-zoned area of water between the Thetis Associated Islands Planning Area and the Thetis Islands Planning Area (see attachment 2).

In 2020, this project was placed on the Future Projects List due to a rezoning application that came before the LTC. The rezoning application highlighted the gap in the area of bylaw application between Thetis Island and Thetis Associated Islands regulatory bylaws. In this marine area, no Thetis or Associated Islands regulatory bylaws apply, and the Thetis LTC cannot regulate it. The area is currently subject to the policies of the Islands Trust Policy Statement. The Thetis Island LTC resolution dated April 18, 2023 set the Marine Areas Review project as a top priority for 2023/2024.

The following resolutions were passed by the LTC on April 18, 2023:

**TH-LTC-2023-010**

**It was MOVED and SECONDED,**

that the Thetis Island Local Trust Committee request staff to prepare a draft Project Charter for the 2023/2024 fiscal year minor project titled “Unzoned Marine Area Review Project”.

**CARRIED**

The following has been included in the project charter:

**Project Charter:** Attachment 1 includes version 1.0 of the Project Charter requested by the LTC in April 2023. The LTC is asked to review each section of the project charter to ensure it accurately reflects the LTC’s intentions for this project which includes bylaw drafting, legislative review and minor public consultation.

**First Nations Engagement:** Staff will send out a referral to First Nations after the Bylaws have been drafted and received first reading. As an alternative option, the LTC could consider earlier engagement with First Nations (e.g. before the Bylaws have been drafted). With this option, an updated project budget will need to be prepared to reflect an increased capacity funding.

**Advisory Planning Commission (APC):** The LTC should determine at which stage(s) the APC may be involved in reviewing the draft bylaws. Referral after the bylaws have been drafted is recommended; the Project Charter workplan reflects this. As an alternative option, the LTC could consider an early referral to the APC prior to first reading and then a second referral after the bylaws have been drafted.

**Community Consultation:** The LTC should specify the format and frequency of community consultation during the draft bylaw review stage. The draft project charter identifies a community information meeting prior to a public hearing being held. The LTC should specify any additional opportunities it wishes to be reflected in the workplan and budget at this time as it may impact the project completion by end of this fiscal.

**Rationale for Recommendation**

The project charter is ready for endorsement by the LTC so that staff can initiate the bylaw drafting phase of this project.

**ALTERNATIVES**

**1. Amend the Project Charter**

A resolution from the LTC would be required to request staff to prepare changes to the Project Charter for the LTC to consider. Recommended wording for the resolution is as follows:

*That the Thetis Island Local Trust Committee request staff to amend the project charter by [insert new purpose, scope, objectives, in-scope and/or out of scope] for LTC review at the next business meeting.*

**NEXT STEPS**

Should the LTC endorse the project charter, staff will begin drafting bylaws.

|               |  |               |
|---------------|--|---------------|
| Submitted By: | Marlis McCargar, Island Planner                    | June 19, 2023 |
| Concurrence:  | Renée Jamurat, RPP MCIP, Regional Planning Manager | June 21, 2023 |

**ATTACHMENTS**

1. Project Charter v.1.0 July 4, 2023

# OCP/LUB Marine Areas Review Project - Charter v 1.0 (DRAFT FOR LTC REVIEW)

Thetis Island Local Trust Committee

LTC Endorsement Date: July 4, 2023

**Purpose:** To review and update the Thetis Associated Islands Official Community Plan (OCP) policies and Land Use Bylaw (LUB) regulations to address the portion of the marine area that is outside the OCP designation area and is outside the area of LUB application.

- To amend the OCP designation area and the LUB application area for the Thetis Associated Islands OCP and LUB.
- To designate the identified marine area as Marine in the OCP and to zone the identified marine area as Marine General (W1) in the LUB.

**Background:** In 2020, this project was placed on the Future Projects List due to a rezoning application that came before the LTC. The area in the application was partially located in the unzoned/undesigned Thetis Local Trust Area. As a result, no Thetis or Associated Islands regulatory bylaws apply, and the Thetis LTC cannot regulate it. The area is currently subject to the policies of the Islands Trust Policy Statement. The Thetis Island LTC resolution dated April 18, 2023 set the Marine Areas Review project as a top priority for 2023/2024.

## Deliverables

- One OCP Amendment Bylaw specific to the undesignated marine area (adjacent to Scott & Dayman Islands).
- One LUB Amendment Bylaw specific to the unzoned marine area (adjacent to Scott & Dayman Islands).

## In Scope

- Draft OCP and LUB amendments

## Out of Scope

- Review of Marine land use OCP designation
- The rezoning of additional marine parcels
- Review of LUB W1 zone
- Public engagement beyond legislative requirements

## IAP2 Engagement Level:

- Inform
- Consult
- Involve
- Collaborate

## Workplan Overview

| Deliverable/Milestone  | Target Date       |
|--|-------------------|
| LTC endorsement of Project Charter   | July 2023         |
| Staff to prepare two draft bylaws (1 OCP; 1 LUB)   | Summer/Fall 2023  |
| Draft bylaws presented to LTC for consideration of 1 <sup>st</sup> and 2 <sup>nd</sup> reading | November 2023     |
| Feedback and recommendations from First Nations, agencies, APC and community groups            | Winter 2023/2024  |
| CIM/Public Hearing, 3 <sup>rd</sup> reading and forward to EC and Ministry                     | Winter 2024       |
| <b>END OF FISCAL</b>   | <b>March 2024</b> |
| Adoption   | Summer 2024       |

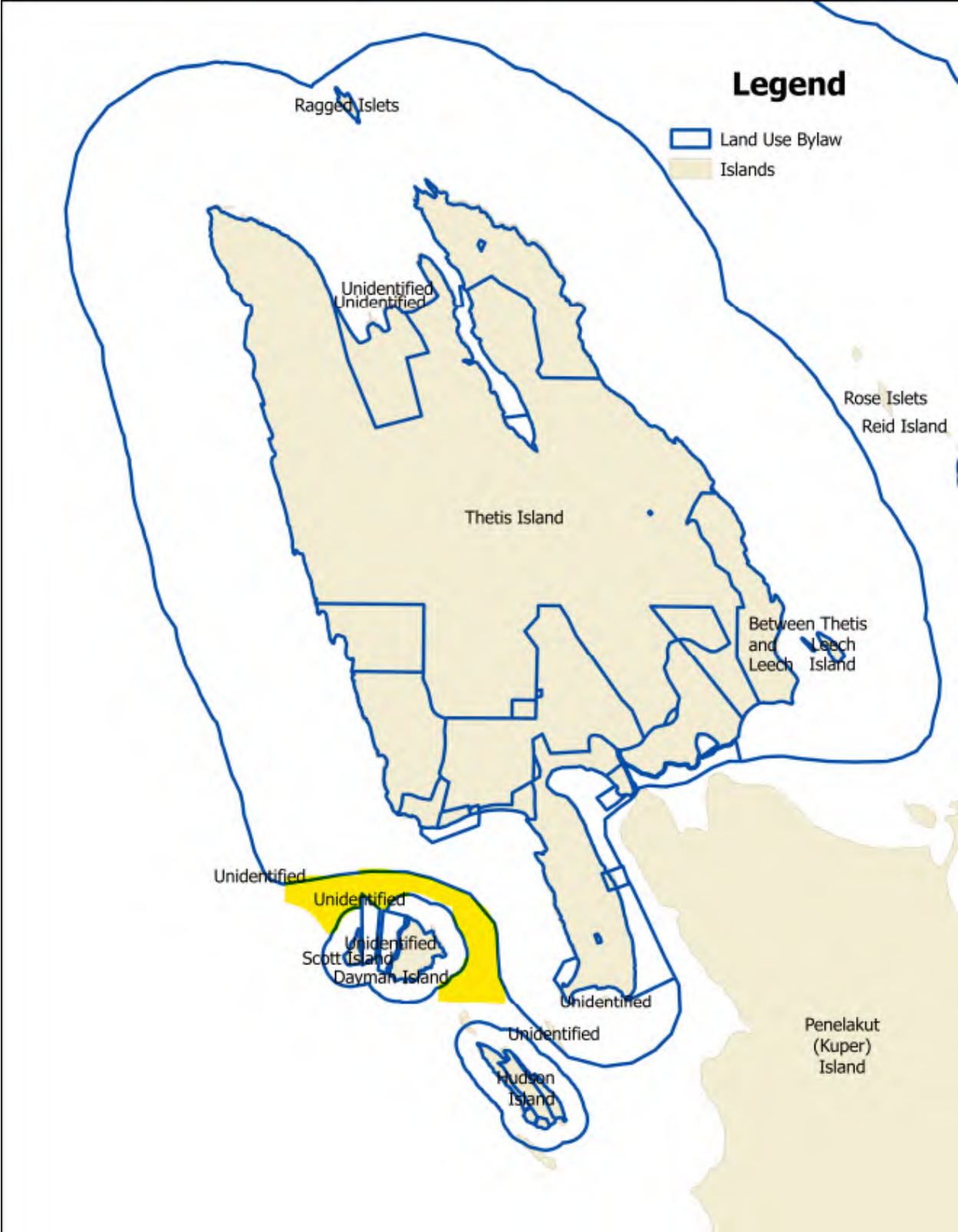
## Project Team

|  |   |
|--|---|
| Island Planner                                   | Project Manager/Bylaw Drafting                        |
| GIS Staff  | Map Amendments  |
| Legislative Clerk                                | Legislative Process/Bylaw review                      |
| <b>RPM Approval:</b><br>Name of RPM<br>Date: xxx | <b>LTC Endorsement:</b><br>Resolution #:<br>Date: xxx |

## Budget

| Budget Sources: |  |               |
|-----------------|--|---------------|
| Fiscal          | Item   | Cost          |
| 2023-24         | CIM/Public Hearing after 2 <sup>nd</sup> reading | \$1800        |
|                 |  |               |
|                 | <b>Total</b>                                     | <b>\$1800</b> |

| Meeting                      | Deliverable/Milestone   | Target Date      | Cost           |
|------------------------------|---|------------------|----------------|
| LTC Regular Business Meeting | LTC endorsement of Project Charter  | July 4, 2023     | n/a            |
| LT Regular Business Meeting  | LTC consideration of 1 <sup>st</sup> /2 <sup>nd</sup> reading, LTC direct staff to send bylaws to First Nations, Agencies and adjacent LTAs | November 7, 2023 | n/a            |
| CIM, Public Hearing          | Community Information Meeting and Public Hearing  | February 2024    | Approx. \$1800 |
| LTC Regular Business Meeting | LTC consideration 3rd reading of proposed bylaws  | February 2024    | n/a            |
| Executive Committee Meeting  | Executive Committee approval  | March 2024       | n/a            |
| n/a                          | Ministerial approval  | March/April 2024 | n/a            |
| LT Regular Business Meeting  | LTC adoption of bylaws  | Summer 2024      | n/a            |
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| <b>TOTAL</b>                 |   |                  | <b>\$1800</b>  |



Date: April 17, 2023

To: Thetis Island Local Trust Committee

From: Ron and Kelly Bannister, [REDACTED]

Re: Lot 88 Pilkey Point Road

Dear Local Trust Committee,

It is with great concern and an increasing sense of urgency that we submit this letter regarding the ongoing unsafe activities occurring [REDACTED] at Lot 88.

Specifically, on April 15, 2023 in the middle of the night (around 1:30 am), we were awoken by our dog who was frantic about something outside, similar to how she reacts to fireworks or thunder storms. We were up with her calming her down when we heard a loud noise, like a gun shot or explosion. There was also screaming/yelling, which we recognized based on past incidents as typical of behaviour of Davis Pegg. We saw the next morning that our volunteer fire department was still tending to the aftermath of a large fire that had occurred, which was confirmed [REDACTED]

We are very distraught that something near-catastrophic occurred on April 15<sup>th</sup> in our community, let alone so close to our home and property. Lot 88 houses an incredibly dangerous collection of flammables and chemicals, which pose a serious threat to any First Responder or direct neighbour. Had this taken place in a drier season, there may have been no stopping the flames, and lives may have been lost.

We cannot await such tragedies before taking reasonable and immediate action to the fullest extent of the law. This issue has been going on for years – the property needs to be fully investigated for human and environmental hazards, and enforcement of laws and environmental standards must be enacted without delay to make Lot 88 a reasonably safe environment. The property needs to be cleaned up and brought into reasonable compliance before any more threats are realized.

We are out of patience because of the magnitude of the risk of serious harm to ourselves and our community - our lives, our livelihoods, and our properties. We implore you to take action, to the fullest possible means. Please do not wait until someone is seriously injured or killed because of recklessness and inaction regarding a disaster waiting to happen.

Sincerely,

Kelly and Ron Bannister  
[REDACTED]

To: Thetis Island Local Trust Committee

From: Peter and Anne Barr

Subject: Davis Fegg Property Situation

As owners of [REDACTED] we are writing on a matter of gravest concern.

Last night, at about 1:45 AM on Sunday, April 16<sup>th</sup>, my wife was awakened from a sound sleep by a loud explosion or gunshot like sound. She and I got up and saw from our bedroom window a roaring fire on Davis' property and heard two more loud bangs. From my perspective and knowledge of Davis' property, the fire appeared to represent an immediate danger to the community, resulting in my placing a 911 call to report it.

For several years now we have been very concerned about the threat Davis may represent to our personal safety and to that of our guests, and to the significant impact he and the condition of his property have on our right to the peace and enjoyment of our lovely property and to its real estate value. Last night made it evident that we could lose our entire property if Davis is allowed to continue to inhabit his property without corrective action being taken.

The necessary actions are long overdue and our entire community will be the beneficiaries.

Thank you for your attention to this urgent matter.

Dear Islands Trust,

I have written you on several occasions regarding concerns about a neighbouring property at 88 Pilkey Point Road on Thetis Island. I know you are familiar with this property as this information was on your web site:

<https://mailstorm.caorda.com/campaigns/va027n9vf17cb/web-version/bz299xot5we64>

During the night of April 16<sup>th</sup> at 1:30 AM there was a huge explosion at 88 Pilkey Point Road followed by flames. 911 was called and I understand the Thetis Island Volunteer Fire Department was there until 6AM. Thank goodness we have these amazing volunteers. We do hope there were no injuries.

This property is FULL of derelict vehicles and hazardous materials, much of which is spilling out on to the road easement. We constantly hear yelling, fighting, cars revving in the middle of the night, and have even heard reports of gunfire coming from this property. We and neighbours have had to call 911 on several occasions for various reasons. Surrounding properties are at RISK!

I can only imagine, if it was July or August how this fire could have spread. I know this clean up effort is "held up" in the courts but I cannot imagine this would be tolerated in a city setting so why do we need to tolerate this on an island? This has gone on for years.

I hope this "close call" leads to PROMPT action for a clean up for this property.

**We are deeply concerned.**

Tracy and Mark Higgins

[REDACTED]  
Thetis Island

While amazingly we were not awoken by the explosion and fire at Lot 88 last night, this event is of great concern to all of us [REDACTED] and indeed for the whole island.

It's quite bad enough that we who travel Pilkey point road have to endure that burgeoning eyesore every day, but that's an inconvenience compared to the real risk presented by situations such as you had to deal with last night. I have no idea how you were able to get access with all the dead objects blocking his driveways - many of which, btw, must be incroaching on the road right-of-way.

Kudos to the TIVFD for dealing with that dangerous fire, we are so fortunate the forest was not tinder dry. But what about next time?

Concerned

Ron and Eleanor Vandergaag

Hi Peter, Jeannine and Keith

Given the scary situation that happened last night - being woken up about 1:30 A.M. by a tremendous explosion that shook our house - and the ensuing fire - is there nothing that can be done about Lot 88 so that we don't see a repeat of this when the forests are dry and the whole island is at risk?

Un sightliness is one thing, but what happened last night is something else entirely and threatens us all.

Pat English



ISLANDS TRUST CONSERVANCY

# News Release

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[islandstrust.bc.ca/conservancy](https://islandstrust.bc.ca/conservancy)

June 20, 2023

## FOR IMMEDIATE RELEASE

### New Conservation Area on Lasqueti Island Protects Mature Forest for Species at Risk

**Lək̓ʷəŋən, METULIYE/Victoria, B.C.** — The Islands Trust Conservancy’s new Livingstone Forest covenant protects 11.35 hectares of forest and wetland on Xwe'etay/Lasqueti Island. The covenant provides important habitat for species at risk including the Northern Red-legged Frog, Western Toad, and Little Brown Myotis Bat.

Christine Ferris and Doug Hopwood, long-standing conservation stewards, placed the conservation covenant on their land to ensure long-term protection of the property’s biodiversity and carbon stores. Ferris and Hopwood chose to register the covenant through the Islands Trust’s Natural Area Protection Tax Exemption Program (NAPTEP) which will lower future property taxes on the area protected by the covenant.

Lasqueti Island is located southwest of Texada Island in the Georgia Strait. The Livingstone Forest covenant is named after the Livingstone family, who stewarded the land for 60 years prior to Ferris and Hopwood’s purchase of the property in 1992. In August, both families will gather to place a plaque on the property to commemorate Kate Livingstone, who settled on the land in 1912 and raised her six children there. Several of her grandchildren retain their connection to Lasqueti today. The Livingstone Forest NAPTEP covenant is located in the territory of Tla’amin Nation and Qualicum First Nation.

The covenant protects a mature and productive second-growth coastal forest ecosystem and a wetland. The forest, with tree species including Coastal Douglas-fir, Western redcedar, and Red alder, acts as a natural carbon sink, while the wetland is an important water source for local species and provides filtration for groundwater.

“For close to 25 years, Doug and I worked for the Islands Trust Conservancy annually monitoring conservation areas, and we saw how a covenant can allow landowners to protect conservation values while retaining the use of the land. We met many owners who were so grateful to know that the features that make their properties so special will be protected for the long term,” said Christine Ferris. “A big factor in our decision to put a covenant on our land was our awareness of the climate emergency. Conserving forests, along with eliminating fossil fuels, is essential for the future of humanity and nature.”

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Protecting Islands in the Salish Sea

“Livingstone Forest NAPTEP covenant is the Islands Trust Conservancy’s first covenant on Lasqueti Island,” said Linda Adams, Chair of the Islands Trust Conservancy Board. “We hope that this gift from Christine Ferris and Doug Hopwood will open the doors to other Lasqueti Island landholders who may be considering conservation options.”

### About Islands Trust Conservancy

Islands Trust Conservancy is the conservation land trust for over 450 islands of the Salish Sea and is a part of Islands Trust. Since 1990, the Islands Trust Conservancy has protected more than 1,360 hectares of island ecosystems. This success is thanks to the vision, support, and generosity of donors and partners. Learn more online at [islandstrust.bc.ca/conservancy](http://islandstrust.bc.ca/conservancy).

-END-

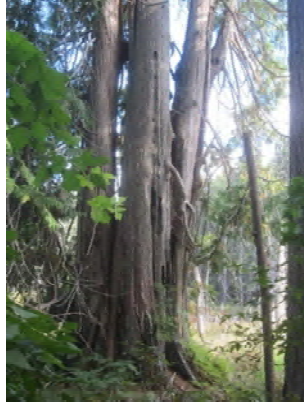
### Quick Facts

- The Islands Trust Conservancy (ITC) protects natural landscapes across the Islands Trust region. The support of individuals and partners has helped to protect more than 1,375 ha of land within 33 nature reserves and 79 conservation covenants on islands in the Salish Sea.
- More than 65% of land on islands in the Salish Sea is privately held – meaning that individual, voluntary conservation actions are critical to protecting biodiversity and addressing impacts from climate change in the region.
- A conservation covenant is an agreement that is registered on a land title to protect natural features on privately held land. It is designed to be perpetual and to bind future landholders.
- The Natural Area Protection Tax Exemption Program (NAPTEP) offers a 65% property tax reduction on the protected portion of land when landholders place a conservation covenant on land with the Islands Trust Conservancy. The program is unique to the Islands Trust Area in British Columbia.
- B.C. is the most biologically-diverse province in Canada – but it is also a hotspot for biodiversity loss.
  - More than 100 species listed in the federal *Species at Risk Act* as being at risk of extinction are found in the Islands Trust Area. Protecting habitat is one of the best ways to prevent species from becoming at risk of extinction and aid in the recovery of those currently at risk.

### Press Assets

Media has been made available for download to support this news release. You can [access these assets here](#).

Please use only the images identified in the **Islands Trust Conservancy Media Assets** gallery in support of this story with credit to appropriate authors (in the file name).



### Contact

For all media enquiries please contact Micaela Yawney, Communications Specialist, Islands Trust Conservancy, 250-405-5183, [myawney@islandstrust.bc.ca](mailto:myawney@islandstrust.bc.ca)

**Rezoning**

| File Number  | Applicant Name        | Date Received | Purpose  |
|--------------|-----------------------|---------------|--|
| TH-RZ-2022.1 | Abrupt Shellfish Inc. | 21-Jul-2022   | No PID. W5 Mariculture of geoducks, seeding wild bed, sub-tidal - Preedy Harbour, Thetis Island, BC. |

**Planner:** Marlis McCargar

**Planning Status**

**Status Date:** 28-Feb-2023

LTC requested applicant hold an on-island CIM and engage with First Nations and report back with findings.

**Status Date:** 26-Jan-2023

Planner completed review. Preliminary Staff Report on Feb 28 2023 agenda.

**Status Date:** 25-Oct-2022

File reassigned.

# Islands Trust

LTC EXP SUMMARY REPORT F2024  
Invoices posted to Month ending May 2023

| 670 Thetis              | Invoices posted to Month ending May 2023 | <u>Budget</u>   | <u>Spent</u>  | <u>Balance</u>  |
|-------------------------|--|-----------------|---------------|-----------------|
| 65000-670               | LTC "Trustee Expenses"                   | 107.00          | 0.00          | 107.00          |
| LTC Local               |  |                 |               |                 |
| 65200-670               | LTC - Local Exp - LTC Meeting Expenses   | 313.00          | 383.60        | -70.60          |
| 65210-670               | LTC - Local Exp - APC Meeting Expenses   | 333.00          | 0.00          | 333.00          |
| 65220-670               | LTC - Local Exp - Communications         | 250.00          | 0.00          | 250.00          |
| 65230-670               | LTC - Local Exp - Special Projects       | 270.00          | 0.00          | 270.00          |
| TOTAL LTC Local Expense |  | <u>1,166.00</u> | <u>383.60</u> | <u>782.40</u>   |
| Projects                |  |                 |               |                 |
| 73001-670-4128          | Thetis Unzoned Marine Area LUB Amendment | <u>2,500.00</u> | <u>0.00</u>   | <u>2,500.00</u> |
| TOTAL Project Expenses  |  | <u>2,500.00</u> | <u>0.00</u>   | <u>2,500.00</u> |

## Thetis Island Local Trust Committee Policies & Standing Resolutions

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

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

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

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

## Active Projects Report

### Thetis Island

#### 1. *Un-zoned Marine Areas*

#### Responsible

#### Dates

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

Rec'd: 31-Aug-2021  
Target: 30-Nov-2024

#### 2. *Shoreline and Coastal Protection Review Project*

#### Responsible

#### Dates

Explore establishing a Shoreline Development Permit Area (DPA) for the purposes of protecting the natural environment, its ecosystems and biological diversity, and protecting development from hazardous conditions.

Rec'd: 15-Jun-2021

#### 3. *Soil Removal Bylaw*

#### Responsible

#### Dates

The project would develop a Soil Deposit and Removal Bylaw for Thetis Island. The bylaw would regulate the removal of soil from and the deposit of soil on lots by possibly requiring a permit under certain conditions. Include consideration of Salt Spring and North Pender islands Soil Removal and Deposit Bylaws; on-island composting facilities; reduction of invasive species from off-island soil.

Rec'd: 30-Aug-2022

## Future Projects Report

### Thetis Island

|   |             |               |
|---|-------------|---------------|
| <b>1. LUB</b>   | Responsible | Date Received |
| N/A   |             | 30-Aug-2022   |
| <b>2. Administrative</b>  | Responsible | Date Received |
| N/A   |             | 30-Aug-2022   |
| <b>3. Advocacy and Communications</b>   | Responsible | Date Received |
| LOU: Letter of Understanding between the Thetis LTC and the Cowichan Valley Regional District |             | 30-Aug-2022   |
| <b>4. OCP</b>   | Responsible | Date Received |
| Active Transportation   |             | 30-Aug-2022   |
| <b>5. Bylaw Enforcement</b>   | Responsible | Date Received |
| N/A   |             | 30-Aug-2022   |
| <b>6. OCP &amp; LUB</b>   | Responsible | Date Received |

## Thetis Island

Possible Thetis OCP & LUB Amendments

30-Aug-2022

Rainwater:

- rainwater storage requirements

Watershed Protection:

- Island-wide watershed protection

First Nations:

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

Housing:

- Affordable Housing Strategy: Housing for young families, workers and seniors; community engagement;
  - TUPs to include non-tourist accommodation;
  - Support the construction of a storage building prior to construction of a principal dwelling;
  - short-term vacation rentals of principle dwellings in the R-2 zone;
- Fence height and Derelict vehicles regulations

Housekeeping / Technical Amendments to include:

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

## Thetis Island

### Shoreline:

- Sea Level Rise
- Wharves

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

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

### Associated Islands OCP & LUB Review:

- Develop new OCP and LUB to replace CVRD Bylaw 110, and to include other islands with no zoning. Scope does not include Valdes Island, but includes establishing a Memo of Understanding with the Stzuminus Nation for a stakeholder process regarding Bute and Dunsmuir Islands.
-